

The Manasquan Planning Board held a regular meeting on Tuesday, March 6, 2012 At 7PM in the Borough Hall, 201 East Main Street, Manasquan, New Jersey. Vice-Chairman John Muly called the meeting to order stating the meeting was published according to law and a copy of the Agenda is posted online and on the bulletin board outside. He then asked everyone present to please stand and Salute the Flag.

ROLL CALL – BOARD MEMBERS PRESENT:

Mayor George Dempsey, John Muly, Patrick Callahan, Councilman Owen McCarthy, Neil Hamilton, Michael Sinneck, Peter Ragan

BOARD MEMBERS ABSENT:

Joan Harriman, John Burke, Leonard Sullivan, Jay Price and Mark Apostolou

PROFESSIONALS PRESENT:

Geoffrey S. Cramer – Planning Board Attorney

Albert D. Yodakis – Planning Board Engineer/Planner T & M Associates

APPLICATION #03-2012 – American China Company – A New Jersey Corporation – 435 Long Avenue – Block: 175 – Lot: 30.01 – Zone: R-3 – Minor Subdivision with Variances. Mark Aikins is the attorney representing the applicant. Mr. Aikins had Tom Grybowski as an expert who prepared the subdivision plot in connection with the application. Mr. Cramer swore Mr. Grybowski in after stating the file to be in order, he also swore Al Yodakis in at the same time. Mr. Z. Thomas Grybowski gave his credentials and was accepted by the Board. Mr. Aikins had a colorized drawing prepared by Mr. Grybowski that was marked into evidence as Exhibit A-1. The property is located at the end of Long Avenue where it comes into Sherman's Creek; there is a lagoon on the back of the property. They are proposing two lots on this oversized lot. The lagoon serves a number of lots there. Presently the house exists at the center of the lot and is in disrepair. The windows are boarded up. They addressed the T & M Report and consented to comply with the requirements proposed by the Board Engineer. Board member Mayor George Dempsey asked the applicant's attorney if they are proposing to put their driveway on our property and our right-of-way. Mr. Aikins said most of the driveways along that Street are on the Borough's property because the paved right-of-way does not extend to the property lines. George said yours extends 6 or 8-feet. Mr. Aikins asked if the concern would be the maintenance of it and Mayor Dempsey said no the use of it, plus it comes into a Street end it's not on the Street. George said you have access to the property from the road if you don't get a subdivision, that's just my opinion. Mr. Aikins said one of the alternatives would be to shift the driveway from the easterly lot farther west and then run a spur off of that. Next, Mr. Grybowski addressed the requested Variances and the reasons they should be granted by the Board. Board members making comments were Neil Hamilton who addressed the findings of the Technical Review Committee. Mr. Aikins said this lot is

actually big enough to contain three (3) conforming lots under the Ordinance standards. He said permitting two (2) lots instead of three (3) is a very significant reduction in the permitted density under your Ordinance, which he thinks is a mitigating factor. Apart from the issues relating to the driveway. He said he would appreciate hearing comments from the Board members so they could formulate them into a revised plan. I hear you loud and clear on the sensitivity about not driving into the lagoon at the end of the Street. Patrick Callahan said he agrees with what Neil said, he said maybe increase the curb cut to 20-feet, and maybe to make a common driveway with an easement maybe would be the way to go here. Michael Sinneck said he favors some sort of easement and perhaps shove the property back a few feet and maybe create a little more maneuverability. Owen said he agrees and perhaps looking outside of the box is probably the best way to address this somewhat unique property. Neil's concerns as to the safety really are the number one concern we need to have as a Planning Board. Also, a potential liability for the Borough if we deal with moving that guard rail are we exposing the Borough to liability if someone operates a vehicle in an unsafe manner, are we putting individuals at risk. That's the major concern I have is dealing with the Bulkhead and that access point on the western lot. John Muly said his thought was to take that existing driveway for the easterly lot widen that a little bit and make it so that you would have to have an easement, but they could come in and make a right turn and get over to their property and have ample parking there. You could redesign that a little bit and give them room to park as well as to turn around and come back out forward without having to back out of there. That way they would avoid the whole problem with the Borough property and the end of the Street. Mr. Aikins said what he would like to do is take a five-minute recess to confer with my client Dr. Chang who is here this evening and see if we might make a proposal to you. Mr. Vella returned and asked to recess the application, come back at your next hearing and provide in the interim an alternative or two, and take into account the Board's comments. We heard you loud and clear with regard to preserving the sanctity of the end of Long Avenue, making sure that safety first and foremost is preserved for the motor going public and even pedestrians for that matter. This would give us the opportunity with Mr. Grybowski to provide an alternative or two, present them to you and hopefully come back at your next meeting and have your feedback on what might be a more acceptable solution. Geoff said the meeting would not be open to the public until the applicant returns and the public should have access to what Mr. Aikins presents at the next meeting and then they can ask their questions of him. The application is carried to the April 3, 2012 Regular meeting. No further notice or publication is required. Any revisions must be in under the Land Use Law ten (10) days before the hearing and they will do their best to make it well before those minimum ten days.

RESOLUTION #03-2012 – Algonquin Arts – 60, 62, 64 Abe Voorhees Drive

A motion to memorialize the Resolution was made by Neil Hamilton, seconded by Patrick Callahan, all in favor none opposed.

RESOLUTION MEMORIALIZED

RESOLUTION #01-2012 – Pergola, Charles – 101 Wyckoff Avenue – A motion to memorialize the Resolution was made by Patrick Callahan, seconded by Councilman McCarthy, all in favor none opposed.

RESOLUTION MEMORIALIZED

RESOLUTION #02-2012 – Kiaschko, Dean – In Gear Transmission – 202 East Main Street A motion to memorialize the Resolution was made by Patrick Callahan, seconded by Councilman McCarthy, all in favor none opposed.

Motion to approve the vouchers was made by Mayor Dempsey, seconded by Patrick Callahan all in favor; Owen McCarthy abstained from the T & M Bills.

VOUCHERS APPROVED FOR PAYMENT

Motion to approve the Minutes from the January 10, 2012 meeting was made by Mayor Dempsey, seconded by Patrick Callahan all in favor none opposed.

MINUTES APPROVED

Motion to approve the Minutes of the February 7, 2012 Regular meeting was made by Mayor Dempsey, seconded by Neil Hamilton all in favor none opposed.

MINUTES APPROVED

Motion to cancel the second meeting of March which was scheduled for March 20, 2012 was made by Patrick Callahan, seconded by Mayor Dempsey all in favor none opposed.

SECOND MEETING OF MARCH CANCELLED

There was no public participation; a motion to close the public portion of the meeting was made by Neil Hamilton, seconded by Patrick Callahan all in favor none opposed.

A motion to adjourn the meeting was made by Neil Hamilton, seconded by Patrick Callahan all in favor none opposed.

MEETING ADJOURNED AT 8PM

Respectfully Submitted,

Mary C. Salerno
Planning Board Secretary