

**FEBRUARY 2, 2016 - MINUTES  
TUESDAY, 7PM REGULAR MEETING**

The Manasquan Planning Board held a regular meeting at 7PM on February 2, 2016 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.

Chairman, Neil B. Hamilton asked all present to please stand and salute the Flag.

**ROLL CALL:**

**Board Members Present:**

Mayor Ed Donovan, Councilman Owen McCarthy, Neil Hamilton, Robert Young, John Burke, Barbara Ilaria, Mark Apostolou, Peter Ragan, and Mark Larkin.

**Professionals Present:**

Geoffrey S. Cramer – Planning Board Attorney

Albert D. Yodakis – BORO Engineering, Planning Board Planner/Engineer

Geoff Cramer read the Sunshine Law.

Approval of minutes of January 5, 2016 – Mark Apostolou stated there were a few typos which were corrected by Mary; he made the motion to approve, seconded by Peter Ragan, all in favor none opposed.

Approval of vouchers, motion to approve made by Barbara Ilaria seconded by Mark Apostolou.

**ROLL CALL:**

Ed Donovan, Owen McCarthy, Neil Hamilton, Robert Young, John Burke, Barbara Ilaria, Mark Apostolou, Peter Ragan and Mark Larkin.

**RESOLUTION #34-2015** – Farrell, Colleen and Michael – 283 Beachfront – Mark Apostolou made a motion to memorialize seconded by Owen McCarthy, all in favor none opposed.

**RESOLUTION #10-2016** – McClave, Catherine – 178 Second Avenue – Mark Apostolou made a motion to memorialize, seconded by Owen McCarthy, all in favor none opposed.

Neil said the only application we had tonight will not be heard. Keith Henderson's firm sent a letter requesting to be continued to the 4 o'clock Special Meeting on February 17 which they are prepared to pay for. There are no objectors in the audience for or against the application. Mary said Mr. Middleton is representing an objector, he has been advised this will be carried to the second meeting in February and he has no problem with that. Geoff Cramer said Mr. Middleton did inform him today that he was going to speak with Mr. Henderson's office concerning the basis for his objection. Neil asked if there would be a quorum on the 17<sup>th</sup>. Mark Apostolou, Bob Young and Peter will be away as well as

Leonard Sullivan and John Muly. It looks like there will be six (6) members able to attend. Neil asked the members to hold onto their packets until the next meeting. John Burke made a motion to continue the application, seconded by Owen McCarthy, all in favor none opposed.

Neil said there was a TRC meeting last Tuesday, Al was present and they went over a few housekeeping items. They spoke about the Master Plan and Al said a full re-exam is not due 2019 and everything in the Master Plan is good to go for right now.

Concerning the By-Laws there are two sections brought up. First is the order of business, we have changed our format to try to get rid of our simple business up front, Geoff will rearrange that section. The other one concerns the reconsideration, 4:1-5, the re-hearing we are going to totally eliminate that section. There was a lot of discussion regarding this section of the By-Laws. It was moved to strike that section in total. Mark Apostolou brought up under Rule 4:1-2 Special Expenses, it talks about special expenses, looking back at 2:2-9 and 2:2-10. They say what if the Board has questions and wants an expert to give us an opinion, can we legally impose those costs upon the applicant. Geoff said yes, that can be done under the Escrow. Al said we absolutely can. We have done that before on other cases. Geoff said we have gotten an acoustical Engineer down at 580 E Main Street. Mark asked if these two could be tied in together. Owen said MLU Law covers this. Mark then said if we are going to strike the 4:1-5, we have to go back to page 11 paragraphs 2:2-5 because there is language in there that addresses Rule 4:1-5. Geoff said we will change that language. Neil said Geoff will draft this and we will look at it at the next meeting.

Neil said the other item, Tech went over the changes for Zoning that this Board had gone over last year and on Monday we went over this with Owen and Dick and the changes will be sent over to the Borough Attorney to do a Draft to send to the Council and the items there will be to pull Option A and B out of the Beachfront. Principal buildings in the R-4 Zone, we are revising the dormer definition there is a technicality wording in there of housekeeping, the driveway, curb-cut – there is going to be allowed a little flare at the garage which is not permitted right now. Ground level decks, we are providing a setback for those. You can't go to the property line; they have to be pulled back. We don't permit stairs to go in the encroaching front and rear setbacks due to Sandy we have been approving those as well, but that will be pulled out. Owen has all this and he will give it to the Borough Attorney. John Burke asked about handicapped ramps. Al said any public or commercial entity has to comply with zoning regulations. That would be a compelling argument for a Variance.

There are no audience members present.

Geoff Cramer read a Resolution to go into closed session. The recording device was shut-down and the Board went into closed session.

The Board came out of closed session at 8PM. Mayor Ed Donovan made a motion to adjourn, seconded by John Burke, all in favor none opposed.

Respectfully Submitted,

Mary C. Salerno  
Planning Board Secretary