

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

The Manasquan Planning Board held a Regular Meeting on June 7, 2017 at 7PM in the Council Chambers of the Borough of Manasquan, 201 East Main Street, Manasquan, New Jersey. In the absence of Neil Hamilton, Robert Young, Vice-Chairman chaired the meeting.

ROLL CALL:

Board Members Present:

Mayor Ed Donovan, Robert Young, Greg Love, Mark Apostolou, Mark Larkin, Leonard Sullivan, John Muly and Kevin Thompson.

Board Members Absent:

Councilman Jim Walsh, Peter Ragan, Neil Hamilton, John Burke, and Barbara Ilaria.

Professionals Present:

Albert D. Yodakis – Board Planner/Engineer

Geoffrey S. Cramer – Board Attorney

Geoff Cramer read the Sunshine Law Statement.

Robert Young asked everyone present to please stand and salute the Flag.

Approval of May 2, 2017 Regular Meeting Minutes – Mark Apostolou made a motion to approve, seconded by Greg Love, all in favor none opposed.

Approval of Vouchers – Leonard Sullivan made a motion to approve, seconded by Mark Apostolou.

Board Members Voting Yes:

Mayor Ed Donovan, Robert Young, Greg Love, Mark Apostolou, Mark Larkin, Leonard Sullivan and Kevin Thompson.

RESOLUTION #03-2017 – Freeman, Joan – 225 First Avenue – Block: 178 – Lot: 43.06 – Zone: RPM – Mark Apostolou made a motion to memorialize, seconded by Ed Donovan.

Board Members Voting Yes:

Ed Donovan, Robert Young, Greg Love, Mark Apostolou, and Mark Larkin.

RESOLUTION #09-2017 – Sweeney, James – 574 Salmon Avenue – Block: 184.02 – Lot: 9 – Zone: R-3 – Motion to memorialize made by Mark Apostolou, seconded by Greg Love.

Board Members Voting Yes:

Ed Donovan, Robert Young, Greg Love, Mark Apostolou and Mark Larkin.

APPLICATION #08-2017 – Farrell, Michael and Colleen – 283 Beachfront – Block: 181 – Lot: 8 – Zone: R-4 – Mark Aikins is the attorney representing the applicants. He said they were here in 2016 with regard to the main house; this application is with regard to the garage apartment. He has two witnesses to be sworn in Mr. Nemergut is the architect, Mr.

Carpenter, professional Engineer and Planner. Mr. Young said they accepted both gentlemen's credentials. Mr. Cramer swore them in as well as Michael Farrell, owner/applicant and the Board Engineer, Al Yodakis. Mr. Aikins had some items to be marked as evidence, A-1 and A-2 is a color rendering of the proposed structure which he distributed to all board members, they depict the structure as proposed to be built and the second page depicts the existing conditions. Mr. Sullivan said according to the minutes this application has been held over from October. Mr. Yodakis' report is dated April 21, 2017. Mr. Nemergut was the first to testify, he addressed the pictures submitted. He said the ground floor is an existing two-car garage with some storage, unfinished. The next floor up is the main living floor with a covered porch as in the north, unscreened but with a roof. There is also a small bathroom to the east. The rest of the first floor is made up of a small dining room area, kitchen, family room and a bedroom. Lenny asked so the only thing on the top floor is a bedroom, Mr. Nemergut answered there is some closet space on either side, no bathroom. They had a poster board which is a large version of the plans that were submitted, this was not marked as an exhibit. Mr. Nemergut explained the structure stating the existing porch above the garage will be closed in to expand the living space, they removed a portion of the structure to the east which was the existing bathroom, they took that use and moved it into the new portion and we also moved a portion of the porch as well. There are existing non-conformities which will remain. Mark Larkin asked a question about the garage modification. Greg Love asked Al if this is a 3-story or a 2-story. Al said he would have to dig a little bit on that. Mr. Nemergut said they did a house down the Street and the garage because it was used as a garage wasn't considered a first floor, so he was going in with that. Greg asked if they received a variance on the main house and they answered yes they did, one of the variances granted was Option A or Option B, but most of them were existing conditions. Option A or B has been addressed on the garage and they are using Option B. Building coverage will be reduced to 36.5%. Mr. Aikins then called Ray Carpenter, Planner to testify, the Board accepted his credentials. He addressed the existing conditions, he said existing variances are front, side yard existing and proposed. The existing curb is 24-feet existing and proposed. The driveway, 20-feet permitted where 24-feet is existing and proposed. Lenny asked what is the separation between the two houses, Beachfront and First Avenue. Mr. Carpenter said the original plan of the main house had a separation of 29.17-feet and 22-feet from the rear house to the deck. We are removing a portion of approximately 5-feet to the rear house, so the separation becomes 34.93-feet, house to house and 5-feet shorter from the house to the deck. Lenny said so there is 5-feet more distance between the two homes on the proposed plan. Next, Al Yodakis report was addressed, they will comply with all requests where possible. Al said on the half-story, in his opinion the applicant is asking for a Variance for the half-story 60% is required, so now they are at 66.1%, their testimony was they are reducing the building coverage down below and just asking for a little bit extra on the half-story. He said cupolas above building height are allowed for Churches, they are still below the maximum height of 32-feet. Greg Love asked about the square footage of the half-story and Lenny Sullivan asked if there was a way they could reduce that. Mr. Aikins said they would have the architect back up to testify again. Mr. Nemergut returned to the table to testify. He said the 6% overage equates to about 40 square-feet in terms of square footage. With regard to the driveway its one big paver apron which is the entire width of the property which is not the 24-feet that was allowed by the Variance that was granted in 2016

stated Ed Donovan. The total width of the lot is 37-feet. The Board wants the driveway delineated. Ed Donovan said parking on First Avenue is at a premium, to have that look like a driveway and not being clear to the Police if they are called for someone parking there would create more of a problem than if it was delineated and it was clearly obvious whether or not someone was parking in front of the driveway or not. Mr. Carpenter will submit a striping plan to Al Yodakis and it will be held at 24-feet. Mark Apostolou made a motion to open the meeting to the public, seconded by Mayor Donovan, all in favor none opposed. There was no public participation. Mark Apostolou made a motion to close, seconded by Mayor Donovan, all in favor none opposed. Mark Aikins gave his closing statement. Mayor Ed Donovan said in his opinion because they reduced the size of the first story he is inclined to grant the application and they also reduced the overall lot coverage and building coverage. Lenny Sullivan said he agrees with the Mayor.

Board Members Voting Yes:

Mayor Ed Donovan, Robert Young, Greg Love, Mark Apostolou, Mark Larkin, Leonard Sullivan stated the line delineation will be included also and Kevin Thompson.

APPLICATION #11-2017 – Greenberg, Linda – 67 N Farragut Avenue – Block: 105 – Lot: 13 – Zone: R-1 – Ms. Greenberg had previously given a 15-minute presentation to the Board and is returning with a full application. Geoff swore in Linda Greenberg, owner/applicant, and Scott Linn of D.S. Engineering who prepared the Pool Grading Plan. He stated they had previously submitted a plan for a presentation back in April which showed a 10 X 20-foot pool and they now have it down to 8 X 12-feet. Its 3-feet deep. There are two variances required, total lot coverage with the pool and decking around the pool they will be at 46.7% where 35% is permitted. Also, pools are not permitted in the front yard, this house being on a corner and the pool will be in the side yard but the side yard is really the front yard due to the size and shape of the lot. The house sits on the corner of Farragut and Coward Avenues. Al addressed his report, there are several non-conformities that exist with the existing house but they do not change at all with this application. They are meeting the groundwater separation with the 3-feet pool depth that is proposed. They will put a fence around the pool, if any curbs or sidewalks are damaged due to construction those will need to be replaced. They stipulated they will be placing pavers around the pool. The setbacks are 10-feet in the rear and 10-feet off the side to the pool. Greg Love made a motion to open the meeting to the public, seconded by Mark Larkin, all in favor none opposed.

Audience Members Coming Forward:

Gregory Meyer – 56 Cowart Avenue – He lives two doors away on the Coward side, he is in favor of this application. He said the improvements that Ms. Greenberg and her late husband made to that existing property and grounds are impeccable. It's a unique lot and he is certain Ms. Greenberg will make the pool secure and will enhance the neighborhood.

Marty Engel – 64 N Farragut – He lives across the Street from Linda. He will be short but honest. To know Linda is to love her. She has only improved their neighborhood since moving in nine years ago. He late husband Kenny and she were great neighbors and she still is. Anything she is going to do to that house is going to improve their neighborhood. Ed Donovan made a motion to close, seconded by Lenny Sullivan. Al Yodakis said he has the revised number, they were at 46.7% lot coverage and it will go down to 43.9%. Mr. Linn said the neighbors and the Board have pretty much summed it all up if they are ready

to vote they are ready for the results. Kevin Thompson made a motion to approve the application, seconded by Mark Apostolou, as stipulated with pavers.

Board Members Voting Yes:

Mayor Edward Donovan, Robert Young, Greg Love, Mark Apostolou, Mark Larkin, Lenny Sullivan and Kevin Thompson.

Scott Linn said Mary was a great help throughout the application process, you guys couldn't have a better secretary. He said she always answers the phone, always has an answer, nobody cares anymore than she does.

Bob Young said the next meeting was supposed to be June 20th but Mary was notified just before 4pm today that notices were supposed to be sent out and in the past the Engineering Company revisiting the Master Plan was taken care of by that firm. Bob Young said we will have to postpone. Al said the last one he was involved with was when he was with T & M and they took care of the noticing. Lenny said why don't we postpone it so it can be done right.

There was a mass motion to cancel the June 20, 2017 Special meeting.

Bob Young said the escrow money for the cemetery has dwindled down to nothing and Mary will be sending a letter to Mr. Starkey for replenishment of \$5000.00. If the money is not in their account ten days prior to the meeting date of July 25, 2017 they will not be heard. Al Yodakis said he met with Mr. Carpenter and his drainage designer yesterday. They went through everything and they understand exactly what Al is looking for, they went through all of his drainage comments, they went through the plans page by page through the drainage report. He understands exactly what Al is looking for; they are going to make those changes. We also went through Mr. Middleton's letter as well. Al asked them to respond to his letter in writing with the resubmission as well as to address in writing all of Tim's comments. Ray didn't want to make that commitment until he reviewed it with Mr. Starkey. Lenny asked if there is a fix to the drainage, a true fix. Al said there is always a fix. Al said he believes they are actually on the right track with what they propose. Geoff asked how they keep the pipe clear. Al said it will have to be maintained. Geoff asked by whom? Al said by the cemetery.

Mayor Ed Donovan made a motion to close the meeting, seconded by Mark Apostolou, all in favor none opposed.

Meeting adjourned at 8:10PM

Respectfully Submitted,



Mary C. Salerno

Planning Board Secretary