

PLANNING BOARD
JANUARY 18, 2024 4 PM

The Manasquan Planning Board held a zoom Reorganization meeting on January 18, 2024 at 4:00 pm with Vice Chairman Robert Young presiding.

Vice Chairman Young stated that notification of this meeting was given to the Asbury Park Press and the Coast Star and the agenda for this meeting has been posted on the official website of the borough. He stated that this meeting was re-scheduled from January 9, 2024 due to the issuance of a State of Emergency by the Governor's office.

Vice Chairman Young welcomed everyone and asked that everyone join him in a Salute to the Flag.

Mr. McGill read the Sunshine Laws for the meeting and the process to be followed.

SWEARING IN

George McGill swore in the following members for a one-year term:

Mayor Michael W. Mangan
Councilwoman Lori Triggiano
Frank DiRoma

ROLL CALL: Present: Mayor Michael Mangan, Councilwoman Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Mark Larkin, and John Burke

Absent: Neil Hamilton

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

RESOLUTIONS

#01-2024 Appointing Planning Board Chairman - Neil Hamilton

Mr. Love made a motion to appoint Neil Hamilton as chairman, seconded by Mr. Larkin. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

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#02-2024 Appointing Vice-Chairman - Robert Young

Mr. Love made a motion to appoint Robert Young as vice-chairman, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: Mr. Young

#03-2024 Appointing Acting Chairman - Mark Apostolou

Mr. Love made a motion to appoint Mark Apostolou as acting chairman, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: Mr. Apostolou

#04-2024 Appointing Recording Secretary - Barbara Ilaria and Nancy Acciavatti

Mr. Love made a motion to appoint Barbara Ilaria and Nancy Acciavatti as recording secretaries, seconded by Mr. DiRoma. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

#05-2024 Appointing Corresponding Secretary - Barbara Ilaria and Nancy Acciavatti

Mr. Love made a motion to appoint Barbara Ilaria and Nancy Acciavatti as corresponding secretaries, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

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NAYS: None

ABSTAIN: None

#06-2024 Appointing Planning Board Engineer - Albert Yodakis of Boro Engineering

Mr. Love made a motion to appoint Albert Yodakis as planning board engineer, seconded by Mr. Larkin. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

#07-2024 Appointing Planning Board Planner - Albert Yodakis of Boro Engineering

Mr. Love made a motion to appoint Albert Yodakis as planning board planner, seconded by Mr. Young. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

#08-2024 Appointing Legal Services - George McGill, Esq. of McGill & Hall, LLC

Mr. Love made a motion to appoint George McGill, Esq for legal services, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

#09-2024 Adopting the Rules and Regulations

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Mr. Apostolou made a motion to approve the resolution, seconded by Mr. Love. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

#10-2024 Designation of Official Newspapers - Coast Star and Asbury Park Press

Mr. Love made a motion to approve the resolution, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Mangan, Councilwoman Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

Mr. Sullivan made a motion to close the reorganization meeting, seconded by Mr. Apostolou. Motion carried unanimously.

Roll Call Present: Mayor Michael Mangan, Councilwoman Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Mark Larkin, and John Burke

Absent: Neil Hamilton

Mr. McGill read the Sunshine Laws for the meeting and the process to be followed for the zoom meeting.

Mr. McGill stated that Mayor Mangan and Councilwoman Triggiano can not hear this use variance and will be excused.

APPLICATIONS

#19-2023 Reilly, Willilam &Michelle – 75 Morris Avenue – Block 71 Lot 112.03 & 3.02

Representing the applicant was Timothy Middleton, Esq. He went over the application and the request to install a pool, outdoor shower, and outdoor kitchen. He stated that the property has

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garage apartment so technically under the case law the pool and the outdoor kitchen would be considered an expansion and is required to obtain a use variance. He also stated that the second aspect of the application is there is a request for a subdivision of lot 3.02 which is a landlocked lot behind the Reilly property to add 5,986 square feet from that lot to the Reilly lot which is 112.03.

Mr. McGill swore in engineer Joseph Kociuba and board engineer/planner Al Yodakis.

Mr. Young stated that the board will accept Mr. Kociuba's as an expert planner/engineer witness as he has appeared before the board many times.

Mr. Kociuba answered questions from Mr. Middleton.

Mr. McGill marked a blown-up version of the plan that was submitted to the Board as Exhibit A-1.

Mr. Kociuba went over the application as it relates to the pool, outdoor kitchen, and changes to the rear deck and making it smaller. He advised the pool will be 16'x32' with an outdoor shower proposed adjacent to the rear garage and they are changing the rear two stair entries to the home making them smaller, the rear entry covering will be rearranged but stay the same size, and the other entry with a large deck which will be reduced to a smaller stoop and stairs. He stated that the applicant is also proposing the lot line adjustment with no new lots being created as they would be transferring a portion of the landlocked lot to the applicant. He stated that there is an existing nonconformity for the rear yard setback for the garage and this would be eliminated because there would be additional land being obtained. He stated that there are no changes being made to the house or the garage or any additional parking needs. He went over the pre-existing nonconforming use, and he went over the zone and why it is nonconforming. He stated that in his opinion this would not have any detrimental impact on the public good or the area. He stated that the land that is being requested in the application is not usable land and cannot be developed as it is in the wetlands.

There was discussion on the property to be acquired and wetlands and the area that was agreed to be subdivided for the Reilly's.

Mr. Middleton stated that the new area would only have a picnic table and chairs in the area and no structure will be proposed there as it is part of the wetlands.

Mr. Middleton stated that he spoke to his client and if there needs to be a stipulation that there will be no building on the new area, he would be amicable to that.

Mr. Kociuba stated that by virtue of the subdivision plan the area to be purchased along with the Reilly property will all become part of lot 112.04 with a lot area of 19,702 square feet. He stated that the balance of the landlocked lot will remain a landlocked lot.

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There was discussion on the landlocked lot and the subdivision. There was also discussion on the outdoor shower and where the water would be going.

Mr. Middleton stated that they will be submitting the deed with descriptions for review.

Mr. Apostolou made a motion to open the meeting to the public, seconded by Mr. Burke. Motion carried unanimously.

There being no comment, Mr. Apostolou made a motion to close the public portion, seconded by Mr. Love. Motion carried unanimously.

Mr. DiRoma made a motion to approve this application, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

OLD/NEW BUSINESS

Vouchers

Mr. DiRoma made a motion to approve the vouchers, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

309 Euclid Avenue, LLC, Request for an Extension of Time to Allow for Execution and Recording of Corrective Confirmatory Deeds

Mr. Apostolou made a motion to approve this extension for 30 days, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

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NAYS: None

ABSTAIN: None

RESOLUTIONS

#11-2024 VanVleit, Shaun - 39 S. Jackson Avenue - Block 120 Lot 17.01 - Application #17-2023

Mr. Burke made a motion to approve this resolution, seconded by Mr. Love. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

#12-2024 Venner, Gary & Keinath Estate - 135 Second Avenue - Block 169.03 Lot 4 - Application #14-2023

Mr. Burke made a motion to approve this resolution, seconded by Mr. Larkin. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: Mr. Young

OTHER BUSINESS

Mr. Burke made a motion to close the meeting at 4:49, seconded by Mr. Love. Motion carried unanimously.

Date Approved: February 6, 2024