

PLANNING BOARD
NOVEMBER 1, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on November 1, 2022 at 7:00 pm with Chairman Neil Hamilton presiding.

Chairman Neil Hamilton 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.

Chairman Neil Hamilton welcomed everyone and asked that everyone join him in a Salute to the Flag.

ROLL CALL: Present: Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin, and John Burke

Absent: Edward Donovan

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

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

OLD/NEW BUSINESS

Vouchers

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

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

NAYS: None

ABSTAIN: None

Regular Meeting Minutes – September 13, 2022

Regular Meeting Minutes – October 4, 2022

Mr. Young made a motion to approve the minutes, seconded by Mr. Sullivan. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

RESOLUTIONS

**#34-2022 - Slivinski, Jeffrey & Jill -103 1/4 Ocean Avenue - Block 169.04 Lot 11 -
Application #13-2022**

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

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, and Mr. Larkin.

NAYS: None

ABSTAIN: None

APPLICATIONS

**#12-2022 Stanley, William - 180 Broad Street - Block 47 Lot 37.01 (Motion to Dismiss
Without Prejudice)**

Mr. McGill stated that Mr. Stanley has submitted new plans to the zoning officer which are in compliance and will not need a variance. He stated that action should be taken to dismiss the matter without prejudice to keep the docket in order.

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

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

NAYS: None

ABSTAIN: None

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Mr. McGill read resolution 35-2022 into the record dismissing the matter without prejudice.

Mr. Love made a motion to dismiss this application, seconded by Mr. Young. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

#14-2022 Knauss, Curtis & Virginia - 88 Ocean Avenue - Block 162 Lot 21.05

Representing the applicant was Timothy Middleton, Esq. who went over the application request.

Mr. McGill swore in Planner/Engineer Joseph Kociuba, Architect Dustin Brown and Christopher Rice and

Mr. Kociuba's credentials were accepted as Planner/Engineer. He went over the application and the requested variances as well as the easement on the property.

Mr. McGill marked exhibit A-1 Plot Plan dated July 12, 2022.

Mr. Kociuba continued with his presentation and pointed out the uniqueness of this property.

Chris Rice and Dustin Brown's credentials were accepted as Architects.

Mr. Rice went over the plans that were submitted and advised that the current floor plan will not be changed and what they are adding is an addition out both north and east to add a story and will mostly be open air balcony. He stated that there are no variances with the architectural part of this application.

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

Mr. McGill swore in Tom Bateman.

Mr. Bateman stated that he is in favor of this application.

Mr. Sullivan made a motion to close the public portion, seconded by Mr. Burke. Motion carried unanimously.

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

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton and Mr. Larkin.

NAYS: None

ABSTAIN: None

#15-2022 Brown, Dustin - 29 Pearce Avenue - Block 64 Lot 6

McGill accepted Mr. Brown as the applicant and architect for this application and swore him in.

Mr. Brown went over his application and the reasons for his request for a variance. He stated that he abuts up to the new condos that are being built on Broad Street. He stated that he is trying to get privacy for their back yard from the condos that are being built on Broad Street.

Mr. McGill marked page SP 2 of 2 Exhibit A-1 and page SP 1 of 2 as A-2. Photographs of the back yard was marked as Exhibit A-3 and the survey was marked as Exhibit A-4.

Mr. Hamilton voiced his concerns about allowing this request and later on others come to the board for similar variances.

Mr. Brown stated that what is unique about this property is that it abuts a development, and he does not believe there are any other residents in town that have the same or similar situation. He stated out of the 4 residents that abut this development 2 residents already have what he is requesting.

There was discussion on the applicant's request before the board.

Mr. McGill marked the site line diagram as Exhibit A-5.

Mr. Young made a motion to open the public hearing, seconded by Mr. Sullivan. Motion carried unanimously.

Mr. McGill advised Tom Bateman and Chris Rice that they are still under oath.

Mr. Bateman stated that he is in favor of this application.

Mr. Rice stated that he is also in favor of this application and stated that this is not out of character for the neighborhood.

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Mr. McGill swore in Michelle Rucci.

Ms. Rucci stated that she is Mr. Brown's next door neighbor to the left and is in favor of this application.

Mr. Burke 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 Ms. Triggiano. Motion carried by the following vote:

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Sullivan, Mr. Hamilton Mr. Larkin, and Mr. Burke.

NAYS: Mr. Apostolou

ABSTAIN: None

OTHER BUSINESS

Mr. Love went over the nomination process and where they stand.

Mr. Love made a motion to cancel the November 15, 2022 Special Meeting date, seconded by Mr. Sullivan. Motion carried unanimously.

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

Date Approved: December 6, 2022