

PLANNING BOARD  
APRIL 6, 2021 7 PM

The Manasquan Planning Board held a zoom meeting on April 6, 2021 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: John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Mark Larkin, Neil Hamilton, and John Burke

Absent: Mayor Ed Donovan and Mayor's Alternate Barbara Ilaria

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. Sullivan made a motion to approve the vouchers, seconded by Mr. Apostolou.

AYES: Mr. Muly, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Thompson, Mr. Sullivan, Mr. Larkin, John Burke, and Mr. Hamilton.

NAYS: None

ABSTAIN: None

Mr. Hamilton stated that there are 2 additional resolutions that will be added to the meeting tonight, Sepe and Hohenstein.

**RESOLUTIONS**

**#28-2021 - Estate of Hohenstein Appeal – 61 Beachfront Fence Permit**

Mr. Apostolou made a motion to approve the resolution, seconded by Mr. Muly. Motion carried unanimously.

**#29-2021 – Union Avenue LLC (Sepe) – 33 Union Avenue**

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Mr. Apostolou made a motion to approve the resolution, seconded by Mr. Sullivan. Motion carried unanimously.

**#30-2021 – Kane, Patrick - 188 Third Avenue**

Mr. Apostolou made a motion to approve the resolution, seconded by Mr. Young. Motion carried unanimously.

**#31-2021 – Conforti, Michael – 62 Pearce Avenue**

Mr. Young made a motion to approve the resolution, seconded by Mr. Apostolou. Motion carried unanimously.

Mr. Hamilton stated that the applications for tonight's meeting will need to be amended.

**APPLICATIONS**

**#13-2021 – Simon, Stacy – 415 Euclid Avenue**

Mr. McGill stated that this case will need to be carried as the applicant did not have the proper information in her notification of the meeting. He stated that this matter will be carried to the April 20, 2021 meeting.

Mr. Young made a motion to carry this application to the April 20, 2021 meeting, seconded by Mr. Sullivan. Motion carried unanimously.

**#14-2021 – Bodnar, Glenn – 246 Broad Street**

Mr. McGill stated that this case will need to be carried as the County should weigh in as this property is on part of a county road. He stated that Mr. Bodnar is in agreement to carry this application until he hears from the county. He stated that a place holder should be put in place for this application to be heard. He suggested the May 4 meeting.

Mr. Apostolou made a motion to carry this application to the May 4, 2021 meeting, seconded by Mr. Young. Motion carried unanimously.

**15 Minute Presentation – Development of the Neary Quinn Property – 39 South Street**

Appearing for Ocean Bay Developers is Harvey York of Novens, York, Jacobis and Dooley. He stated that he wants to get feedback from the board. He stated that the theory would be to remove the building and replace it with a 3 story apartment building with 12 units and 12 parking spaces.

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He stated that in the back where it is 100% asphalt and a garage, on Branin, would be subdivided for construction of 3 single family homes.

Mr. Sullivan inquired about the house to the left of the funeral and if it will be kept.

Mr. York stated that SCI will be keeping and maintaining that house.

Mr. Apostolou inquired about the height of the apartment building and he inquired about the lots being conforming.

Mr. York stated that it would meet the ordinance for height which he believes is 40 feet and he stated that the lots in the back would be conforming after subdivision.

There was discussion on the parking for the apartments and where it would be located and the driveway onto South Street.

There was also discussion on COAH and affordable housing with the apartments.

Mr. Hamilton stated that he would rather see the apartment run north and south with a nice façade and mandate parking to be in the back of the building. He also voiced his concerns on the number of parking spaces that are being proposed.

Mr. Love stated that he believes that there will be a lot of traffic on the road in that area by adding a 12 unit apartment building there and suggested possibly having 3 condos or something similar to that.

Mr. York stated that he will definitely bring back all of the feedback to his client to see how they would like to move forward with this project.

Mr. McGill asked if these are permitted use and what zone would this be in.

Mr. York stated that this property is in the B-1 zone and the proposed project is not permitted.

Mr. McGill stated that this would be a use variances.

Mr. Hamilton asked if there were any agreements with the church for parking.

Mr. York stated that there is not agreement with the church for parking.

Mr. Young stated that he would rather see a couple of 2 bedrooms units in the area.

Mr. York thanked the board and stated that he will go back to his client with the information discussed tonight.

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**#12-2021 – Howard, Thomas and Deirdre – 329 Euclid Avenue**

Appearing for this application was Attorney Keith Henderson, applicant Thomas Howard, and architect Andrea Fitzpatrick. Mr. McGill swore in the experts and the applicant.

Mr. Henderson asked questions of Mr. Howard.

Mr. Howard stated that he and his wife are the owners of the property and they bought it in October 2019 and it is their full time residence. He stated that they had a covered porch constructed over the front stairs which they did not need a variance for and now would like to have a covered porch which would continue down the width of the house. He stated the proposed porch would not have room for furniture.

Mr. Henderson asked questions of Ms. Fitzpatrick.

Ms. Fitzpatrick stated that she has been working with the applicant since 2019 and she assisted the applicant in getting the approvals for the existing porch. She stated that the applicant is looking to further advance the aesthetics of the elevation of the front home.

Exhibits: A-1 architectural drawings, A-2 before photo of front porch, A-3 current photo of front porch.

Ms. Fitzpatrick shared here screen of the front of the house prior to the existing porch being built and after the existing porch was built. She stated that the landing depth is 5'6" and that the applicant would like to have a covered porch the entire width of the house. She stated that the width of the house is 36' and that is the width of the proposed porch. She also stated that the front porch will not be removed it just will be expanded on with a shed type roof. She stated that a front porch is a very common feature in this community and is a more desirable visual feature for this home.

Mr. Henderson suggested that this is not at the C-2 variance but rather qualifies for a C-1 variance because the Land Use Act section C-1 was changed in 1985 to include hardship caused by existing structures that are on the property that are lawful. He went over Mr. Yodakis's letter and stated that they will stipulate that they will not enclose the front porch.

Greg Love inquired about the existing steps and if they will remain.

Ms. Fitzpatrick stated that the existing steps will remain with the side railings being removed and extended to the length of the house. She stated that permits were issued for the existing porch.

Mr. McGill asked if the porch will encroach on the air, light and open space of the neighbors.

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Ms. Fitzpatrick stated that it will not.

Mr. Love inquired about the distances of the neighbors' homes from the street compared to the applicant.

Ms. Fitzpatrick stated that they do not have that information and the aerial view could not determine that information.

Mr. Apostolou made a motion to open the meeting the public, seconded by Mr. Love. 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. Young made a motion to approve this application, seconded by Mr. Sullivan.

AYES: Mr. Muly, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Thompson, Mr. Sullivan, Mr. Larkin, John Burke, and Mr. Hamilton.

NAYS: None

ABSTAIN: None

**OTHER BUSINESS**

**Closed Session - Litigation – 49 Forest Avenue**

Mr. McGill stated that he does not have any updates at this time and requested that this item be placed on the next agenda for April 20, 2021 at 4 pm.

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

Date Approved: AUGUST 17, 2021