

PLANNING BOARD ZOOM MEETING 9/1/2020 – REGULAR MEETING 7 pm

The Manasquan Planning Board held a Zoom meeting on September 1, 2020 at 7 pm. Chairman Neil Hamilton called the meeting to order. He asked everyone on Zoom to please Salute the Flag.

ROLL CALL:

Board Members Present:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin

Board Members Absent:

Councilman Gregg Olivera, John Burke (who entered the meeting after Jennifer Beahm's presentation) Barbara Ilaria, Mayor's Alternate

Professionals Present:

Albert D. Yodakis, BORO Engineering Board Engineer/Planner
George D. McGill, Board Attorney

Kevin Thompson made a motion to approve the vouchers, seconded by Robert Young.

Board Members Voting Yes:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin

RESOLUTION #21-2020 – Shannon, Daniel and Susan – 369 Beachfront, 368 First Avenue – Mark Apostolou made a motion to memorialize, seconded by Kevin Thompson, all in favor none opposed.

Neil introduced Jennifer C. Beahm, Planning Board Planner of Avakian, Inc. Consulting Engineers. Jennifer explained she was asked to present the Four Ordinances that the Council passed on First Reading and Introduction on July 20, 2020. The Ordinances were #2311-20 – amending and supplementing Chapter 20 (Streets and sidewalks), #2312-20 – amending and supplementing Chapter 35 (Zoning) Section 35-11 – Lot, Height, and Yard requirements and Section 35-11.2 (Principal Buildings), #2313-20 – amending and supplementing Chapter 35 (Zoning) Section 35-11 – (Supplementary Lot, Height, and Yard requirements). #2314-20 – amending Chapter 35 (Zoning) Section 35-3 (Definitions). Neil Hamilton had recommendations that George McGill would pass along to the Mayor and Council regarding Ordinance #'s 2311-20, 2313-20, 2314-20. The Board found the Ordinances consistent with the Master Plan. The Board thanked Jennifer for her presentation and asked her if she would be on the Ordinance Committee. Mark Apostolou made a motion to accept the Ordinances in compliance with the Master Plan, seconded by Leonard Sullivan.

Board Members Voting to Find the Ordinances Consistent with the Master Plan:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin

APPLICATION #19-2020 – Brown, Mike and Trish – 123 McLean Avenue – Block: 109 – Lot: 15 – Zone: R-1 – Patrick Accisano is the attorney representing the applicants. George McGill swore in Mike Brown and Trish Brown, owner/applicants, and Lawrence Murphy, PE, of Greensite Engineering & Consulting, LLC. Patrick Accisano, Esq. had five (5) exhibits to enter marked A-1 through A-5. Exhibit B-1 was Al Yodakis' report. Mike Brown gave a history of the property and stated that he and his wife are lifelong residents of Manasquan attending school here as are their children. Exhibit A-5 is an aerial photograph of their neighborhood which shows approximately 20 swimming pools all of which are in ground. They share a driveway with their neighbor and there are some drainage issues in front of their garage. Next to testify was Laurence G. Murphy, Professional Engineer who leads the firm Greensite Engineering and Consulting of Trenton, NJ. The Board accepted his credentials. He said the lot is 51-foot wide and 150-foot deep. He went over Dick's denial and Al's Engineering report. He said their basement is 1-foot above ground water. The size of the pool is 12 X 24 which is small for an in ground pool, there will be a 3-foot sidewalk around the pool. The proposed bottom of the pool is at elevation 5.5. The applicant's engineer provided test pit data which shows the existing groundwater at elevation 3.6. The drywell will be 143 square feet X 1-foot deep. The runoff from the driveway will be piped to the drywell, he will add a slot drain to the plans. Al asked that the engineer put detail on the plans for the well and drainage, also if piping, a collection system, or yard inlets are proposed they must be shown on the plan also. The retaining wall must also be shown on the plans. No trees will be removed from the site. Any curb and sidewalk damaged will be replaced along McLean Avenue as necessary. It was decided that all the questions, comments from the Board members will be worked out between the two engineers. Neil asked that the shed at the rear of the property be removed. Patrick Accisano said they will comply and remove the shed. The removal of the shed only brings the lot coverage down by .7%. 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. Mayor Ed Donovan made a motion to approve the application, seconded by Kevin Thompson.

Board Members Voting Yes:

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

Mark Apostolou made a motion to cancel the second meeting of September, seconded by Greg Love, all in favor none opposed.

Mark Apostolou made a motion to adjourn the meeting, seconded by Greg Love, all in favor none opposed.

Respectfully Submitted


Mary C. Salerno

Planning Board Secretary