

**JANUARY 4, 2017  
REGULAR AND RE-ORGANIZATION MEETING**

**The Planning Board held their regular and re-organizational meeting at 7PM on January 4, 2017 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.**

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

**Neil opened stating this is our re-organization meeting, we have one case and are here looking for extensions.**

**Geoff Cramer read the Rules and Regulations.**

**ROLL CALL:**

**Board Members Present:**

**Mayor Ed Donovan, Neil Hamilton, John Muly, Robert Young, John Burke, Greg Love, Mark Apostolou, Peter Ragan, Kevin Thompson**

**Professionals Present:**

**Al Yodakis – BORO Engineering – Board Planner/Engineer**

**Geoff Cramer – Board Attorney**

**Board Members Absent:**

**Mark Larkin and Leonard Sullivan**

**UNFINISHED BUSINESS FROM 2016**

**RESOLUTION #38-2016 – Ridley, John – 165 Stockton Lake Boulevard – Block: 120 – Lot: 1.01 – Zone: Conservation – Minor Subdivision – Mark Apostolou made a motion to memorialize, seconded by Robert Young, all in favor none opposed.**

**RESOLUTION #36-2016 – Dean, John – 283 First Avenue – Block: 182.01 – Lot: 7 – Zone: R-5 – Mark Apostolou made a motion to memorialize, seconded by Robert Young, all in favor none opposed.**

**RESOLUTION #37-2016 – New York, SMSA Limited Partnership, Verizon Wireless – 580 East Main Street – Block: 171 – Lot: 1.01 – Zone: B-1 – Mark Apostolou made a motion to memorialize, seconded by John Burke, all in favor none opposed.**

**Robert Young made a motion to approve the vouchers, seconded by John Muly.**

**Board Members Voting Yes:**

**Mayor Donovan, John Muly, Robert Young, John Burke, Greg Love, Mark Apostolou, Peter Ragan, Kevin Thompson and Neil Hamilton**

Three sets of Minutes – November 1, 2016 and November 15, 2016 and December 6, 2016  
Mark Apostolou made a motion to approve the minutes, seconded by John Burke, all in favor none opposed. Mayor Donovan abstained from voting.

Neil said there is an item to be addressed; last meeting there was a request from Mr. Kaplan of Beams Terrace for an extension of his resolution. We requested Mr. Kaplan come in and explain the reason he needs this extension.

Mr. Brett Kaplan and his wife Carrie Ann came forward to request an extension of the Resolution. They are presently working with their builder. The reason they weren't able to start, their daughter had a medical issue. They can now move forward with their project. Mayor Donovan asked if they have pulled permits yet and Mr. Kaplan said not yet, they will do so in February or March. Carrie Ann said they were waiting for the doctors to give their daughter a good report prior to pulling permits. Neil said they are not that far out and he doesn't have a problem granting the extension. Mark Apostolou said based on the medical necessity they be granted an approval for an extension, Kevin Thompson seconded the motion, all in favor none opposed. Geoff Cramer said he would prepare the Resolution.

Neil said he received a letter from Keith Henderson's office, his son Michael represents the client who purchased the property. This approval was given back in 2001 for a new house. Chris Rice was the Architect. For whatever reason they never built the purchaser is looking to take over that Resolution and build a new home. Neil said being the Board brought the Kaplan's out tonight he feels Michael Henderson should appear before the Board for the request. This Resolution expired almost a year ago. Mary will let Michael Henderson know about appearing at the next meeting.

Mayor Ed Donovan said he would like to table some of the Re-Organization Resolutions until the next meeting: #C-2017, #E-2017, #F-2017, #G-2017 and #H-2017.

Mayor Donovan made a motion to table those Resolutions, seconded by Kevin Thompson, all in favor none opposed.

**RESOLUTION #A-2017** - Schedule of Meeting Dates for 2017 – Mayor Donovan made a motion to memorialize, seconded by Mark Apostolou all in favor none opposed.

**RESOLUTION #B-2017** – Designation of Official Newspapers – The Star Newsgroup (Coast Star) and the Asbury Park Press – Mark Apostolou made a motion to memorialize, seconded by John Muly, all in favor none opposed.

**RESOLUTION #D-2017** – Appointment of the Board Secretary – Mary C. Salerno – Mark Apostolou made a motion to memorialize, seconded by John Burke, all in favor none opposed.

Neil said the remainder of the Resolutions will be approved at the next meeting.

## **REGULAR MEETING AGENDA**

**APPLICATION #40-2016** – Guy, Glenn and Jill – 273 First Avenue – Block: 182.01 – Lot: 11 – Zone: R-3 – Geoff Cramer swore in Glenn and Jill Guy as well as Al Yodakis. Jill Guy gave testimony explaining the project they are proposing. She had a poster board with pictures of other houses in the neighborhood that showed their front porches, steps, setbacks as well as her grandmother's house where she vacationed when she was young and is just a few doors away from the property at 273 First Avenue. They propose to build an elevated front porch on the front of their home, they are not proposing steps. They have an ingress and egress door in the rear of the house on Timber Lane. She believes the house would be aesthetically more pleasing with a front porch. Using the poster board Mrs. Guy explained the distance from the front porch or steps of the houses to the curb. They averaged between 10 – 13-feet to the curb. Mr. Guy stated they would be removing the middle window on the house and put a door there to get out onto the porch. The Guy's had an exhibit board which Geoff marked exhibit A-1. Board members asking questions were Greg Love, Mark Apostolou, John Muly, Ed Donovan, Neil Hamilton, and Al addressed his report. All parking will be on Timber Lane as it is now. Neil said he wanted to remind the Board of something. About two meetings ago an applicant came before the Board to raise their house, they also were on First Avenue, they wanted a walk out deck and we denied that application. We have another application that has come before the TECH review committee for a deck in the front yard and the TECH is not in favor of it. The Board needs to be cautious, we have denied some of these and then we start to approve them, what is the back lash that we get from them. Robert Young feels we need to hold the line. Neil said you are right there, the deck increases your building and lot coverage. Greg Love suggested they do an averaging. Neil said he doesn't think that would help them. If they removed the roof over the deck it would satisfy building coverage but still they have a front yard encroachment. John Burke said if a surveyor averages it out he won't have an encroachment. Take the roof off the deck and you eliminate two of the three variances. Neil said he still has a front yard setback issue. Our Ordinance doesn't provide for that, I just want this Board to be cautious where you are going, if you want them to get a front yard average and this winds up in litigation from prior applicants, that's up to the Board. Neil said unless you know a surveyor to get this done in a hurry we can carry you to the next meeting. John Burke made a motion to carry this application to the next meeting, seconded by Mayor Donovan, all in favor none opposed. This application to the February 7, 2017 Regular 7PM meeting with no publication or noticing required. Neil said the cemetery is returning in two weeks, they have not complied with the drainage issue or the request for additional escrow money. There are outstanding vouchers to be paid and no money to pay them.

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

Meeting closed at 7:55PM

Respectfully Submitted,

Mary C. Salerno  
Planning Board Secretary

