

The Manasquan Planning Board held a Regular meeting on Tuesday, May 1, 2012 at 7PM in the Borough Hall, 201 East Main Street, Manasquan, New Jersey. Chairman John Burke called the meeting to order and asked everyone to please stand and Salute the Flag. He then asked the Board Secretary to please call the roll.

ROLL CALL

Board Members Present:

Mayor George Dempsey, John Muly, Patrick Callahan, Joan Harriman, Councilman Owen McCarthy, Neil Hamilton, John Burke, Leonard Sullivan, and Mark Apostolou.

Board Members Absent:

Michael Sinneck, Jay Price, and Peter Ragan.

Professionals Present:

Geoffrey S. Cramer – Planning Board Attorney

Albert D. Yodakis – T & M Engineering, Planning Board Engineer/Planner

APPLICATION #03-2012 – American China (continuation) – A New Jersey Corporation – 435 Long Avenue – Block: 175 – Lot: 30.01 – Zone: R-3 – Minor Subdivision with Variances. John Burke said the Board received a letter from the attorney Mark Aikins requesting to continue this to the June 12 meeting. Mark Apostolou asked that the Board stipulate that notices that were provided previously carry over. Leonard Sullivan made a motion to carry the application to the June 12, 2012 Regular meeting, the motion was seconded by Patrick Callahan, all in favor none opposed.

APPLICATION #08-2012 – Noone, Elaine – (C/O Atlantic Modular Homes) 544 Brielle Road – Block: 176 – Lot: 1 – Zone: R-3 – Mr. Cramer found the file to be in good order and accepted jurisdiction. Mr. Cramer swore in Al Yodakis, Board Engineer/Planner T & M Associates, Ray Carpenter – Architect for the applicant, Elaine Noone – owner and applicant, Terrance Hegel – builder for the applicant. Mr. Henderson gave background on the property. He explained how the configuration of this lot came about referring to the old maps from the 1941 Atlases this was originally one lot with two buildings on it. He called his first witness Mrs. Noone. She purchased the property in 2002, her plans are to demolish it and re-build. She hired Mr. Hegel to put a modular home on the site. It will be a personal residence for her. Next, Mr. Hegel testified, he is a modular builder owner of Atlantic Modular Homes in Manasquan. He went over the Variances required for the application, he stated the lot is only 57' X 25', it's one of the smallest lots around, and it doesn't have a lot of depth to it because of that prior subdivision. We need Variances for setbacks because it is so narrow and on a corner. The lot area is 1468 where 3400 is required. Mr. Henderson asked to have an averaging scheme marked into evidence as A-1. He then read the averages into the record. Keith asked Geoff Cramer to enter Resolution #14-2005 as Exhibit A-2. George Dempsey asked if he just went up and not out. Keith said he raised the house but he got additional Variances because of the stairs coming into the setback, etc. He said they would talk about that in a minute too. Keith said we are

demolishing and re-building. George said so that gives you a clean piece of paper to work on. Terrance explained the storage area and they put a full size door underneath the stairs which allows access into the crawl space which has a head height of 12 to 13-feet, in that area alone they probably have 40 to 50-square feet of storage. Inside they have a storage loft upstairs which is another 200-foot on the interior. George Dempsey asked what the dormers in the window facing Brielle Road for. Terrance said they are aesthetic to make the house look a little nicer rather than just having a blank look there and also to let light in. George said then there is no reason you can't pull the dormer back to the 24-inches that we require if it's just for light. Keith said we can we just thought it was aesthetically nicer, if that's what the Board wants we can do it. Keith said as you noted in your Master Plan that area needs to be undertaken to be aesthetically pleasing. The last thing we need to address is 35-foot height is only permitted for conforming structures, this is obviously a non-conforming structure, we reduced it to 33-feet which is about all we can do, the half-story is not habitable, really it's all driven by the flood zone. Mr. Henderson said in terms of the Variance relief we think this applicant is entitled to both C-1 and C-2 relief. C-1 because the property is both extraordinary and an exceptional situation uniquely affecting this specific piece of property dealing with the size of the lot. If we were to honor the Ordinance we calculated that we could build a house that would have a footprint of 232-square feet. They believe this is an upgrade to the Beach area honoring the Master Plan. They addressed Al Yodakis Engineering report. They addressed the storage required; there is storage in the crawl space as well as the attic. They addressed the encroachment issue, there is a little tiny block wall in the middle of the driveway separating the two drives between lot 101 and this lot and he thinks it's probably about 6-inches. Terrance said it's not even that its .2-feet so its 4-inches and he thinks what happened was the neighbor whose property we encroach on put that up. I guess he doesn't have a problem with it, he's certainly not here. They agreed to .23 they can agree to that, .24 the underground utilities they can do that. Those address all the issues in Mr. Yodakis' report except for one which he had Ray Carpenter come forward and explain. Mark Apostolou said they show the door that is raised on your left elevation West, do you show the interior space on any of the other. Terrance said no you don't see the interior space on here. To judge the space you can look at the first floor plan of my drawings. Mark also asked about the dormers, Keith said we could pull the dormer back, we could make the roof overhang smaller but we thought aesthetically it looked better. Mayor Dempsey said he still has a problem with the one car parking; parking is such a premium down there. Keith said where would we put it, we don't have a place, that's what you approved on the other one. Terrance said this will actually be improved because right now the existing back stoop encroaches into the driveway so you can't even park there. Keith said we are going from zero to one. Joan said she is confused about the half-story. Terrance explained there would be a ladder to access it and there would be a railing around it. She asked why they just didn't put skylights in for light. Terrance said maybe, but the dormer is actually for light and aesthetics otherwise the roof would just be one unbroken length of roof. The space on the third story has a maximum ceiling height of 5-foot 6-inches; if you go up there you would be on your hands and knees. Half will be devoted to the mechanicals because we can't have anything in the crawl space in the flood zone and the other half will be open storage. The house is only 15-feet wide, so if you were standing in the center of the house in the attic you could touch each side of the house. Next, Mr. Ray Carpenter addressed Mr. Yodakis' report

specifically the question about the ability to recharge the drainage system because of the types of soils, specifically clay in the soil. Ray said they have a water table of 29-inches, other than a full moon or nor'easter then the water table is zero. There is a gravelly clay soil, he would say the clay is a small percentage of the soil for the top 3-feet. After you get below 3-feet its silt, clay, peat, everything you can imagine. We are doing the best we can. We are fighting Mother Nature here. He spoke to Mr. Yodakis and he doesn't have a problem with their plan. Al agreed, he said they are doing the best with what they have; there is really no other option. If they put a dry well in they would be down into the water table and that would defeat the purpose. They do have a positive outlet on both ends so we don't have any issues with clogging of the system or anything like that. Mayor Dempsey asked where the pop up is going to be located and is it going to dump the water across the sidewalk. Ray said we can put the pop up on Municipal property, we normally have it on our property. George said and the water runs over the sidewalk and into the road. Mr. Carpenter said that is correct. Mr. Carpenter said another alternative would be to connect the pipe directly to the gutter line of the Street. Mayor Dempsey said we could have an icing problem in the winter months on the sidewalk. Keith said what if we run it under the sidewalk. George said that would cause flooding. Ray said we could put a backflow preventer if there is any water it just closes it up we could do that. John Burke said so it will go under the sidewalk, through the curb with an outlet and then right in. Joan asked if it could go into the storm sewer on the corner. George said it's how many times it will overflow, it will only happen in a monsoon with normal rain he doesn't believe it will overflow, but his concern is he doesn't want the sidewalks icing up in December, January, or February. Mark Apostolou asked if the sidewalks will be built by the builder that's part of this plan or is that existing. Keith said the sidewalks are existing but as Al notes in his letter as he always does that if there's damage we will replace them. That is a stipulation. There was discussion regarding the air conditioning unit. They will tuck it in the corner by the stairs and move it just a little to the north and we could then landscape it easier also, they stipulated to that. Neil Hamilton asked the height of the neighbor to the north's house. Keith said in the Resolution it says 28.75-feet. Keith said at that time the Construction Department did not require a height certification as they do now and people make mistakes. John Burke feels that house is 30 plus feet in height. Neil said on Dick's denial it lists here 33-feet proposed from grade. The grade here is probably a foot higher than the curb. Will you establish a grade to this Board from the curb? Keith said if you look at the plan it specifically says it's from the average height of the curb. Neil asked if that would be 33-feet from the curb and Keith said yes, that's what the plan that was submitted says. Mayor Dempsey made a motion to open the meeting to the public, the motion was seconded by Councilman McCarthy, all in favor none opposed. There was no public participation. Mayor Dempsey made a motion to close the public portion of the meeting, the motion was seconded by Councilman McCarthy, all in favor none opposed. Councilman Owen McCarthy made a motion to approve the application with all the stipulations noted, the motion was seconded by Patrick Callahan.

Board Members Voting Yes:

Mayor George Dempsey, John Muly, Patrick Callahan, Joan Harriman, Councilman McCarthy, Neil Hamilton, John Burke, Leonard Sullivan, Peter Ragan and Mark Apostolou.

Board Members Voting No:

None

APPLICATION APPROVED

RESOLUTION #05-2012 – Common Ground – 67 Taylor Avenue – Block: 62 – Lot: 17 –
Zone: Office –

Board Members Voting to Memorialize the Resolution:

Mayor George Dempsey, John Muly, Patrick Callahan, Joan Harriman, Councilman Owen McCarthy, Neil Hamilton, John Burke, Leonard Sullivan and Mark Apostolou

RESOLUTION MEMORIALIZED

Leonard Sullivan made a motion to pay the vouchers, the motion was seconded by John Muly, all in favor none opposed.

VOUCHERS APPROVED FOR PAYMENT

John Burke said the Miller project on Clark Street has been addressed and everything is complete that was required by the Board.

Mayor Dempsey made a motion to open the meeting to the public, motion was seconded by Patrick Callahan.

Audience Members Coming Forward:

Patrick Accasiano – 18 Gardners Lane – He heard Mr. Henderson allude to the Master Plan, he asked if the re-examination report been adopted. John Burke said we adopted a revised Master Plan in 2009, we do not have to re-address the full Master Plan for ten years. John Burke said all we are doing at this next meeting is going over a couple of problems that have crept up in the Borough over a couple of years and we are just going to address them.

Mayor Dempsey made a motion to close the public portion of the meeting, the motion was seconded by Owen McCarthy, all in favor none opposed.

Leonard Sullivan made a motion to adjourn the meeting, the motion was seconded by Patrick Callahan, all in favor none opposed.

MEETING ADJOURNED AT 8PM

Respectfully Submitted,

Mary C. Salerno
Planning Board Secretary