

EDWARD G. DONOVAN  
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA  
Supervisor of Code Enforcement

THOMAS F. FLARITY  
Municipal Administrator

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ALBERT "SANDY" RATZ  
Construction Official

**The Manasquan Planning Board held a Regular meeting on Tuesday, December 3, 2019 at 7pm in the Council Chambers, 201 East Main Street, Manasquan, NJ. Chairman Neil B. Hamilton opened the meeting and asked everyone present to please stand and salute the Flag.**

**ROLL CALL:**

**Board Members Present:**

**John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke**

**Board Members Absent:**

**Mayor Ed Donovan, Councilman Mike Mangan, Greg Love, Barbara Ilaria**

**Professionals Present:**

**Albert D. Yodakis, BORO Engineering, Planner/Engineer  
George D. McGill, Attorney**

**George McGill read the Sunshine Law in its entirety.**

**Vouchers – Bob Young made a motion to approve the vouchers, seconded by Mark Apostolou.**

**Board Members Voting Yes:**

**John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke**

**RESOLUTION #28-2019 – Stetcher, John and Lindsey, 133 Beachfront, 132 First Avenue – Block: 167 – Lot: 15 – Zone: R-4 – Mark Apostolou made a motion to memorialize, seconded by Kevin Thompson, all in favor none opposed. Bob Young abstained.**

**RESOLUTION #30-2019 – Elsinger, Kenneth and Colleen – 355 First Avenue – Block: 184.01 – Lot: 20 – Zone: R-5 – Mark Apostolou made a motion to memorialize, seconded by Kevin Thompson, all in favor none opposed.**

**The Manasquan High School Made a 15-minute presentation:**

**LED Sign – Frank Kasyan, Superintendent of Manasquan School System and Matt Hudson, Custodial Supervisor were both sworn in by George McGill. Mr. Kasyan was the first to testify stating that the proposed sign would fit into the existing structure right in front of the High School. He said their goal is to maintain the tradition of the School as is here. He believes people driving down Broad Street and look at the School get a sense of pride, he wants to maintain that. He said even with the new Science Labs the school looks**

like it was. What they would like to do is take the existing insert that is there out and put an LED Sign in there so they could program it from our computers in the School. They are trying to be on the cutting edge while maintaining the tradition of the School. He thinks this sign does that, they will be maintaining the brick structure because it matches the building. It sits 30-feet off the Street, people are used to walking by and looking at it. He didn't want to turn it sideways because that would change the look of the building and also possibly distract cars as they drove down the road. This will allow us to put announcements that we are very proud of on the sign. The Board thanked the School for the presentation.

#### **15-MINUTE PRESENTATION – CHRIS RICE – 50 OCEAN AVENUE**

Chris Rice was sworn in by George McGill, he proceeded to give a presentation to the Board regarding a lot on Ocean Avenue which currently has four (4) units on the property. His clients purchased the property and asked him to design one large home. He had a copy of the survey showing the lot as having almost 16,000 square feet where 5,000 is required. The house that they are working on for this client is really, really big. The client is not from around here, they didn't have much interest in exploring this for them, but as Chris lives and works here he wanted to bring the proposal to the Board for two houses on this lot. If you build a house back toward the water the front of the lot becomes parking. He asked his client for their permission to come tonight to ask the Board to consider two homes, there would be a one and one-half story bungalow on the Street, parking behind it and then a normal sized home on the water. He had drawings of the proposed homes. His clients don't have any interest in subdividing, they have a large family, there could be a Use Variance with two homes on one lot, it would be a family compound. He knows the Board cannot give him direction. More than half of the lots on Ocean Avenue have two homes on one lot. Chris said there wouldn't be any variances requested with either one or two homes on the property. George McGill explained to Chris that nothing said by Board members is binding as this is an informal hearing. Mark Apostolou said he believes two homes would be more in conformity with the neighborhood, Neil and Bob Young agreed as well as did Kevin.

**APPLICATION #29-2019 – Garbarini, John and Terris – 19 Muriel Place – Block: 44.02 – Lot: 8.02 – Zone: R-2 –** George McGill accepted the file to be in good order and swore in John Garbarini and Terris Garbarini, owner/applicants and also the Board Engineer, Al Yodakis. The Garbarini's are proposing to build a front porch on their house which was built in 1965 by Terris' father, the house is very sheer on the front and the proposal of a porch would improve the aesthetics and the sense of community. They agreed to never enclose the porch. They explained the reason for the length and width of the proposed porch. Board members asking questions were Lenny who asked if they could lessen the depth of the porch, they explained that to get furniture out there they needed the requested depth of 8-feet and 36-feet wide, the variance requested is for front setback where 25-feet is required and 25.8-feet is existing and 17.8-feet is proposed. Kevin Thompson said he agrees with what they are doing. Al Yodakis asked if they are changing the grade of the

property and the answer was no. The grade of the porch will be equal with what is existing. George McGill asked if the construction of the porch would encroach on any site lines of the neighbors and the answer was no. Al went through the variances requested and explained they need to explain the hardship. He said if the house was pushed back they would be able to fit that porch within the setback. They have already talked about the aesthetics and there is no detriment to the Township's Master Plan or impact the light, air or open space. Mark Apostolou made a motion to open the meeting to the public, seconded by John Burke, all in favor none opposed. There was no public participation. Mark Apostolou made a motion to close the public portion, seconded by John Burke, all in favor none opposed. Kevin Thompson made a motion to approve the application, seconded by John Burke.

**Board Members Voting Yes:**

John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

**APPLICATION #26-2019** – Murphy, Steve – 295 First Avenue – Block: 182.01 – Lot: 2 – Zone: R-5 – This application is carried from September 4, 2019 with re-noticing and republication. Keith Henderson is the attorney representing the applicants. George McGill accepted jurisdiction. George swore in Steve Murphy, owner/applicant, and Paul Grabowski, Virtuoso Architecture. Joe Kociuba wasn't present yet in the Courtroom. Steve Murphy was called as the first witness, he owns this property along with his wife Cathleen. They acquired the property in 1999, they are proposing to build a new home on the site. It is currently a summer residence but the new house will be year round. Keith called Joseph Kociuba who arrived at 7:35PM to be sworn in. Paul Grabowski was called to testify; he is a licensed architect for the State of New Jersey for over 25 years. He has given testimony throughout the State and in front of this Board, his credentials were accepted. He was retained by the applicant in this matter, he prepared plans for a new home. He had exterior renderings of the front and side and rear of the home which are also located in the Board's packets. He said this is an undersized lot for which we are seeking variances, the property is 28-feet wide and they are proposing building a home that is 20-feet wide with 4-foot side yard setbacks on both sides. He said building a 20-foot wide home is challenging. There will be two A/C units on the deck, they will be recessed in. The units are typically 30-inches wide, we have to hold them 12-inches off, so they will probably be 4-foot, 6 or 8-inches off that side where 5-foot is required. There is a deck off the back of the house. The house will be under the 33-foot height requirement, they are actually over in area, the problem is they don't have the side yards. There is no property available on either side. Bob Young asked if he considered hanging the A/C off the back up by the roof? Mr. Grabowski said he gets a phone call at the beginning of every Summer from a client who we did that with about vibrations and other things, we like to get them on a more solid structure than on brackets. Also, because of the salt air we don't like to hang them because the brackets take quite a beating from the salt air. We like this because it kind of nestles it in, we can work on them if need be very easily. Bob Young asked if the neighbor to the north has a window opposite the units. Paul Grabowski said it's actually

the neighbor to the south and he doesn't recall that but we are also going to be screening it with fencing. We could use louvered fencing that's available to us know much like you would see on a louvered blind, or like near an airport that would help deaden sound. These units aren't as noisy as they used to be. Al Yodakis said so you are agreeing to put some kind of louver there and there is no interior access to those units you would need a ladder. Paul Grabowski said correct to both questions. Keith Henderson said his last witness is his late witness, Joe Kociuba who is a licensed professional engineer and professional planner in the State of NJ. The Board accepted his credentials as he has appeared before this Board previously. He proceeded to describe the property and the application. He explained it is undersized and went on to explain the requested variances. They are requesting relief from lot frontage, building coverage, lot coverage, rear yard setback, both side yard setbacks. George McGill went over the variances and said it is his opinion that you don't need variances for what we simply have to grant. There is no option for the Board to consider it. Keith said there is no option for them but to notice for such. Al said his reports will be revised going forward. Joe Kociuba said he reviewed Al Yodakis report and other than the question of the utilities there is nothing that they have a problem complying with. As far as #9 the utilities they are fed off of First Avenue and if possible they will locate the utilities underground but there is a utility pole on First Avenue on the Ocean side, the East side and then there is a utility pole on Timber Lane. The applicant told Joe that there are times when his neighbors are without power but he still has it. He stated this applicant meets the criteria for the C-1 and C-2 Variance requirements according the MLUL. Mark Larkin asked about parking and Joe said they can get three (3) cars on the site where two is the requirement. Mark Apostolou made a motion to open the meeting to the public, seconded by Kevin Thompson, all in favor none opposed. There was no public participation. Mark Apostolou made a motion to close the public portion, seconded by Kevin Thompson, all in favor none opposed. Keith Henderson gave his closing statement. Kevin Thompson made a motion to approve the application as stated, seconded by Mark Apostolou.

**Board Members Voting Yes:**

**John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke**

Neil said the Zoning Officer, the Administrator, George McGill, the Judge, and he put together a draft process to handle Ordinances to take out all the confusion, it's going to have a draft line and a process of where it's supposed to go, it's going to be dated so everyone is on the same page as far as time frame and getting all the bugs out pretty much before it gets here. So, we don't run into the same scenario like we did at the last meeting. These four Ordinances we have here, we decided that rather than amend them and carry

Mark Apostolou made a motion to cancel the second meeting of December 17<sup>th</sup>, seconded by Kevin Thompson, all in favor none opposed.

**Mark Apostolou made a motion to close the meeting, seconded by Robert Young, all in favor none opposed.**

**Meeting adjourned at 8:10pm**

**Respectfully Submitted,**

A handwritten signature in cursive script that reads "Mary C. Salerno". The signature is written in dark ink and is positioned below the typed name.

**Mary C. Salerno  
Planning Board Secretary**