

The Manasquan Planning Board held a Second Meeting on March 19, 2013 at 4PM in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey. Mr. Cramer, the Planning Board attorney read the Open Public Meeting statement. Chairman John Burke 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, John Burke, Mark Apostolou, Jay Price

Board Members Absent:

Joan Harriman, Greg Love, Leonard Sullivan, Peter Ragan and Robert Young

Professionals Present:

Geoffrey S. Cramer – Planning Board Attorney

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

APPLICATION #10-2013 - Quigley, Lauren (aka Oceans Four Partnership)

578 Brielle Road – Block: 178 – Lot: 2.01 – Zone: RPM – Geoff swore in Lauren Quigley – 12 Valley Road, Madison, NJ and Al Yodakis. Mrs. Quigley gave her address as 12 Valley Road, Madison, New Jersey. Mrs. Quigley gave her testimony. She is one of four owners of the property. Three partners were present. She explained that following the storm they decided to demolish the existing house and re-build a new two-story, single-family structure. She had exhibits to be entered, Exhibit A-1 is a picture of the house as it is, and Exhibit A-2 is a colorized rendering of the front elevation of the proposed structure. The first and second floor ceiling heights will be 8-feet with no living space below the first floor. The neighborhood is mixed with multi and single-family dwellings. There is a little corner Deli a few doors down from the property. The proposed new home will have four bedrooms and two stories with one and one-half bathrooms. A shell attic will exist to house the mechanical equipment and we will be able to access that with pull-down stairs or a hatch. The current house is on a non-conforming lot; based on the Zoning this requires relief for a number of Variances. The applicant said they recognized the Board wants what is best for the Town and we understand they created Zoning guidelines for good of the Community, so they tried very, very hard to conform to the guidelines put in place. Since submitting their original application they have eliminated two of their original requests, one for height and the second for lot coverage. They stipulated they would hold the height to 33-feet measured from the top of the curb. They lowered the roof pitch to get the house to 33-feet as they know that is the allowed on non-conforming lots for new construction. They will be using pervious materials for the proposed parking pad which reduced their total lot coverage to 47.4% where 50% is permitted. The air conditioning units are in the rear. Referring to Exhibit A-2 she said that even though they still need some Variances it's

much more compliant than the existing structure. She then went through the remaining items.

Mayor Dempsey made a motion to open the meeting to the public; the motion was seconded by Patrick Callahan all in favor none opposed.

There was no audience participation. Mark Apostolou made a motion to close the public portion of the meeting, Mayor Dempsey seconded the motion.

Councilman McCarthy made a motion to approve the application subject to the conditions identified by the members and he thanked the applicant for complying with the new height restriction. The motion was seconded by Mark Apostolou.

Board Members Voting Yes:

Mayor George Dempsey, John Muly, Patrick Callahan, Councilman Owen McCarthy, Neil Hamilton, John Burke, Mark Apostolou and Jay Price
No negative votes.

APPLICATION APPROVED

RESOLUTION #08-2013 – Broderick, Deborah – 569, 571 E Main Street – Block: 178 – Lot: 26 – Zone: RPM

Neil Hamilton made a motion to memorialize the Resolution, seconded by John Muly.

Board Members Voting Yes:

John Muly, Patrick Callahan, Neil Hamilton, John Burke, and Jay Price

RESOLUTION MEMORIALIZED

Mayor Dempsey made a motion to approve the vouchers, the motion was seconded by Mark Apostolou, all in favor none opposed.

VOUCHERS APPROVED

Mayor Dempsey said they had a Land Use meeting with Dick Furey, Neil Hamilton, Owen McCarthy and himself and the Administrator and with all these house raisings, it's always been they give you an as-built but it's not really Certified, now we want to make sure they adhere to what they get. If they are supposed to be at 35-feet we want to certify that they are indeed at 35-feet. In the future we want that in every Resolution. They will have to provide a Certified Elevation Certificate provided to the Building Department.

Councilman Owen McCarthy made a motion to adjourn the meeting, Mark Apostolou seconded the motion.

MEETING ADJOURNED AT 4:37PM

Respectfully Submitted,

Mary C. Salerno
Planning Board Secretary