

Planning Board Regular 7PM Meeting March 2, 2021 – Minutes

Chairman Neil B. Hamilton opened the meeting with his opening statement, he then asked everyone present to please Salute the Flag.

ROLL CALL:

Board Members Present:

John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke, Barbara Ilaria (Mayor's Alternate)

Board Members Absent:

Mayor Ed Donovan

George McGill, attorney read the Sunshine Law Announcement.

George McGill gave Barbara Ilaria the Oath of Office for the year 2021.

There were no vouchers, no minutes, no Resolutions.

George McGill said he spoke to Mr. Kociuba, Engineer for the Kane Application and as Joe couldn't be present at tonight's meeting, the applicant isn't represented by an Attorney, and there was Technical issues with the Site Plan posting on the Borough Website it was decided to carry the Kane Application to the next available meeting which will be March 23, 2021 at 4pm with no further notice or advertisement. Mark Apostolou made a motion to carry, seconded by Robert Young, all in favor none opposed.

15-MINUTE PRESENTATION BY KEITH HENDERSON – COMMITTED PIG – MAIN STREET

Keith Henderson is the attorney representing 165 Holdings, LLC, owners of the Committed Pig at 165 Main Street. They asked for an informal hearing to get a sense from the Planning Board as to whether or not they would be open to an application for a second story on the building that used to house Maria's

Restaurant. The applicants plan to rebuild the existing Maria's Restaurant by providing the building with a new exterior, new interior, and a second-floor rooftop outdoor dining facility. The owners of the Committed Pig have been operating in Manasquan the north side of Main Street since 2012. The footprint of the building will not change but there will be additional seasonal seating on what is now the roof of the existing structure. Outdoor dining is being proposed for many reasons. The main reason results from the recent pandemic of COVID-19 and the need to social distance and patrons desire for outdoor facilities. Keith explained that Manasquan is unique in that we have a vibrant Main Street and people love to shop and eat in Town. Next, he talked about parking and the fact that there is a large parking lot behind the building that they are leasing and if in fact it does go on the market they have first right of refusal for purchase. Board members putting in their thoughts on the project were Mark Larkin, Lenny Sullivan, Bob Young, John Muly, Neil Hamilton. The Board pretty much agreed that this would be a good application for the Town. Neil said he would like feedback from the Chamber of Commerce who does so much to keep Manasquan the Town that it is. Keith's son Michael said he would poll the chamber for their input as he is part of the Chamber. Neil did say that parking is always going to be an issue but people will find a place to park or walk. Keith said they would work with the Town with whatever they want.

APPLICATION #33-2020 – Shalom, Steven – 53 Rogers Avenue – Keith Henderson is the attorney representing Steve Shalom, 53 Rogers Avenue, LLC, owner/applicant. George McGill swore in two witnesses, Steve Shalom, and Patrick Ward, Licensed Professional Engineer and Planner, In Site Engineering. Mr. Shalom was the first to testify. He stated his plan is to remove the existing buildings on the site and build two new single-family homes on the site. He completed a house at 122 Second Avenue and that house sold. Next, Patrick Ward, gave his credentials as both an Engineer and a Planner, the Board accepted his credentials. He posted the Site Plan on a screen and explained that Rogers Avenue is a short Street between Main and Ocean Avenue. The lot in question is between Sims and Rogers where the lots are predominately the same size, and shape. Back in the 1940's this lot was subdivided and for whatever reason the Tax Office merged it into one lot. He had a Tax Map dated January 27, 1941 showing the lot. Patrick addressed the Zoning Officer's denial letter, the Borough Engineers report. Two fully

conforming houses will be built on the two new lots. Mark Apostolou made a motion to open the meeting to the public, seconded by Robert Young, all in favor none opposed. There was no audience participation. Mark Apostolou made a motion to close the public portion, seconded by Robert Young, all in favor none opposed. Mark Apostolou made a motion to approve the application, seconded by Robert Young.

Board Members Voting Yes:

John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, Barbara Ilaria

George McGill read a Resolution stating the Planning Board would be entering Executive Session, Mark Apostolou voted yes, seconded by Robert Young, all in favor none opposed.

Mark Apostolou made a motion to exit Executive Session, seconded by Robert Young, all in favor none opposed.

Leonard Sullivan made a motion to adjourn the meeting as there was no one in the waiting room, seconded by Mark Apostolou, all in favor none opposed.

Respectfully Submitted,



**Mary C. Salerno
Planning Board Secretary**