

GEORGE R. DEMPSEY, JR.
Mayor

CONSTRUCTION DEPARTMENT
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

FRANK F. DiROMA
Supervisor of Code Enforcement

ALBERT "SANDY" RATZ
Construction Official

JOSEPH R. DEIORIO
Municipal Administrator/
Chief Financial Officer

JULY 15, 2014

The Manasquan Planning Board held a second meeting at 4PM on Tuesday, July 15, 2014 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.

Salute to the Flag.

ROLL CALL:

Board Members Present:

Mayor George Dempsey, Chairman Neil Hamilton, Councilman Owen McCarthy, Board Members: Muly, Rabenda, Sullivan, and Thompson.

Board Members Absent:

Harriman, Burke, Love, Ragan, Apostolou and Young.

Professionals Present:

Geoffrey S. Cramer – Planning Board Attorney

Raymond W. Savacool – T & M Engineering

Attorney Cramer, Planning Board attorney read the rules and time frame for the meeting. Also the Open Public Meetings Act of 1975 and that notice was given to the Coast Star and the Asbury Park Press and forwarded to the Borough website on January 16, 2014.

Chairman Hamilton announced to the audience and board members that Application #14-2014, 125 Main Street has not come back with new plans for their project. They will be heard at a later date. They will be re-noticing and re-publishing.

APPLICATION #12-2014 – Brock, Matthew – 63 Rogers Avenue – Block: 153 – Lot: 2 – Zone: R-3 – This applicant had been sworn in at a prior meeting. He had his Engineer with him. Mr. Cramer swore in Robert F. Wickle, II, Professional Engineer who would testify if the Board so desires. The Chairman brought the Board members up to date on this, he said the last time the height was the issue; we didn't even get into the deck. Mr. Wickle explained the reason for the height Variance, as when they life the house of its existing elevation of 8 to a new elevation of 12.9 which puts roughly 3.9-feet above the new BFE's. In order to have a garage doorway which meets Code, that would be 6.8 plus a header, you have to lift the house so the bottom of the girders is 8-feet above grade. The top of the door would be 7 then a foot for the lintel or the header over the garage door plus any framing and your sill plate which would put you right at about 8-feet plus or minus to the bottom of your joists inside the garage. If you dropped it any more you wouldn't be able to use a man-way passage because Code requires 6.8 on a doorway. Board members asking questions were Sullivan, and Dempsey. The applicant's Engineer also pointed out that his lot is conforming in lot area, just not in lot width. They are 6-feet short of the 40-

foot width. The only Variances they are seeking are the one-foot in height and the deck on the side. He needs approximately 4-inches for the deck setback. Kevin Thompson made a motion to open the meeting to the public, the motion was seconded by Mayor Dempsey, all in favor none opposed. There was no audience participation. Kevin Thompson made a motion to close the public portion of the meeting, the motion was seconded by Councilman McCarthy, all in favor none opposed. Kevin Thompson made a motion to approve the application, the motion was seconded by John Muly.

Board Members Voting Yes:

Mayor Dempsey, Chairman Hamilton, Councilman McCarthy, Board members: Muly, Rabenda, Sullivan, and Thompson.

APPLICATION #21-2014 – Struyk, Rosemary – 569 Trout Avenue – Block: 184.05 – Lot: 50.04 – Zone: R-3 – Mrs. Struyk’s son asked for permission to speak on her behalf. Mr. Cramer swore in Douglas Struyk, and Brian Berzinskis, Architect for the applicant. Mr. Cramer found the file to be in order and accepted jurisdiction. Douglas Struyk said this is a house that is being re-built; the home had been severely damaged as a result of Super Storm Sandy. The house was raised and then re-constructed with plans submitted by Mr. Berzinskis. The reason they are here today is the rear deck encroaches into the rear yard setback by approximately 5-feet. He feels it is a small modest deck measuring 7-feet, 10-inches deep X 13-feet, 2-inches wide. The rear shed will be removed once the home is complete. The deck and the steps encroach into the setback, the deck encroaches 4 2/3-feet. They are hoping to have construction completed sometime in September. Kevin Thompson made a motion to open the meeting to the public, motion was seconded by John Muly, all in favor none opposed. There was no audience participation, Kevin Thompson made a motion to close the public participation, and the motion was seconded by Councilman McCarthy, all in favor none opposed. Kevin Thompson made a motion to approve the application, the motion was seconded by John Muly.

Board Members Voting Yes:

Mayor Dempsey, Board Members: Muly, Rabenda, Sullivan, Thompson, Councilman McCarthy and Chairman Hamilton.

APPLICATION APPROVED

Mr. Struyk thanked the Board and the Town and the Board Secretary for their excellent treatment following the Storm, he praised everyone who he has dealt with and thanked them again.

RESOLUTIONS #20-2014 – Sceratto/Howell – 373, 375 Beachfront – First Avenue – Kevin Thompson made a motion to memorialize, seconded by Leonard Sullivan, all in favor none opposed.

RESOLUTION MEMORIALIZED

RESOLUTION #08-2014 – Windas, Rita – 58 Marcellus Avenue – Kevin Thompson made a motion to memorialize, seconded by Paul Rabenda, all in favor none opposed.

RESOLUTION MEMORIALIZED

RESOLUTION #18-2014 – Carr, Liam – 155 Third Avenue – Kevin Thompson made a motion to memorialize, seconded by Paul Rabenda, all in favor none opposed.
RESOLUTION MEMORIALIZED

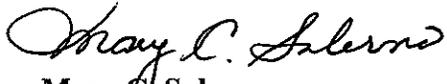
Vouchers – motion to approve the vouchers was made by Leonard Sullivan, seconded by Councilman McCarthy, all in favor none opposed.
VOUCHERS APPROVED

Minutes of July 1, 2014 – Kevin Thompson made a motion to approve the minutes, seconded by Mayor Dempsey, all in favor none opposed.
MINUTES APPROVED

Paul Rabenda questioned how the status of the Windas approval would be tracked. The Chairman informed him the Tax Office and the Code Department would handle it.

Kevin Thompson made a motion to close the meeting, seconded by Mayor Dempsey, all in favor none opposed.
MEETING ADJOURNED AT 4:35PM

Respectfully Submitted,


Mary C. Salerno
Planning Board Secretary