

**The Manasquan Planning Board held a Regular meeting at 7PM on Tuesday, November 1, 2016 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.**

**Chairman Neil B. Hamilton opened the meeting and asked everyone present to please stand and salute the Flag.**

**ROLL CALL:**

**Board Members Present:**

**Mayor Ed Donovan, Councilman McCarthy, Neil B. Hamilton, John Muly, Robert Young, John Burke, Greg Love, Mark Apostolou, Peter Ragan, Mark Larkin**

**Board Members Absent:**

**Leonard Sullivan, Kevin Thompson (Mayor's Alternate) Barbara Ilaria**

**Professionals Present:**

**Albert D. Yodakis, BORO Engineering, Planner/Engineer**

**Geoffrey S. Cramer – Planning Board Attorney**

**Chairman Hamilton stated to the audience that before we begin the only application we will be hearing this evening will be the Morris application. McLaughlin, 18 Ocean Avenue, minor subdivision and Rich LaPatta, 459 E Main Street, Bulk Variances will be heard at the December 6, 2016 Tuesday meeting at 7PM.**

**Geoff Cramer read the Sunshine Law Statement.**

**Approval of Minutes – October 4, 2016 – Mark Apostolou made a motion to approve, seconded by Greg Love all in favor, none opposed.**

**Approval of Vouchers – Robert Young made a motion to approve the vouchers seconded by Greg Love.**

**Board Members Voting Yes:**

**Mayor Ed Donovan, Councilman McCarthy, Neil Hamilton, John Muly, Robert Young, John Burke, Greg Love, Mark Apostolou, Peter Ragan, Mark Larkin**

**RESOLUTION #29-2016 – Rossinow, Seth and Mary Sue – 276 Perrine Boulevard – Block: 79 – Lot: 8 – Zone: R-2 – Mark Apostolou made a motion to memorialize the Resolution, seconded by John Muly, all in favor none opposed.**

**APPLICATION #17-2016 – Morris, Frank – Morris Construction, LLC – 256 First Avenue – Block: 181 – Lot: 22 – Zone: R-4 – George McGill is the attorney representing the applicant. He said he has Mary Hearn, architect for the applicant, Frank Morris who both have been previously sworn in. The new plans have been submitted and they have reduced the size of the house. He explained that this lot has an odd shape and creates a problem for**

designing. The changes they made have reduced the building coverage from 48.77% to 42.7%. They previously had four (4) bedrooms and have reduced that to three (3) bedrooms. The westerly side setback is 1-foot which is First Avenue; they were at zero feet prior. This is to fit the garage. Then, 4 ½ and 3-feet at the doorway, so the structure jogs in off First Avenue. We moved it back a foot for the garage and then 4.5-feet and then 3.5-feet. The downstairs has a living room, dining room and kitchen. Neil asked where they have made reductions from the last application. Mr. McGill said the building coverage was dropped from 48.77% to 42.7%. They are complying with the lot coverage. Mary Hearn said we have pulled the majority of northern two-thirds of that westerly façade in to 4 ½ with a 1-foot bump out feature to 3 ½ and 4 1/2, and the southerly third we pushed in to 1-foot so we can get the minimum depth of a garage door. John Muly reported on the TECH report stating they were hoping 40% or less on the lot coverage, but hearing the explanation they now understand what they are doing. Mary Hearn said to reduce the lot coverage any more would reduce the house by 60 square feet. Mr. McGill said the dining room now is 10 X 14-feet. Taking off 50-feet it's important to have it if it doesn't mean that much to the Board. Mary Hearn proceeded to testify to the changes she made to the current plan. Starting at Brielle Road, they removed a stair that went from the second floor deck down to the ground, and the porch extended out to the north to get to that stair, we pulled all of that in. We are 3.5-feet at the tightest spot for that elevated porch on Brielle Road. She did a lot of maneuvering, for instance she pulled the pop out for the fireplace and the family room in and she pulled the whole family room in a little. Mr. McGill wanted to clarify that when Mary says 3.5-feet along Brielle Road that is 3.5 to the sidewalk which would be 12-feet plus the 3.5-feet to the porch along Brielle Road. She pulled in from the east and the west as best as she could and then pushed east to get everything she could to get out of footprint, trying to get the building coverage down. On First Avenue the majority of the house is 14.5-feet back from the Street but for the garage which is at the southerly end of the entire depth of the house. So, there is 11-feet to the proposed front of the garage now. That garage inside measurement is 19.2-feet. We struggled as a team do we give or not give up a parking space; we feel that parking is really important to provide two on-site parking spaces. As for the curb cut, Mary said right now we left the proposed curb cut to span the width of the garage all the way down to include the width of the on-site parking space. We could choke that up or separate it where there is a stair going up to the back door. We know that curb cut would require relief. If the Board is open to the parking that is there we will do whatever the Board wants with that curb cut situation. John Muly asked if they had two curb cuts how much space would be between them, is it a parking place. The answer was no, nobody would be able to park between the two curb cuts. Neil said this is the third time we have seen this application. Mary went over the requested variances. Al's report is basically the same as previously. Mary said variances seeking are lot area, building coverage, front setback to the house on First Avenue, front setback to the porch on Brielle Road, rear setback to the south and then the curb width or two curb cuts. Board members asking questions of the architect were: Mayor Donovan, Greg Love, Owen McCarthy, and Bob Young. Neil Hamilton said he would rather see one curb cut. Mark Apostolou made a motion to open the meeting to the public, seconded by Robert Young, all in favor none opposed. There was no public participation. Mark Apostolou made a motion to close the public portion, seconded by Greg Love, all in favor none opposed. Neil said the Tech Committee felt they could have

gotten down to 40%, if you are at a holding point it's up to the Board where they want to go with this. Mary Hearn said for the record, its 60-square feet in a very tiny house and it would be very difficult. Mark Apostolou said you said that last time and you pulled a miracle off too. Mary said we had to give up a bedroom, we are down to three bedrooms. Neil said it's still a large structure. Frank Morris said there were previously two houses on this lot. Mr. McGill gave his closing statement. Neil said there are seven (7) variances requested, building coverage being the main concern. There was concern about front yard averaging. Al stated when we look at corner lots we take the narrow part of the lot as the front and that's Brielle Road. John Burke said he doesn't have a problem with the building coverage, he feels the bedrooms are really small. Neil said the Board has heard all the numbers, what's your pleasure. John Muly made a motion to approve the application with the variances outlined; he thinks Mary did a pretty good job of cutting the house down with the 30-foot curb cut, seconded by John Burke.

**Board Members Voting Yes:**

Neil Hamilton, John Muly, Robert Young, John Burke, Greg Love, Peter Ragan and Mark Larkin

**Board Members Voting No:**

Mayor Ed Donovan, Councilman Owen McCarthy and Mark Apostolou

Application approved

Neil said there is a request from new owners at 264 Cedar Avenue, extension of time. The property was sold and they are looking for a 9-month extension. Geoff said this Resolution gives the new owners 9-months to implement the previous approval; it starts with the adoption of the Resolution tonight. If they don't act within the nine months, they will have to return to the Board. Mark Apostolou said we should ask the Council to visit that Ordinance, Geoff will e-mail Mark Kitrick, attorney to the Borough. Mark Apostolou made a motion to adopt the Resolution, seconded by Robert Young, all in favor none opposed.

Neil asked Mary about 295 Beachfront, Susan Federico's letter in the correspondence packet. She is asking for an extension of time, but the plans that her new builder gave her are different from the plans that the Board approved. Neil said we have to look at that, she came back to the Board and we reduced the overhang, pulled her back to the pilings and she consented to that and then whatever happened to that builder I guess he hit the road. Neil said tell Dick to send it back to TECK and we will look at it at the next meeting and we'll let her know what we are going to do with it.

Robert Young asked about the Monteverdi situation. Geoff said he did write a letter to the architect, he has yet to receive a response. Geoff will call Mr. Gascoyne's office. Bob said they have been living in there for months, probably since around July 1, 2016.

Greg Love asked if people would submit to him nominations, recommendations for the Chairman, Vice-Chairman, Legal and Engineer. Please submit them [ec@manasquan-nj.com](mailto:ec@manasquan-nj.com). We will present them at the first meeting in December. John Burke said we vote in December and appoint in January. Greg said since we are having a November 15<sup>th</sup>

**meeting would you like to submit it on 11/15 and then vote at the first meeting in December. Neil and John said that works.**

**John Muly made a motion to open the meeting to the public, seconded by Robert Young, all in favor none opposed. There was no public participation. John Muly made a motion to close the public portion, seconded by Robert Young all in favor none opposed.**

**Robert Young made a motion to adjourn, seconded by John Muly all in favor none opposed.**

**MEETING ADJOURNED AT 8PM**

**Respectfully Submitted,**

**Mary C. Salerno  
Planning Board Secretary**