

The Manasquan Planning Board held a Special Meeting at 4PM on Wednesday, February 22, 2017 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey. Chairman Neil Hamilton asked everyone present to please stand and salute the Flag.

ROLL CALL:

Board Members Present:

Mayor Ed Donovan, Robert Young, Greg Love, Mark Apostolou, Mark Larkin, Kevin Thompson, Neil Hamilton, John Burke

Board Members Absent:

Councilman James Walsh, John Muly, Leonard Sullivan, Peter Ragan and Barbara Ilaria

Geoff Cramer read the open public meeting statement.

Geoff gave the Oath of Office to Ed Donovan and John Burke for the year 2017.

APPLICATION #06-2017 – Hearon, William – 257 Beachfront – 597, 599 Brielle Road – Block: 181 – Lot: 17, 18, 19 – Zone: R-4 – Minor Subdivision – Tim Middleton is the attorney representing the applicant. Geoff swore in Al Yodakis and William Hearon, owner/applicant. Tim Middleton opened with testimony explaining the transferring of approximately one-half a square foot from the property next door to Mr. Hearon's property which will make his lot conforming for building on the Beachfront. Mr. Young said it is now conforming on Brielle Road and Mr. Middleton said that is correct. Mr. Middleton in asking Mr. Hearon his plans for the lot it was stated the two homes existing on the lot now will be demolished and those lots will be combined and a single-family home would then be built on that lot fronting on the Beachfront. Mr. Hearon was told by an architect that if he didn't have adequate frontage on the Beachfront his height would be limited. Then he spoke to the DeFalco's and entered into a contract to acquire about a half a square foot. Mark Apostolou asked Tim if he represents the owners of the lot selling the piece of property. Tim said he knows they don't have to be here. Geoff Cramer said the application which is in the Board's file has both sets of signatures on it. Tim Middleton said he could put the contract into evidence. It was marked as Exhibit A-1. Geoff was satisfied with the exhibit. Al Yodakis said he has seen contract purchasers numerous times be in front of the Board making an application. Al said you are exacerbating an undersized lot. Tim said in order to perfect the subdivision, the DeFalco's have to sign off on it, they have to by law. Geoff said in looking at the contract, it identifies the buyers as Robert and Nancy Forman. They are the people Mr. Hearon purchased the land from; he said there is a contract of transfer from them to him. Mr. Middleton had the contract between the Forman's and Hearon's which Geoff marked as Exhibit A-2. Geoff said he is satisfied with the documents. Bob Young asked Al Yodakis to address the application. Al said from a planning standpoint having the proofs that we are taking an existing undersized lot and making it more undersized, even though it's a half a square foot, it's

creating a more undersized lot. But, two houses are coming down and one lot will be conforming with a conforming house on it. There are two parking spaces on First Avenue. Neil said his first concern is we have never done a subdivision like this; we have always done conforming subdivisions. If you were to take property from yours which is an oversized lot and want to give it to the undersized lot and you still remain a conforming lot, fronting on Brielle Road that would be fine, I'm good to go with that. But, to take a conforming lot on Brielle Road, even though you are going to take non-conformities out of there of those two homes and no matter what the size, I don't care if it's two square inches, you are taking from a non-conforming lot and adding to this. Something this Board has never done. I don't care how deminimus it is; I suggest it's a bad move that we do that. I see the reasoning and it was brought up by Al and so has the applicant, we are trying to do this so we get frontage on Beachfront. Now you are elevating a house that could probably sit on a conforming lot and meet all the conforming standards for Brielle Road at 33-feet. Now, you are going to twist this house, move it forward and you are going to have an elevation of 38-feet, which is going to make it even higher because if you know the contour of the land down there, Brielle Road goes to a rise as it goes up the Beachfront. I don't even know if the folks behind you on Brielle Road are even aware of this, where they sit on their front porches now even if you were to build your home on the lot that's not the Beachfront, they are going to look at a rather large home at 33-feet. Now, you are going to put a home in front of them as they sit on their porch, they are not even going to see the comfort station. Now you just elevated this house almost 5-feet more. I get what you are trying to do, the investment is there, and I think it's a bad move. I think you can build the home we saw before, Chris Rice was the architect on there, to make that house conform meeting the setbacks and everything on Brielle Road, you will still get your Ocean views through the Beachfront, and not get a house that high. I can't support this. Mr. Hearon said Chris Rice is not the architect, it's now a Grasso design and with the plans if approved, the ceilings are 9-foot first floor, 8-feet second floor and only a half a floor for the Master Bedroom on the third floor. It's almost bare minimum right now; if I went to 33-feet I wouldn't even be able to put a third floor on the house. That's how all the Beachfront houses are including the DeFalco's. Neil said if the Board wants to consider the height, maybe there are some parameters is to not approve the subdivision so then we are not locked into doing something that is out of character for us. And, possibly provide a variance for height if you so choose to do that and work through the back door on this project, if you want to go that route. Kevin Thompson made a motion to open the meeting to the public, seconded by Greg Love, all in favor none opposed. There was no public participation. Kevin Thompson made a motion to close the public portion, seconded by Greg Love, all in favor none opposed. Kevin Thompson made a motion to approve the application, we are getting rid of two houses and putting one up, seconded by Mayor Ed Donovan. Condition the subdivision on both houses being demolished. Al said there are items in his report that need to be complied with also.

Board Members Voting Yes:

Mayor Donovan, Greg Love, Mark Apostolou, Mark Larkin, Kevin Thompson, John Burke.

Board Members Voting No:

Robert Young and Neil Hamilton

Application approved

Kevin Thompson made a motion to open the meeting to the public, seconded by Mayor Donovan, all in favor none opposed. No one in the public came forward. Kevin Thompson made a motion to close, seconded by Greg Love, all in favor none opposed.

Motion to close the meeting made by Kevin Thompson, seconded by Greg Love, all in favor none opposed.

Meeting adjourned at 4:40PM

Respectfully Submitted,

**Mary C. Salerno
Planning Board Secretary**