

**ZOOM MEETING – Planning Board Minutes June 2, 2020 – 7 pm**

**Greg Love is the moderator for the meeting.**

**Neil Hamilton opened the meeting and asked everyone to Salute the Flag.**

**George McGill, Board Attorney read the Sunshine Law announcement.**

**ROLL CALL:**

**Board Members Present on Zoom:**

**Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson (present on his cell phone, no video so he couldn't vote) Leonard Sullivan, Neil Hamilton, Mark Larkin**

**Professionals Present:**

**Al Yodakis, Board Engineer/Planner  
George McGill, Board Attorney**

**Board Members Absent:**

**Councilman Gregg Olivera, John Burke, Barbara Ilaria (Mayor's Alternate)**

**Minutes of January 7, 2020 – Motion to approve made by Mark Apostolou, seconded by Greg Love, all in favor none opposed.**

**Vouchers, Robert Young made a motion to approve, seconded by John Muly**

**Board Members Voting Yes:**

**Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin**

**APPLICATION #12-2020 – As this application is a Use and a Bulk the Mayor will not be able to participate. Keith Henderson is the attorney representing the applicant. George McGill swore in Joe Kociuba, KBA Engineering, Jamie Sanders, owner/applicant and Al Yodakis, Board Engineer. Keith called on Jamie Sanders/Saker first to testify. She said she resides at 157 South Street and her parents reside in the second building. Her mother is 69 years of age and is the primary caretaker for her children. One of the problems with Jamie's house is there is only one bathroom and it is upstairs. The house was built most likely around 1916 as the year is stamped on the sidewalk. She has lived in Manasquan her whole life and her grandparents before her. Next, Keith called on Joe Kociuba to testify. The Board accepted his credentials as he has appeared before this Board many, many times. He is a licensed planner/engineer and was retained by the applicants. He proceeded to address the Bulk and Use Variances. He addressed Al Yodakis' report point by point**

stating the existing variances do not count as requested new variances. He has not done a soil boring but if Al so wishes he will have one performed. They will comply with all requests where possible, there is a utility pole that supplies the electric which is on the applicant's side of the road but the other utilities come in from across the Street. If possible they will be run under ground. The garage which exists on the property will provide more than 80 square-feet of storage and there will also be additional storage in the basement of the new addition. Regarding the parking stalls where 9 X 19 is required, and they have 9 X 18, he said they can meet the requirements. There are five stalls on the property and the cars do not have to back out onto South Street they can turn in the driveway for exit. He said there are no low areas on the property but at Al's request for Storm water management he will provide a re-charge system under the driveway which will run off into the ground and they will provide slotted covers for the roof drains. The driveway material will be permeable material. A Street excavation permit will be required for the proposed new apron and depressed curb. Construction details for the apron and curb will be provided on the plan submitted for the building permit. No trees will be removed as part of the application. Al addressed the Use, this is a D-2 Variance an expansion of a non-conforming use which is pre-existing. The accessory building was built in and around 1940. This lot is 9,940 square feet where the zone it is in requires 5000 square feet, it is just under the square footage where this lot would qualify for a minor subdivision. Neil Hamilton asked Al if he had anything additional to offer and Al responded that Joe Kociuba gave excellent testimony. Board members asking questions were Bob Young, and Mark Apostolou.

Mark Apostolou made a motion to open the meeting to the public, seconded by Leonard Sullivan, all in favor none opposed.

Audience Members:

Tom McMennaman – 35 Virginia Avenue – He lives in a historic house that they renovated and he is in favor of keeping the older, historic homes in Manasquan. He is in favor of the application.

Ashley Hunt – 42 Morris Avenue – She also is in favor of restoring the historic houses in the Town and she is in favor of the application.

Kim Norton – 153 South Street – She is a homeowner and also a Business owner in Manasquan and supports this application.

Mark Apostolou made a motion to close the public portion, seconded by Leonard Sullivan, all in favor none opposed.

The Board did not have any more comments.

Keith Henderson gave his closing statement.

Neil Hamilton said really the only issue here is the expansion of an existing use.

John Muly made a motion to approve the application, seconded by Bob Young.

Board Members Voting Yes:

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

Board Members Voting No:

Greg Love

**Mark Apostolou made a motion to adjourn the meeting at 7:43 pm, the motion was seconded by John Muly, all in favor none opposed.**

**Respectfully submitted,**

A handwritten signature in cursive script that reads "Mary C. Salerno".

**Mary C. Salerno  
Planning Board Secretary**