

PLANNING BOARD
OCTOBER 4, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on October 4, 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: Edward Donovan, Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, and Mark Larkin

Absent: John Burke

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. Apostolou. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

Regular Meeting Minutes – August 2, 2022

Mr. Young made a motion to approve the minutes, seconded by Mr. Sullivan. Motion carried unanimously with Mr. Donovan abstaining.

RESOLUTIONS

#32-2022 - VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 4.01 - Application #43-2021

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

AYES: Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, and Mr. Larkin.

NAYS: None

ABSTAIN: None

#33-2022 Henry, James - 85 Morris Avenue - Block 71 Lot 108 - Application #11-2022

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

AYES: Mr. Donovan, Ms. Triggiano, 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

Mr. McGill swore in William Stanley and Al Yodakis.

Mr. Stanley stated that he is seeking relief for an additional driveway entrance on Broad Street and his house is on the corner of Broad and Blakey. He stated that he can only fit 2 cars in the Blakey Avenue driveway, and he has an additional vehicle which there is no parking options currently. He went over his application and his request for the additional driveway.

Mr. McGill identified the following exhibits: A-1 Survey Dated February 23, 2021 with dotted line and wording added by Mr. Stanley; A-2 Photograph of front view of home before and after the driveway was installed.

Mr. McGill asked if the driveway is already in and if it is 8 feet wide.

Mr. Stanley stated that it is already in and is 8 feet wide.

There was discussion on the Broad Street driveway and the Blakey Avenue driveway as well as parking in the area.

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The members and Mr. Stanley went over different scenarios for the Blakey Avenue driveway.

Mr. McGill stated that Mr. Stanley can re-design the driveway and carry this application.

Mr. Stanley stated that he will try and take a route that does not require a variance.

Mr. McGill advised that if Mr. Stanley re-designs the driveway on Blakey and there no variances required then he can request to withdraw his application.

Mr. Young made a motion to carry this application to November 1, 2022 with new notice required, seconded by Mr. Love. Motion carried unanimously

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

Representing the applicant was Keith Henderson, Esq. who went over the application request.

Mr. McGill swore in applicant Jeff Slivinski, Planner/Engineer Joseph Kociuba.

Mr. Slivinski went over the application request and the property.

Mr. Kociuba's credentials were accepted as Planner/Engineer.

Mr. Henderson stated that there is a variance request for the generator which might change as the Borough Council approved an ordinance last night changing the generator placement.

Mr. McGill marked exhibit A-1 Plot Plan Last Revised July 28, 2022.

Mr. Kociuba went over the application and the requested variances. He also went over the existing easement. He stated that the proposed location is the same exact footprint as existing home with two minor changes. He advised that the changes were the house got approximately one foot wider north to south and shorter east to west. He went over the setbacks and the request to put in pavers as well as explaining which part of the house is the front. He went over Mr. Yodakis's report and stated that the applicant can comply with all of the items listed. He asked for relief from a dry well as the water table is very high in this area.

There was discussion on the elevator placement and parking spaces.

Mr. McGill marked the architectural plans dated May 24, 2021 as A-2.

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

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

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

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

NAYS: None

ABSTAIN: None

OTHER BUSINESS

Mr. Donovan made a motion to cancel the October 18, 2022 Special Meeting date, seconded by Mr. Love. Motion carried unanimously.

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

Date Approved: November 1, 2022