

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

ALBERT "SANDY" RATZ
Construction Official

The Manasquan Planning Board held a Regular Meeting on Tuesday, April 2, 2019 at 7PM in the Borough Hall, 201 East Main Street, Manasquan, New Jersey.

Chairman Neil B. Hamilton called the meeting to order and asked those present to please stand and salute the Flag.

ROLL CALL:

Board Members Present:

John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Neil Hamilton, Mark Larkin

Board Members Absent:

Mayor Ed Donovan, Councilman Mike Mangan, Leonard Sullivan, John Burke and Barbara Ilaria

Professionals Present:

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

George McGill read the Sunshine Law.

There were no minutes for approval.

Approval of vouchers made by Bob Young, seconded by Mark Apostolou.

Board Members Voting Yes:

John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Neil Hamilton, Mark Larkin

RESOLUTION #27-2018 – Mallue Auto Body – Thomas Gelay, Sr. – 53 Atlantic Avenue – Motion to memorialize made by Mark Apostolou, seconded by Robert Young, all in favor none opposed.

APPLICATION #12-2019 – Reinert, Craig and Vicky – 360 Cedar Avenue – Block: 120 – Lot: 9, 10 – Zone: R-2 – George McGill swore in the applicants, Victoria Reinert, Craig Reinert as well as Al Yodakis and the contractor for the applicants Jim Clos who is also a neighbor. Vicky gave testimony explaining what they are proposing and why. She said they bought their house about seven years ago and as their family is growing they are looking to add some extra space. The plans that you see have a two-story addition off the back area which currently is just a concrete slab, it was a screened in porch when they bought the house. In that existing footprint they are looking to build a couple of extra rooms on the first floor, one of which would add a little extra space for storage, a mud

room. The back half would serve as a multi-purpose office; she works from home. Upstairs will be an extra bedroom on the second floor. Then they propose a room on the third floor to serve as extra living space. There was no TECH report on this application. Next, Al Yodakis addressed his report. Al said there are a number of variances quite a few of them are existing. There is a new variance for maximum building coverage, it will be going up to 31.42% where 30% is permitted. So 1.42% is over what's allowed. There are existing variances which are not going to be modified for the front yard setback, side yard setback on the east side, rear yard setback, rear yard setback for the existing shed and there is a rather unusual height variance. The number for height is not going to be over the 33-feet which is allowed, however the way our Ordinance is written the height allows for two and a half story, they meet the half story size, however the way our half story is written it needs to be dormer. So, the need to be set back two-feet from the floor below it. In this case, the applicant is proposing on the back of the property is to have that back wall come straight up rather than pull it in slightly. We have seen this a lot on the Beachfront where the sides go up. It's in the back of the house, he doesn't know that anyone except the neighbors behind will see it. Air conditioning units, Mrs. Reinert said they will be in the back of the house. Al asked if the grading will be changed and the answer was no. The shed, there is an existing 10 X 10 shed, but the site plan you submitted said 8 X 8. Mrs. Reinert said it's going to stay 10 X 10. Al said that creates an issue with our required storage space. You will have to provide some type of landscaping plan for the front yard. No changes to the utilities on the property. Al asked if they were removing any trees and the answer was no. He said they need to agree that any curb or sidewalk damaged during construction will be replaced. Bob Young asked Al with regard to Mr. Furey's denial letter, he is saying the side setback on the right is actually going to move in from 2.4 to 4.5 is the side setback on the right going to remain at 2.4-feet. Al said yes it remains at 2.4. Vicky Reinert said for the half-story, the reason they originally constructed it with the straight wall is to give a little more space but at the same time trying to keep the height of the house down, our thought process was to keep the change from the Street as minimal as possible. Mark Apostolou made a motion to open the meeting to the public, seconded by Bob Young, all in favor none opposed.

Audience Members Coming Forward:

Jeanne Walsh – 356 Cedar Avenue – George McGill swore her in. Mrs. Walsh said she is a neighbor and she believes she is probably the closest neighbor who will be impacted the most and she wanted to say her husband Jim could not make it tonight but he and she are on the same page, she wants to say she understands what Craig and Vicky are doing with their plans, she has seen them, she has no objection to them. She and her husband have been in their home for twenty years with no plans on leaving. As a neighbor she is in support of the application.

Mark Apostolou made a motion to close the public portion, seconded by Kevin Thompson, all in favor none opposed.

Neil said for the record we need to cover the positive and negative aspects of your application. In your terms is there any negative to this expansion to the Community or the neighborhood? Mrs. Reinert said she feels they are proposing the expansion with the least amount of impact on the neighbors. She will not encroach on the air, light or open space of her neighbors. They will enhance the aesthetics of the house which will improve the neighborhood. They want to keep it simple and not change it too much, their goal was to

keep the character of the house. Mark Apostolou said her sworn testimony earlier was that they did not want to violate the height restrictions and that is why she was asking for relief so they could have the accommodations as opposed to violating the height. Vicky Reinert said it's a small cottage, they bought it in an estate sale, another contractor was looking to tear it down and build something new. It took years but they refurbished it and from day one they wanted to keep the integrity of the house how it was, they heard so many good things about the previous neighbors who lived there. They feel very fortunate that they got it to begin with, they lucked out in finding it and now want to make it work for their family for the long haul.

Kevin Thompson made a motion to approve the application as stated, seconded by Mark Apostolou.

Board Members Voting Yes:

John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Neil Hamilton, Mark Larkin

Neil said there is correspondence from Keith Henderson who represented the Fishers at 174 Second Avenue, they are withdrawing that application, they will be demolishing that house and build a conforming structure.

Neil said Mary sent a thank you card for the gift certificate the Planning Board gave her following her surgery.

Neil said there is an internal breakdown of some fashion, we have applications coming before the Board that are incomplete. We are going to have the TECH Committee meet and revise the paperwork and checklist that goes to the applicants and Al will be the final call for completeness before they can be scheduled for a meeting date. Neil said we are very accommodating but this has to be cleaned up.

Kevin Thompson made a motion to close the meeting as there was no audience members in the Courtroom, motion seconded by Greg Love, all in favor none opposed. Meeting adjourned at 7:25PM.



Mary C. Salerno
Planning Board Secretary