

MANASQUAN PLANNING BOARD MEETING TUESDAY JANUARY 10, 1978 MINUTES

Meeting called to order at 8:10 PM. in Attendance were Messrs. Tassini, Winterstella, Morgan Stanley, Iannelli, Newman, Also present, Mr. Pandolfe and Paul Symanski.

Minutes of December 13, 1977 meeting were read and approved. Dr. Tassini turned meeting over to Mr. Wight who presented his application for subdivision of Block 95 Lots 7 & 8. Mr. Wight advised that he had notified all residents within 200' of said property by certified mail. Mrs. VanSickle, resident of Wyckoff Ave., presented her receipt of said letter which was dated January 4, 1978 and objected to the fact that she did not have ten days notice. Mr. Wight submitted to secretary copy of list of residents he sent letter to, along with receipts for mailing and returned signed receipts. Secretary will check postmark dates and dates of receipts. Copies of plat plan were handed out to public in attendance. All residents in attendance were concerned with Lot #12, Block 95 which is used as access driveway to Lot 7. Presently a 1½ story concrete factory is on this lot and a 1 story concrete factory and 1 story frame dwelling on Lot 8. Mr. Wight's subdivision calls for moving lot line of Lot 8 to include only one story frame dwelling, and Lot 9 would include the two concrete factory buildings. Lot 12, also owned by Wight, is located on Wyckoff Avenue and zoned as residential. Residents on Wyckoff Avenue felt Mr. Wight's subdivision would increase traffic on Lot 12. Mr. Wight advised that the 12' easment along Lots 7 & 8 facing Main Street is used as driveway and would be so stated in deed. Mrs. Rowan, owner of Lot 13 on Wyckoff advised that when Fee & Mason owned property, Lot 12 was to be used as an emergency exit only and that employees of Bldgs on Lots 7 & 8 used Lot 12 for entering and exiting, as well as delivery trucks. The 12' easment was used as a driveway until the existing buildings made additions and the 12" easment is just not wide enough for delivery trucks. She cited the fact that the buildings have been hit many times and this driveway is more of an alley than a driveway.

Mrs. Vansicle brought up question of what would happen if Subdivision were approved and Lot 7 with two factory buildings were sold- what would be used as driveway. Mr. Wight advised it would be put in the deed that the 12' easment would be available.

Mr. Pandolfe, Planning Board attorney, took floor and advised that he could not comment on this subdivision request since he is involved in litigation with Mr. Wight. In view of this fact, the Board felt this hearing should be continued at the next meeting when an attorney would be available. Motion made to postpone decision and approved by all members. Meeting was closed to public and turned over to Dr. Tassini.

Mr. Winterstella suggested we check into the current restrictions on the use of Lot #12. Secretary will refer to old records on Block 95, Lots 7, 8 and 12. Mr. Pandolfe advised that the burden of proof is Mr. Wight's responsibility. Mr. Winterstella made a motion to retain Mr. Pandolfe as Attorney for the Planning Board. Motion seconded and all members approved. Resolution will be typed accordingly.

Mr. Pandolfe advised he will provide replacement attorney for the next meeting. Motion made to approve Mr. Pandolfe's suggestion and all members agreed. Resolution will be typed.

Mr. Szymanski advised that according to new zoning map, the properties in question Lot 7 & 8 on the Wight Subdivision application are zoned as B1, Lot 12 is residential. Mr. Morgan made motion that these properties remain as I, seconded by Dr. Tassini and approved by all. Mr. Szymanski will correct new zoning map to show this as I.

Meeting was turned over to Mr. Szymanski of Candeb and Fleissig who presented his cut and paste draft of zoning ordinance and Mr. Pandolfe will review, and then present to Planning Board. Planning Board then submits to Mayor & Council with recommendation that it be approved. Mayor & Council hold public hearings on Zoning.

Regarding Master Plan, Mr. Szymanski will submit final draft to Mr. Pandolfe within two weeks who will review same. Copies will be given to all Board Members for review at next meeting. Mr. Szymanski will prepare press review for public hearing.

Manasquan Planning Board Meeting Tuesday Dec. 13, 1977 - continued

Mr. Winterstella made a motion to continue with the firm Candeb & Fleissig for the year 1978 on a consulting basis at the same rates as in the original contract. Motion Seconded and approved by all members. Resolution will be typed.

Secretary will check with Borough Clerk's office regarding unpaid vouchers for Candeb & Fleissig.

Question brought up regarding Public Hearings on Master Plan wherein someone from the audience brings up a good logical change. Mr. Szymanski advised that this is a possibility and Dr. Tassini suggested we have photostats of proposed master plan and map available for public and after the hearing we can go to print. Mr. Szymanski will have about 30 draft copies made for public review.

A final review for public hearing will be made at February meeting, press release reviewed and then March Meeting for public hearing on Master Plan.

Motion made that Secretary have permission to issue a paid legal notice to papers when necessary, seconded and approved by all. Secretary will type resolution on Official News papers.

Secretary will type notice that Planning Board Meets on second Tuesday of month in Council Chambers at 8:00 PM and post in each vestibule of Boro Hall.

Motion made to adjourn meeting at 10:30 PM, seconded and approved by all members.

Sue Frauenheim

Nex Meeting February 14, 1978. Agenda: Review Public Hearing on Master Plan, Press Release Subdivision Application W. Wight Block 95, Lots 7, 8 & 12.



Department of Police
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



WILLIAM A. MORTON, Chief of Police
MANASQUAN, N.J.

Please reply to:

PLANNING BOARD AGENDA

2-14-78

*223-10096 Coast
2/1/78*

January 24, 1978

Dear Member:

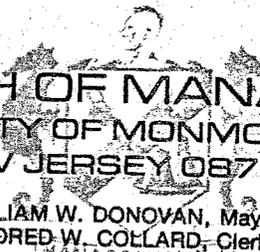
Next Planning Board Meeting Tuesday February 14, 1978 at 8:00 PM.
Agenda for this meeting:

1. Application #4 - Minor subdivision Ward Wight - Block 95, Lots 7 & 8. Mr. Pandolfe has retained another attorney to hear this application. (Mr. Stearn)
2. Application #5 - Received 1/24/78 from Owen Pearce, Attorney for Manasquan Savings & Loan Association for Major-Sub-Division Block 65, Lots 119-125 inclusive. Manasquan Savings wishes to purchase from Exxon Lots 120 through 125.
3. Manasquan Planning Board Reorganization Meeting to appoint Chairman, Vice Chair & Secretary for 1977, adopt resolution on meeting date, adopt resolution on official newspaper, etc.
4. Candeub, Fleigsig - review Paul Syzmanski's Press Release for public hearing on Master Plan, etc.
5. Any other old or new business.

If you feel we should have a half-hour work shop before meeting, please let me know and I'll advise all members to be there 7:30 PM. to discuss sub-diviss.

Thanks,

Sue



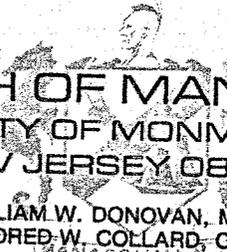
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

WILLIAM W. DONOVAN, Mayor
MILDRED W. COLLARD, Clerk
MANASQUAN, N.J.

February 8, 1978

The Manasquan Planning Board will hold a work-shop meeting at 7:30 PM Tuesday February 14, 1978 prior to its regular scheduled meeting at 8:00 PM.

Manasquan Planning Board


BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

WILLIAM W. DONOVAN, Mayor
MILDRED W. COLLARD, Clerk
MANASQUAN, N.J.

MANASQUAN PLANNING BOARD

February 9, 1978

Dear Member:

As mentioned in my note of January 24th, the agenda for the February 14th meeting is quite heavy and it was suggested that perhaps a half-hour workshop before the meeting would be advisable.

Dr. Tassini feels this half-hour workshop would be a good idea in view of the two sub-division applications.

Please be here at 7:30 PM on Tuesday February 14th.

Thank you,

Sue

MINUTES OF MANASQUAN PLANNING BOARD MEETING TUESDAY, FEBRUARY 14, 1978

Workshop meeting held at 7:30 PM in Council Room to discuss Minor Sub-Division Application #4 submitted by Mr. R. Wight for his client, Ward Wight covering Lots 7 & 8 Block 95 and Major Subdivision submitted by Pearce, Maguire, Burns & O'Brien for their client, Manasquan Savings & Loan Association (Application #5) for subdivision of Lots 22, 119-125 (inclusive) Block 65.

Meeting officially called to order by Dr. Tassini, Chairman at 8:00 PM. Those in attendance were: Dr. Tassini, Messrs. Conrad, Stanley, Donovan, Winterstella, Newman and Ianelli and Mrs. Ridley. Also in attendance Mr. Pandolfe who introduced Mr. S. Keane who would sit in on the Wight Application in his place.

Motion was made and seconded for appointment of Dr. Tassini as chairman. All members voted yes, and secretary will type resolution. Motion made, seconded and approved by all members to appoint Ed Stanley as Vice Chairman. Resolution to be typed.

Motion made, seconded and approved by all members to appoint Sue Frauenheim Secretary. Resolution to be typed.

at 8:00 PM

Motion made to adopt second Tuesday of the month as meeting night, with an amendment to hold workshop at 7:30 PM when necessary and if second Tuesday is a holiday, meeting to be held the following Tuesday. Motion seconded and all members voted yes. Resolution will be typed.

Motion made, seconded and approved by all members to make the Official Newspaper the Coast Star and the Asbury Press secondary newspaper. Resolution will be typed.

Motion made, seconded and approved by all members to appoint William Farrell, Planning Board Engineer. Resolution to be typed.

Motion made to approve minutes of January 10, 1978 meeting. Seconded by all members except Messrs. Donovan, Conrad and Mrs. Ridley who were absent from the Jan. 10th meeting.

Floor turned over to Mr. Pearce representing Manasquan Savings & Loan Association Major Subdivision application, who presented tax records on the properties in question and proof of mailing for Board's files. Manasquan Savings wants to buy a portion of land owned by Exxon who is willing to sell to them. Later in the future, Manasquan Savings would return to the board with any plans they may have to improve the property in question. Mr. Pandolfe advised they would have to submit a site plan before making any improvements and applicant was in accord. Mr. Farber, owner of property next to Manasquan Savings brought up question of the easement of 10' located on Lot 22 which is included in his deed, which was not shown on plans. Mr. Pearce assured Mr. Farber this will be included on their plat plan. Mr. Pandolfe pointed out Manasquan Savings will not be able to impede easement when they decide to do something with the property they would have to satisfy easement first. Mr. Farber was satisfied that his easement will be acknowledged.

Motion was made to approve Manasquan Savings' application for ^{major} sub-division with the condition the easement be shown on the maps, and that the Manasquan Savings & Loan Association is subject to cite plan ordinance of the Borough of Manasquan prior to any developments on this subdivision. Motion seconded and voted by all members for approval. Resolution to be typed.

Mr. Pandolfe turned meeting over to Mr. S. Keane who would act as attorney in Mr. Pandolfe's behalf. Messrs. Donovan Conrad and Mrs. Ridley did not partake in this portion of the meeting since they were absent when Application #4 Ward Wight was originally heard at the January 10th meeting.

Mr. Wight took floor and presented Board with copy of deed on Lots 7 & 8 & 12 Block 95 showing 12' easement on the S.E. portion on Main St. Mr. Wight advised the board he would welcome the board's approval that a permanent declaration be signed and indicated on the plat map showing this easement.

Mr. Winterstella brought up the point that there is only 3-4' between the building on Lot 8 and Ward Wight's bldg. and suggested that perhaps the subdivision line be moved to a more southerly direction in order to allow reasonable area between bldgs. Mr. Wight advised that the portion of bldg could be knocked off to bring footage in accord with 10' requirement

Dr. Tassini called for questions from the floor. Mr. Kane brought up the question of the driveway on Wyckoff Ave. Mr. Wight pointed out that his subdivision is for Lots 7 & 8 only and does not involve 12. Mr. Kane said he and his neighbors were concerned with Lot 12 because of traffic involved in getting to Lot 12. Mr. Winterstella suggested Planning Board write a letter to the Mayor and Council to investigate the situation with Lot 12 Block 95 to see if there is any violation. Motion made, seconded and carried.

Motion made to approve subdivision ^{to} subject/moving of line or removal of portion of bldg. between one story concrete bldg and Ward Wight Bldg. on Lot 7 so as to allow 10' requirement and that the 12' easement be permanent part of deed to allow access to Lot 8 through Lot 7, and that this 12' easement be designated a no-parking zone. Resolution to be typed. Motion made, seconded and carried.

Secretary advised of bill received from Candeburg & Fleissig for payment. Motion made to pay, and seconded and approved by all members.

Dr. Tassini advised Mr. Syzmanski would not be present due to illness at home. Since he was to prepare news release on Public Hearing for the Zoning Map & Master Plan, it was decided to wait until next meeting to complete plans on news release.

Mr. Winterstella advised Board of Adjustment was purchasing a tape recorder which would be available for the use of the Planning Board.-

Meeting adjourned at 9:45 PM by motion and seconded and approved by all members.

Sue Frauenheim
Secretary

Next meeting Tuesday March 14, 1978.

MANASQUAN PLANNING BOARD MINUTES - Meeting March 14, 1978

In attendance for workshop meeting at 7:30 PM: E. Stanley, R. Newman, W. Donovan, Mrs. Rush, Mr. Iannelli. Absent, Dr. Tassini, J. Winterstella, W. Conrad, Mrs. Ridley.

000 Reviewed letter received from Mr. Walter Schoenwolf, representing William Ferry (owner of Gay Nineties Ice Cream), wherein Mr. Ferry is considering purchasing Lot 7 Block 27 so as to permit him to buy masonry garage located in rear of the property and to develop it into a boutique. No objections raised to intended proposal and Mr. Schoenwolf will be sending in application for subdivision.

194 Meeting called to order 8:10PM by Vice Chairman E. Stanley. Minutes of February 14, 1978 meeting approved by all.

209 Regarding Resolution #7-78 Subdivision approval of Manasquan Savings & Loan application, Mr. Pandolfe brought up point of amending resolution as it pertains to applicant submitting cite plan for any future improvement of property since Borough has no ordinance requiring cite plan submittal. Mr. Pandolfe suggested resolution be amended to read that applicant adhere to any applicable requirements at time of improvement. Mr. Donovan moved to amend resolution, seconded and all board members approved. Resolution to be typed.

225 - Vice chairman turned meeting over to Mr. McGuire, attorney representing Lee Morton's application for major subdivision of 15 lots located Blocks 182B and 182C Marlin Ave., Manasquan. Mr. McGuire presented 1) Copy of the Lease Agreement between American Timber Company, owner of land and R. Lee Morton applicant; 2) Notice mailed to all within 200' 3) Statement of paid taxes; 4) Affidavit that American Timber is owner of said properties; 5) Letter from Freehold Soil Conservation 's approval of soil erosion and sediment control plan; 6) Monmouth County Planning Board/s approval of preliminary plats; 7) authorization from American Timber for Morton granting drainage, curb, sidewalk and utility easement; 8) Affidavit of notice publication; 9) Power of attorney to David C. Veeder to represent Mr. Morton. Also, Mr. Veeder has submitted to Mr. Miller, Manasquan Construction Code Official, plans for the fifteen homes Mr. Morton intends to build. Mr. McGuire turned meeting over to Mr. Veeder.

580 - Mr. Veeder acquainted board with Mr. Morton's plans to build fifteen homes on Marlin Ave. Homes to be approximately 24 x 38, Marlin would be black topped, hydrants put in. Sewer Dept. and Manasquan Engineer have given approval to water and sewer plans. After Mr. Veeder's presentation, there was a question and answer period with public. Questions raised re parking (each house will have driveway) drainage; sewer problem on Pompano, (Mr. Veeder advises sewer will be hooked up to third Ave. and Brielle line), ecology and water table (Engineer answered questions and satisfied homeowners); Price of homes (possibly in \$35,000-\$40,000 bracket); Re leasing of land from Carl Yard - Mr. Veeder advises they have signed ten year lease and buyers of these homes would have ten year lease - at end of ten year they would probably go to one-year lease. Major question of public was whether sewer system could handle additional sewerage. Mayor advised that town in contact with Southern Monmouth Regional and current system in municipality will be rehabilitated. and Job presently out for bid.

270 - Mr. Pandolfe presented letter from borough engineer outlining his investigation of plans and recommended revisions which Mr. Morton adhered to and also letter from Candeub & Fleissig Associates outlining their comments.
by J. Iannelli

750 Motion made/to approve both preliminary and final plans subject to applicant adhering to all applicable Federal, State, County and Municipal laws or ordinances, posting of performance and maintenance bonds and providing 10' wide drainage easement along rear property lines of five most easterly lots in Block 182C. Motion seconded by W. Donovan. Voted and approved 3-2. Resolution to be typed.

24 TRP
045 Meeting turned over to Mr. P. Szymanski who submitted copies of press release for public hearing on Master Plan and related zoning modification and advised

appropriate notices must be given to County Planning Board, public, Borough Clerks of adjoining municipalities. Mr. Pandolfe will prepare notice when it is decided by board when to have public hearing. Paul also submitted draft copy of Master Plan Update brochure with copy of proposed Land Use Plan and also draft copy of modified zoning ordinance, including PUD and Site Plan Review. Copies available for all members to read and secretary will send copy to each member absent.. Paul advised they have not completed subdivision ordinance and would appreciate any suggestions you might have. Mr. Pandolfe will then set up subdivision ordinance for board to recommend it be approved by Council.

Mr. Szymanski suggested Board get copy of Board of Education Master Plan and how PUD would affect it.

Board approved payment of Mr. Pandolfe's bill for services from Oct. 1977 through Feb. 1978, in amount of \$886.50.

Meeting adjourned at 10:50PM.

Next meeting April 11, 1978.

Sue Frauenheim
Secretary

MANASQUAN PLANNING BOARD MINUTES - Meeting April 11, 1978

Meeting called to order by Dr. Tassini at 8:00 PM. Members present were: Dr. Tassini, Ed Stanley, Mrs. Ridley, Mr. Conrad, Mrs. Danish, Mr. Winterstella. Absent: Mayor Donovan, Mr. Newman, Mr. Iannelli. Also present attorney Jay Pandolfe and Paul Szymanski of Candeub, Flessig Associates.

Minutes of March 14th meeting approved (Mrs. Danish made a motion to approve, seconded by Mr. Stanley)

Secretary advised that Monmouth County Planning Board had approved applications and plans for Manasquan Savings & Loan subdivision, Lee Morton subdivision and L. Ward Wight. Richard Wight, lawyer for L. Ward Wight brought to board's attention the fact that a court order was received from Superior Court of New Jersey wherein Vincent Vitollo, plaintiff and L. Ward Wight, defendant wherein original line separating lot 7 & 8 reinstated and lots now known as Lots 7, Lots 7A and 8. Vincent Vitollo now owner of Lot 7 and Lot 12 Block 95. Mr. Pandolfe read order and explained its contents to board.**

Dr. Tassini presented bill of \$656.30 received from Candeub & Fleissing for payment. John Winterstella made a motion to approve payment, seconded by Mr. Conrad. All members voted approval.

John Winterstella informed Board of budget reserve from last year and \$9000 for this year and that at one of our previous meetings we had agreed to apportion and additional \$1000 for Candeub for future services - suggest billing for services rendered. Mr. Szymanski will submit letter showing expenses through March, payments received, costs for future services.

**John Winterstella suggested letter be written to new owner of Lot 12 concerning its location in residential zone and being used for commercial traffic and will ask Code Enforcement Officer to address letter to Mr. Vitollo with copy to Chief of Police.

News release prepared by Candeub for public hearing on Master plan was discussed and Mr. Stanley made a motion to have a Public Hearing Meeting on Tuesday May 16, 1978, seconded by Mr. Conrad. All members voted in favor.

Mr. Pandolfe will be in touch with secretary regarding newspaper notices regarding public hearing.

Mrs. Danish made a motion to close meeting, seconded by John Winterstella and all members voted in favor.

Sue Frauenheim
Secretary

Next meeting Tuesday May 9th, 1978.

MANASQUAN PLANNING BOARD MEETING HELD TUESDAY MAY 9, 1978 - MINUTES

MEeting called to order by Dr. Tassini at 8:00 PM. Members present: Dr. Tassini, Ed Stanley, Mrs. Ridley, Mr. Donovan, Mr. Newman, Mr. Winterstella, Mr. Conrad. Also present attorney Jay Pandolfe and Paul Szmanski of Candeb, Flessig Associates. Minutes of April 11th meeting approved.

Secretary advised status of Morton Major Subdivision - bonds posted just awaiting approval of DEP on Sanitary Sewer Extension. Bills received from Pandolfe & Farrel for services

Mr. Ianelli advised that a letter was sent to Mr. Vitollo with copy of same to Chief of Police concerning Lot 12 on Wyckoff Avenue and traffic flow.

Secretary read letter from Monmouth County showing approval on addition made by HiWay Oil on Atlantic Avenue

Mr. Schoenfeld, representing Mr. William Ferry of Allenwood, present minor subdivision application for Lot 7 Block 27, 83 Main Street. Applicant seeks to remodel existing masonry garage to convert it into a retail shop or profession office. Question of non-conforming use and board advised Mr. Schoenfeld to include in their application variance for non-conforming lot. Mr. Szymanski would also look over property in question. Mr. Schoenfeld and Mr. Parry to return at next meeting, June 13th.

Secretary read letter from Monmouth County Planning Board and their comments concerning our Master Plan. Copy of letter given to Mr. Szymanski for his review.

Mr. Pandolfe took floor and explained to Board what the procedures for the Public Hearing on Master Plan May 16th should be.

No other business to discuss, meeting adjourned by Dr. Tassini at 9:30 PM.

Sue Frauenheim
Secretary

MANASQUAN PLANNING BOARD PUBLIC HEARING ON MASTER PLAN May 16, 1978 - Minutes

Dr. Tassini called meeting to order at 8:00 PM. Members present were: Dr. Tassini, Messrs. Donovan, Stanley, Conrad, Newman, Winterstella, Iannelli and Mrs. Ridley and Mrs. Danish. Also present attorney Mr. Pandolfe and Mr. Paul Szymanski of Candueb, Flessig.

Dr. Tassini acquainted audience with the N. J. law requiring communities to update their Master Plans to conform to Zoning Codes and previous plan was developed in 1964. Meeting turned over to Mr. Szymanski. Public in attendance - 19.

Mr. Szymanski explained Board's aims, Land Use Act and zoning. Mr. Pandolfe declared meeting open to the Public and requested anyone having questions to state name, address and address the board.

Question raised on what exactly PUD was, effect on ecology, housing, schooling, etc. Comments and suggestions taken from several residents .

Mr. Don Sherman of Sherman Lumber Co., Broad Street questioned the change from industrial to commercial zone of his property, citing several other industrial zones that were not changed. After discussion on reasoning for the change Chairman called recess. During recess Board discussed pros and cons of changing Sherman Lumber from industrial to commercial or leaving it industrial. Motion made to maintain this property as industrial and approved. Motion made to adopt and draft resolution showing property south of Sherman's ~~Broad Street~~ to retail stores Zoned Office Commercial. Also motion made and approved to show on Master Plan V. Miller Preston Street.

Motion made to postpone final decision on Master Plan to next scheduled meeting June 13th seconded and approved.

Dr. Tassini adjourned meeting at 11:00 PM.

Sue Fraunheim
Secretary

MANASQUAN PLANNING BOARD Minutes of Meeting Tuesday June 13, 1978

Mr. Stanley, Vice Chairman called meeting to order at 8:00 and avised this was a continuation of Public Hearing on Master Plan Update heard on May 16, 1978.

Those present: All memebers except Dr. Tassini, Chairman. Motion made and seconded to approve minutes of May 9th and May 16th meetings. All members approved.

Mr. William Longstreet, whose son owns property on Central Avenue designated on Master Plan Update as Public Beach, Parks & Open Space requested the Board to reconsider this zoning. He presented map showing other properties he has scquired on Main Street & Allen and of their plans to build an apartment complex such as that in Brielle, Brandywine. This area is in R-2 Zone and if Mr. Longstreet did want to build he would have to apply to Board of Adjustment for variance. Mr. Longstreet was advised that at the time he applies for development he would have to submit a site plan. Board agreed to take this matter up with planners, Candeub, Fleissing Assoc.

Mr. Langella brought up question why NW Corner Cedar and Potter was not designated Public Beach, Park & Open Space area as where other three corners. This will also be discussed with planners.

No further questions from audience or board, Vice Chairman closed Public Hearing for continuation at the July 11th meeting. All members in favor.

Application of Pinehurst Development for subdivision of 141 N. Main Lot 1-A, Block 44 B was postponed since applicant had not advised all residents within 200' of his intentions.

Mr. Schoenfeld presented his client, Mr. Ferry's, appliction for minor subdivision and variance of Lot 7 Block 27. Mr. Ferry presented receipts showing certified letters sent to all residents within 200' of property. After discussion on how this subdivion and its intended use as boutique or pfoessional building would affect parking, Mr. Schoenfeld advised his client would restrict the use to storage or warehouse, and would therefore amend his application as such. Board agreed to resolution allowing subdivision and variance with use of existing building for storage and/or warehouse.

Secretary presented bill received from Candeub for March expenses of \$723 and April expenses of \$687. All members approved of payment.

Bills presented by secretary from Messrs. Pandolfe, Farrel and Candeub with reference to work they conducted for the Major Subdivision of Lee Morton, Motion made to send these bills to Less Morton for payment. All members in agreement.

No other business Chairman called meeting to end at 9:50 PM.

Sue Frauenheim
Secretary

MANASQUAN PLANNING BOARD MINUTES OF MEETING TUESDAY JULY 11, 1978

Dr. Tassini called meeting to order at 8:05PM. All members present except Mrs. Ridley. Minutes of June 13th meeting approved.

Mr. Brennan, attorney for Pinehurst Development, presented application for sub-division 141 N. Main St., Lot 1-A Block 44B, owner Charles Stryker, along with Proof of Service and Public Notice. Mr. Brennan advised that sub-division meets all municipal requirements with the exception of shed that straddles the line and an existing frame garage that would have to be removed, which they would be willing to do if subdivision were approved. Mr. Frymire, representing Pinehurst was sworn in (being principal holder in Pinehurst) who advised they had no plans right now to develop property. About thirty persons were present at meeting and questions were asked as to what they intended to build, where would the garage (which is also an apartment) be relocated. Mr. Frymire advised they didn't know where garage would be moved to at this time. Most were concerned with where driveway would be located. Mr. Pandolfe advised audience that applicant was requesting subdivision of a piece of property. The Planning Board can only consider whether the particular property meets zoning requirements. Planning Board can make certain conditions upon granting of such approval, such as removal of shed and garage. Any future owner would submit plans to Manasquan Building Inspector and Code Enforcer. Planning Board has no control over type of home or where the home will be located. All the Planning Board can consider is does the lot conform and if it doesn't will the applicant correct non-conformity. Existing home on 1A has 50' setback from Main. Question was raised as to what kind of setback Mr. Frymire would make if house built on subdivided lot, would it be detrimental to neighborhood. Mr. Brennan advised his client would consent to approval subject to removal of shed and garage, but if required a setback of 50' he would advise his client to appeal that condition.

Board ended public part of meeting and held Board discussion. Mr. Pandolfe explained a motion could be made to approve with condition that garage and shed be removed, and 25' setback from Muriel with 50' setback from N. Main and Board feels any other measurements would be detrimental to public good for reasons stated at this meeting. Requirements would be noted on filed map and deed. Motion made to continue discussion at next meeting in August, seconded and approved by all.

Master Plan Up-date reviewed. Further discussion on Longstreet property on Central Ave. being classed Open Park. Mr. Longstreet satisfied with this classification since it was explained that, if in the future, they wanted to build, they could apply for variances or zoning change. Board would hold preliminary discussion to insure property would be developed in accordance with requirements.

Sherman's *Corner of Main*
Mr. Szymanski brought up question of changing zone in area on Board Street from Manasquan Lumber down and area of Taylor Ave North of Main from B1 to Office Commercial. Motion made, seconded and approved by all.

Vote taken on Master Plan approved by all. Mr. Pandolfe advised next step submit to Mayor and Council for approval.

Regarding Zoning Ordinance, Jay Pandolfe will submit to Boro Attorney and then to Mayor and Council with request they accept and approve same. Motion made to authorize Mr. Pandolfe to send proposed ordinances to Boro attorney, seconded and all voted in favor.

Meeting called to close at 10:15PM. Next meeting scheduled for Aug. 7th, with workshop at 7:30.

Sue Frauenheim

Manasquan Planning Board Minutes of Meeting Tuesday August 11, 1978

Workshop session at 7:30 to review Application for subdivision of Lot 1A Block 44B submitted by Pinehurst Development.

Meeting called to order at 8:10 PM by Dr. Tassini. Members present: W. Donovan, E. Stanley, W. Conrad, J. Ianelli, J. Winterstella, R. Danish. Absent were Mrs. Ridley and Mr. Newman.

Minutes of July 11, 1978 corrected as follows:

Paragraph #1: Re Subdivision Pinehurst Lot 1-A Block 44B setback measurements on N. Main St. corrected to 58.38' and 58.78'.
Reference to garage, which is also an apartment. Delete "which is also an apartment" (line 10)

Paragraph #4: Correct Manasquan Lumber to "Sherman's Lumber and add "down to corner of Main.

Floor was open to public for questions concerning Subdivision of Lot 1A Block 44B. Public Discussion closed and board went into executive session where they further discussed application. Motion was made and seconded to approve subdivision with following factual findings.

1. Minor subdivision confirms to zoning requirements.
2. There is located on property two structures which would violate set back requirements and zoning requirements if left in present position and subdivision were granted.
3. Applicant has stated he would have no objection to any condition requiring facing of future residence toward Muriel Place.
4. Setbacks of adjoining properties to the requested subdivided property are such the Board finds it might impose certain conditions on requested subdivision in order to maintain character of neighborhoods and to maintain intent of zoning plan and to act without substantial detriment to the public good.

The board approved subdivision with following conditions. Two structures to be removed or otherwise conform to zoning requirements at the time application is made for a bldg permit for subdivided property. (2) Upon development of subdivided property driveway presently giving access to above mentioned garage shall be entirely eliminated from subd. property. (3) Any future residence built face Muriel Place. (4) Future residence have 20" setback from Muriel Place. (5) No bldg. permit issued for development until such time as garage and shed conform to zoning requirements. (6) applicant submit new plat containing conditions listed herein (7) Applicant file subdivision in manner under Land Use Law containing all conditions of resolution to insure these conditions become matter of public record. Motion voted on and approved - 6 yes, 1 no and 2 absent.

Dr. Tassini advised that Candeb submitted Official Map, Zoning Map and Planned Land Use Map. Motion made and approved to rezone that portion of S. Street next to Brad's TV to Residential - Dr. Mara's two lots and one to the South of Dr. Mara. Mr. Szymanski to be advised of this by secretary Mr. Pandoife to submit New Master Plan to Boro's attorney for submittance to Mayor & Council with Board's recommendation that Mayor & Council approve same.

Secretary advised board of Mrs. Ridley's resignation due to illness.
No further business, meeting adjourned at 9:40 PM.

Sue Fraunheim, Secretary

Next Meeting Tuesday Sept. 12, 8:00 PM

MANASQUAN PLANNING BOARD MINUTES OF MEETING TUESDAY SEPT.12,1978

Meeting called to order at 8:10 PM. Members Present: Messrs. Tassini, Donovan, Stanley, Conrad, Newman, Winterstella, Bolton and Mrs. Danish. Absent: Mr. Ianelli.

Minutes of August 11th meeting were approved by all members.

Application of Mr. & Mrs. F. Murnane and Mr. & Mrs. Fred Lockenmeyer for subdivision of Lot 1 and 2, Block 160, creating new lot 9 was heard and approval given with condition that existing garage on Lot 1 be razed or moved to comply with zoning regulations.

Application of Mr. & Mrs. Triggiano for subdivision of Lot 1D, Block 32 into two lots was heard. Mr. Pandolfe advised that even though this is in a B-1 zone, it complies with all zoning regulations. Approval was given and all members agreed.

Application of Mr. & Mrs. Willard Smith submitted by Mr. Kean for subdivision of Lot 3815, Block 182B was submitted. This property is owned by American Timber Co. and leased to the Smiths. This subdivision was submitted to the Board of Adjustment in July along with a variance. Through some error it was never submitted to the Planning Board. In view of the time elapsed and inconvenience already caused the applicants, Board decided to hear the application. Mr. Kean submitted letter from American Timber giving the Smiths approval to submit subdivision. Mr. Pandolfe advised that since American Timber Co. is the owner and taxpayer of this land, American Timber Co. should be the applicant. The Board approved the subdivision with the condition that the name of the applicant be changed to American Timber and shown on the plats submitted. This is in an R-3 zone and meets all requirements. Mr. Kean will correct plats and application.

Dr. Tassini advised that Paul Szymanski of Candeub has been in touch with Mr. Pandolfe and Borough lawyers regarding new zoning code which will go to Mayor and Council with Board's recommendation that it be approved. Mr. Szyjanski will submit map showing the old zoning and new zoning.

Mr. Newman had a question regarding the owner of large tract that continuously submits minor subdivisions. Mr. Pandolfe advised that this is called "creeping major subdivision" and is done so the applicant does not have to provide streets, sewers, lights, curbs, etc. However, the Board has the right to refuse the applicant the next time he comes in with such a minor subdivision.

Secretary presented bill from Candeub and Fleissig for July services amounting to \$934. Motion made, seconded for payment and all members agreed.

No other business on hand, motion made, seconded and approved by all members to adjourn at 9:10 PM.

Sue Frauenheim
Secretary

Next Meeting October 10, 1978.

MANASQUAN PLANNING BOARD MINUTES OF MEETING TUESDAY OCTOBER 10, 1978

Meeting called to order by Dr. Tassini at 8:00 PM on Tuesday Oct. 10, 1978. Members in attendance were: Dr. Tassini, Messrs. Donovan, Stanley, Newman, Winterstella, Iannelli, Bolton and Mrs. Danish. Mr. Conrad was absent.

Minutes of September 12, 1978 meeting read and error noted in spelling of Mr. Bolton's name which secretary will correct.

Review of Master Plan Booklet showed discrepancy in square footage requirement in residential density, errors in spelling and use of wrong words. Dr. Tassini made a motion to hold a special Meeting on Tuesday Sept. 24th if possible with Mr. Paul Szymanski of Candeb And Fleissig to review Master Plan Booklet and also discuss stage of proposed new zoning code. Motion seconded by Mr. Donovan and all members approved. Secretary will be in touch with Mr. Szymanski and set up meeting date.

Mr. R. Smith, builder of 2679 Highway 70, Manasquan, had an informal hearing in reference to a nine lot subdivision on Morris Avenue east of Union Avenue. Mr. Smith presented a map that has been submitted to the Planning Board some years ago - 1975 by Mr. Schenck of Pt. Pleasant. Mr. Donovan brought up the fact that there are now three homes on Morris Ave. who are not tied into the sewer system because of grading problems and he felt any development of this land would call for a lift station because the land is so low. Mr. Smith advised by board that this subdivision would be considered a Major subdivision and developer would have to put in streets, curbs, storm drains, water, black top, sewers. Also the board advised Mr. Smith to contact Boro Construction Code Enforcer and Boro Engineer.

Mr. Smith brought up question of curbing on one side where the lots are. Mr. Donovan advised that it is up to the Planning Board to decide whether the developer has to curb both sides of street or only that side being developed. Under the new Land Use Act which came into effect since 1975, the Planning Board is now empowered to make decisions as to curbing requirements, utilities, etc.

Mr. Smith will contact Code Official and engineer then submit preliminary Major Subdivision application along with engineers statements, etc.

No further business, Dr. Tassini called for motion to end meeting. Mr. Donovan made motion to do so, seconded by Mrs. Danish.

Sue Frauenheim

RICHARD S. SMITH, BUILDERS

2679 HIGHWAY 70
MANASQUAN, N. J. 08736
(201) 223-2700

10/10
ae

September 28, 1978

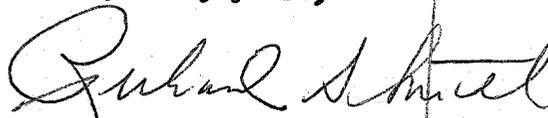
Mrs. S. Fraunheim
Secretary of Planning Board
15 Taylor Ave.
Manasquan, N. J. 08736

Dear Mrs. Fraunheim:

I am requesting an informal hearing with the Planning Board
in reference to a nine lot subdivision on Morris Avenue east
of Union Avenue.

Please advise if this can be arranged; and if so, what date?

Very truly yours,



Richard S. Smith

RSS:js

called
can go to
10/10/78
meeting

Minutes of Planning Board Special Meeting called Wed. 10/25/78 with Planners, Candeub, Fleissig & Associates.

Meeting called to Order by Vice-Chairman E. Stanley at 8:15PM. Those present: Messrs. Donovan, Ianelli, Bolton, Stanley and Mrs. Danish; also secretary Attorney Pandolfe and Mr. Paul Szymanski of Candeub, Fleissing & Associates.

Mr. Stanley turned meeting over to Mr. Szymanski who reviewed booklet "Master Plan Update, Manasquan, New Jersey", page by page. Corrections on page 2: Commerical Uses, work Preparing deleted replaced with Preserving, Permitting office uses along Taylor Ave. and Broad Street, deleting Parker Ave; Industrial Uses: add word principally located along N.J. Route 71 and N.Y.-L.B. railroad; Public & Semi-Public Uses - correct spelling of work assess to access

Corrections on Map Key- Under moderate density residential change figures to 5000 S.F. - 8 DU's and 3400 S.F. 12 DU's; Medium Density change to 2800 S.F. 15 DU's and 2700 S.F. 16 DU's. (These changes will also be made in the text on Page 5 under Residential.)

Page 5 - change sq. footage and DU's to conform to map. Correct misspelling of dwelling

Back Page- Correct initials for William W. Donovan and John L. Winterstella add Vice-Chairman to Mr. Stanley's name, add name of new member Joseph M. Bolton.

Mr. Szymanski will arrange to have all deletions, additions and corrections made and booklet reprinted.

Jay Pandolfe brought the board up to date on the standing of the Zoning Ordinance. He advised that he had sent Borough attorneys drafts of zoning ordinance, subdivision ordinance and copy of the proposed official map. After review they should be submitted to Governing Body who would then recommend these documents for approval by the Planning Board. The Planning Board would then recommend the approval as required by statute and the necessary steps would be taken to enact the ordinances. Article Twenty of the subdivision ordinance has to be drafted by the Boro Attorney or the Board of Adjustment Attorney. Boro attorney has to complete Article 21 on Administration and Enforcement.

Mayor Donovan advised Board he will keep in touch with Boro attorney to insure work progresses before the deadline of February 1st. If new Zoning Ordinance is not adopted at that time, there would be no Existing Boro Ordinances as of 2/1/78.

Paul Szymanski will be sending additional copies of the Zoning Ordinance, etc. so that each member of the governing body will have a copy for reference.

Meeting adjourned by Mr. Stanley at 9:00 PM.

Sue Fraunheim
Secretary