

JANUARY 22, 2014

The Manasquan Planning Board held a second meeting at 4:02 p.m. on Tuesday January 22, 2014 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.

Chairman Neil Hamilton's statement re: Open Public Meetings Act of 1975 and that notice was given to the Coast Star and the Asbury Park Press and forwarded to the Website on

Salute to the Flag

Roll Call:

Present: Mayor Dempsey, Council Member McCarthy, Chairman Hamilton, Members Rabenda, Burke, and Apostolou.

Absent: Members Muly, Harriman, Love, Sullivan, Price, Ragan, Thompson, and Young.

Professionals Present: Board Attorney – Geoffrey S. Cramer and Board Engineer Albert D. Yodakis

Board Attorney Geoffrey S. Cramer read the rules and time frame for the meeting.

Mr. Cramer also swore in Council Member McCarthy and Board Member John Burke to the Board.

APPLICATION #02-2014 – Cox, Maryanna – 25 Beachfront – Block: 165 – Lot: 4.01 – Zone: R-4 – Bulk Variance - Driveway

Mr. Henderson, Attorney for applicant which is a LLC and that the property is also known as 22 First Avenue. He advised that all appropriate documents have been submitted and asked that the Board accept jurisdiction over this application.

Mr. Cramer stated that all the appropriate paperwork has been filed and appear to be in good order.

Mr. Henderson stated that this is a simple application. He stated that the applicants also own in their own names individually the property next door. He advised that the this property was destroyed by Sandy and the applicant bought the property as additional parking and additional patio space on the side. He went over a license agreement with the neighbor. He stated that the ordinance requires 12 foot curb cut and there is a 25 foot curb cut existing. He stated that the requirement for a 20 foot wide driveway and that the driveway is 25 foot. He stated that there is no principal structure on the property and the applicant has no plans on putting in one in the near future. He advised that the board members have a copy of the plans which shows the existing residence and also shows the existing garage and existing parking outside of the garage. Next store on the property the applicants have acquired there is landscaping being put in, stairs, some fencing, and additional parking area. He advised that he would respectfully submit to the Board

JANUARY 22, 2014

that this satisfies all the criteria necessary for a C-2 variance and will be more desirable visual environment and it will be attractive from the road and it also provides adequate light and air and reduces the number of dwellings. He advised that it will also provide off street parking without sacrificing any on street parking. He respectfully requested that the board grant this application.

Chairman Hamilton stated that a Tech Report was submitted and it states that it would accommodate more off street parking than presently exists and that the Technical Committee is in favor of the application. There was no report requested from the Board Engineer and Mr. Yodakis stated that he reviewed the application briefly and he stated that it looks straight forward.

Board Member Apostolou asked about a deed restriction that says that if the contiguous property is demolished or vacated that this would just lapse.

Mr. Yodakis stated that they would have to come back to the board.

There was discussion on the property and the owners of each property.

Mr. Cramer stated that if they change their mind and want to build a house there they would need to come back in front of the board.

Mayor Dempsey made a motion to open this hearing to the public, seconded by Board Member Burke. Motion carried unanimously.

There being no comment, Board Member Apostolou made a motion to close the audience participation, seconded by Board Member Rabenda. Motion carried unanimously.

Board Member Rabenda made a motion to approve the application as submitted, seconded by Mayor Dempsey. Motion carried by the following vote: "yes" Mayor Dempsey, Council Member McCarthy, Chairman Hamilton, Board Members Rabenda, Burke, and Apostolou. "No" none.

APPLICATION #03-2014 – Hollander, Daniel and Claire – 349 Beachfront – Block: 185 – Lot: 19.01 – Zone: R-4 – Bulk Variances – Demo and Re-Build

Mr. Keith Henderson, Attorney for applicant and the property is located in the VE zone with a BFE 14 feet. He stated that all the appropriate documents have been submitted and that he requests that the Board accept jurisdiction.

Mr. Cramer stated that all the appropriate documents have been submitted and appear to be in good order.

Mr. Cramer swore in Daniel Hollander, applicant, Christopher Rice, Architect, and Al Yodakis, Board Engineer.

Mr. Henderson asked questions of Mr. Hollander.

JANUARY 22, 2014

Mr. Hollander stated that he is one of the owners of the property and this property is separated from the Fi

Board Member Apostolou made a motion to open to the public, seconded by Board Member . Motion carried unanimously.

There being no comments Board Member Apostolou made a motion to close the public hearing, seconded Board Member Thompson. Motion carried unanimously.

Council Member McCarthy made a motion to approve this application, seconded by Board Member Burke. Motion carried by the following vote: "yes" Mayor Dempsey, Council Member McCarthy, Chairman Hamilton, Board Members Rabenda, and Burke. "No" Board Member Apostolou.

APPLICATION #05-2014 Aversa, Jeffrey – 464 E. Main Street – Block: 153 – Lot: 26 – Zone: R-3 – Bulk Variances - Deck

Board Member Thompson made a motion to open to the public, seconded by Board Member Apostolou. Motion carried unanimously.

There being no comments Board Member Apostolou made a motion to close the public hearing, seconded Board Member Thompson. Motion carried unanimously.

Board Member Thompson made a motion to approve this application, seconded by Board Member Apostolou. Motion carried by the following vote: "yes" Mayor Dempsey, Chairman Hamilton, Board Members Rabenda, Harriman, Apostolou, and Thompson. "No" none

RESOLUTION #01-2014 – McManus, George and Janis – 5 Pickell Alley – Block: 169.05 – Lot: 55 – Zone: R-3

Board Member Apostolou made a motion to approve resolution 06-2014, seconded by Board Member Rabenda. Motion carried with the following members voting: "yes" Mayor Dempsey, Chairman Hamilton, Board Members Rabenda, Harriman, Apostolou, and Thompson. "No" none.

RESOLUTION #04-2014 – Yeager, Gerald – 345 Beachfront, 344 First Avenue – Block: 185 – Lot: 17 – Zone: R-4

Board Member Apostolou made a motion to approve resolution 06-2014, seconded by Board Member Rabenda. Motion carried with the following members voting: "yes" Mayor Dempsey, Chairman Hamilton, Board Members Rabenda, Harriman, Apostolou, and Thompson. "No" none

JANUARY 22, 2014

OLD/NEW BUSINES:

APPROVAL OF VOUCHERS

APPROVAL OF MINUTES

October 2, 2013 – Regular Meeting

AUDIENCE PARTICIPATION

Board Member Thompson made a motion to open the meeting to the public, seconded by Board Member Rabenda. Motion carried unanimously.

There being no comment Board Member Rabenda made a motion to close the public portion, seconded by Council Member Thompson. Motion carried unanimously.

Board Member Harriman made a motion to adjourn the meeting at p.m., seconded by Board Member Apostolou. Motion carried unanimously.

Respectfully submitted,



Barbara Ilaria, RMC
Acting Planning Board Secretary

DATE APPROVED 5-6-2014