

Minutes of Manasquan Planning Board Meeting held January 9, 1979. Meeting called to order at 8:00 PM. Members present were: Messrs. Tassini, Donovan, ^{R Danish} Conrad, Newman, Bolton and Stanley. Messrs. Winterstella and Ianelli arrived few minutes later.

Dr. Tassini made a motion to approve minutes of meeting held December 12, 1978, Mr. Donovan seconded, all members present approved.

Mr. Newman made a motion to nominate Dr. Tassini Chairman 1979, seconded by Mr. Bolton. All members present approved.

Mrs. Danish made a motion to nominate R. Newman Vice Chairman. Seconded by Mr. Stanley. All members present approved.

Mr. Donovan made a motion to appoint Sue Frauenheim Secretary of the Planning Board at a salary of \$500 per year. Mr. Bolton seconded motion and all members present approved.

Mrs. Danish made a motion to appoint Mr. J. Pandolfe Attorney for Planning Board. Mr. Donovan seconded. All members present approved.

Mr. Newman made a motion to select the Coast Star as its official newspaper and ASbury Park Press as its secondary paper. Seconded by Mr. Bolton. All members present approved.

Mr. Donovan made a motion to designate the second Tuesday of the month as the regular monthly meeting date of the Planning Board. Seconded by Mr. Bolton. All Members present approved.

John Winterstella made a motion to retain Candeub, Fleisig & Associates as consultants on an on-call basis. Seconded by Mr. Ianelli. All members approved.

Mr. Winterstella made a motion to accept budget for 1979 of \$5500.00; Attorney on-call basis \$2500, Consultants-\$2000, Secretary \$500, Overhead expenses (tapes, newspaper notices, postage, etc.) \$500.00. Seconded by Mr. Donovan. All members approved. Mr. Winterstella requested secretary to submit letter to him with their recommendation for this budget.

Secretary will also submit letter to Candeub, Fleisig & Associates advising that Planning Board would like to retain their services on an on-call basis, hourly fee.

Dr. Tassini presented letter from Canceub, Fleissig, summarizing their services for 1978 and monies paid to them. They had submitted detailed report on their September Invoice \$469.92 for August services. Motion was made to pay this bill, seconded and approved. There is still an open bill for services rendered in Sept., Oct., November., 1978 amounting to \$919.70. Payment was deferred until completed Master Plan Booklets are received.

John Winterstella advised Board that the new Zoning Ordinance will be introduced on January 15, 1979 and a public meeting will be held on January 29, 1979. Secretary will advise Mr. Szymanski of Candeub of these dates.

Informal discussion was held with Mr. J. Steiger, representing Mr. Kaiser who would like to submit minor sub-subdivision on Lot 27A, Block 82, Curtis Avenue. Board saw no problem with their intended subdivision and advised Mr. Steiger to submit application.

No further business, motion made to adjourn meeting.

Sue Frauenheim

Next meeting Tuesday Feb. 13, 1979.

Zone

February 8, 1979

Dear Member:

Enclosed please find copy of minutes from meeting held on February 13, 1979.

Next meeting Tuesday March 13, 1979 at 8:00 PM. As of this date the agenda is as follows:

Discussion of recommended ammendments by Candeub & Fleissig to the PUD Section of Zoning Ordinance - copy of Paul Sysmanski's recommendations enclosed.

Status of corrected Master Plan Booklet

Mr. Nick Condon was in asking for application for major subdivision on South Street. He may be at meeting for informal discussion.

See you on the 13th of March.

Sue Frauenheim

Minutes of February 12, 1979 Meeting of Manasquan Planning Board held at 8:00 PM Borough Hall. Those in attendance: Messrs. Tassini, Stanley, Newman, Bolton, Winterstella, Donovan and Mrs. Danish. Mr. Ianelli & W. Conrad absent. Also present Mr. James Smith, Advisory Committee, Mr. Jay Pandolfe, attorney and Sue Frauenheim, Secretary.

Dr. Tassini called the meeting to order at 8:00 PM. Minutes from January 9, 1979 meeting were approved. (Motion made by Dr. Tassini to accept minutes, seconded by Mr. Bolton).

Dr. Tassini read budget as submitted to Mr. Winterstella, Finance Committee, Borough Council for \$5,500 for 1979. Budget was accepted by Mayor and Council.

Dr. Tassini read letter received from Candeub, Fleisig & Associates advising of increase in hourly rate for labor, automobile and outside expenses. Mayor made motion to approve rates, seconded by Mr. Stanley. All voted in favor. Mr. Pandolfe raised the question of engineering, attorney and consultant fees re major subdivision. Mayor advises that the Borough is reimbursed for these fees by the developer, and moneys go into municipal fund.

Secretary read letter from the Monmouth County Planning Board praising the good job done on Zoning ordinance and in particular the PUD Section.

Dr. Tassini presented Candeub & Fleissig's bill for services rendered in September, October and November totaling \$919.70 and for December services amounting to \$443. Mr. Newman made motion to pay bills, seconded by Mr. Donovan all members voted approval.

Concerning the selection of an Engineer for the Planning Board, Mr. Donovan made a motion to hire the Boro Engineer, Mr. Wm. Farrell, motion was seconded by Mr. Stanley. All Members voted approval. Resolution will be typed.

Mr. Pandolfe brought up the question of the adoption of an Official Map by the Boro which would show designated parks, streets, available lands, etc. If the borough wanted to purchase certain properties, they could not without the official map being adopted. Mr. Donovan made a motion for Mr. Pandolfe to get in touch with Boro Attornies to adopt official map; motion seconded by Mr. Newman. All voted approval.

Mr. J. Steiger presented a minor subdivision for his client, Mr. E. Kaiser, 2502 Ramshorn Drive, Wall, for subdivision of Lot 27A, Block 82 Curtis Ave.. Mr. Steiger advised that in 1973 client's mother-in-law applied for a subdivision to add 25 feet from Lot 27B to 27A. Approval was given at that time. Mr. Kaiser is now in the process of selling Lot 27A and was advised by the Title Search Company that at the time approval was given in 1973, Mr. Kaiser's mother-in-law was not the rightful owner of the property; Mr. Kaiser was. Mr. Steiger's client would now like to apply for the subdivision in order that the deed and tax maps will show Mr. Kaiser to be present owner. Mr. Winterstella made a motion to approve minor subdivision, seconded by Mr. Stanley, all members voted approval.

Secretary handed each member copy of the corrected Master Plan submitted by Candeub. Mr. Bolton pointed out discrepancy in map code to map and explanation residential requirements. Error apparently made in printing and secretary will get in touch with Candeub and Fleissig & have them correct.

Mayor Donovan advised the board that he had appointed three members, Messrs G.Dvorak, Horace Weldon and James V. Smith to a new Advisory Committee to the Planning Board. Mayor would like the Planning Board to be more than just a hearing board for subdivision applications. Would like the Advisory Committee to act for the Planning Board; i.e. go to Chamber of Commerce Meetings, make recommendations and suggestions to the Planning Board for submission to Mayor and Council; Advisory Committee could interest itself in those properties in town that could be better developed, especially in the PUD area.

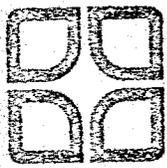
Mr. Pandolfe brought to the board's attention the preparation of a suitable application form for subdivisions along with a list of instructions, especially in view of the fact that we have now adopted site plan ordinance. Mayor made a motion to have Mr. Pandolfe draw up such forms, seconded by Mr. Bolton all members in favor.

Mayor let the board know how pleased he was with the appointments made to the Planning Board and praised the Board for their interest and performance. particularly in the Master Plan. Zoning and Site Plan developments. He personally feels the Planning Board did an outstanding job and was pleased with their attendance at meetings and conscientiousness. He was pleased that a meeting never had to be called off because of a lack of a quorum.

Dr. Tassini made a motion to adjourn at 9:00 PM, seconded by Mr. Stanley. All members voted approval.

Lee Frauenthal

Next meeting Tuesday March 13, 1979



February 22, 1979

The Honorable William W. Donovan
Mayor
Borough of Manasquan
Borough Hall
15 Taylor
Manasquan, New Jersey

**Candeub,
Fleissig and
Associates**

Consultants in
Community
Development and
Environmental
Planning Since 1953

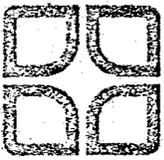
Dear Honorable Mayor Donovan:

As I have discussed with you, I have prepared modifications to the PUD Section (Article XI) of the Zoning Ordinance which I recommend be considered by Borough Council as amendments to Article XI.

The modifications are contained in the revised Article XI (Planned Unit Development) of the Zoning Ordinance, copies of which are herewith transmitted to you, and include:

Section 107-48:

- B. Permitted Uses:
Permitted residential uses are listed.
- D. Commercial Facilities:
The paragraph is revised to permit up to 10% of the PUD area for commercial uses and parking areas. The former control was 5% for commercial use only.
- H. Yard and Bulk Controls for individual uses:
This is an added paragraph as original document did not contain controls.
- I. Parking and Loading:
Added paragraph
- J. Garages:
Added Paragraph
- K. Design Standards:
Added Paragraph
- L. Signs:
Added Paragraph



- M. Common Open Space:
Formerly paragraph I
- N. Timing:
Formerly paragraph J
- O. Formerly paragraph K
- P. Disposition of Common Open Space
Formerly paragraph L
- Q. Improvements
Formerly paragraph M

Please advise if there are any questions or comments.

Sincerely yours,

Paul F. Szymanski
A.I.C.P., P.P.

PFS:veb

Enc:

cc. Dr. Charles Tassini, Chairman
Manasquan Planning Board

John T. Pandolfe Jr., Legal
Counsel for Planning Board

Kenneth Fitzsimmons, Legal
Counsel for Borough Council

ARTICLE XI

PLANNED UNIT DEVELOPMENT (PUD)

107-45 Purpose

The Borough of Manasquan desires to take full advantage of modern design construction, technology and planning methods to promote the comprehensive development of the area designated as PUD. The Borough has established this purpose because of the present land ownership pattern, the presence of land without public street access, the sensitive environmental quality of the area, the presence of wetlands and the existence of strategically located Borough-owned property in the area.

107-46

Specific objectives to be achieved include: the development of the PUD as a single entity; the preservation and protection of wetlands, the Manasquan River's water edge and other natural site resources; the provision of a variety of new housing types; the development of resort commercial uses; the allowance for public access to natural resource areas; the efficient utilization of land to its highest potential; the development of new economic activities in the Borough.

107-47 Findings for Planned Developments

Prior to approval of any planned development, the Planning Board shall find, as required by N.J.R.S. 40:55D-45, the following facts and conclusions:

- A. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning standards applicable to planned developments.
- B. That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location and purpose of the common open space are adequate.
- C. That provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate.
- D. That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.

- E. In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

107-48 Planned Unit Development (PUD) Conditions and Standards

The Planned unit development use shall meet the following conditions and standards:

- A. Development as a Single Entity: The tract shall be developed as a single entity.
- B. Permitted Uses: Residential and commercial uses and public facilities. Residential use includes clustered single family detached homes and townhouses and apartments over commercial facilities.
- C. Maximum Residential Density: The maximum permitted density shall be six (6) dwelling units per gross acre except that land designated as wetlands, water courses, and for municipal parking shall not be considered for density purposes.
- D. Commercial Facilities: Up to ten percent (10%) of the gross PUD area may be developed with retail and service uses, including required off street parking facilities, designed to serve the residents of the PUD as well as seasonal tourists to Manasquan. Residential use is permitted second floor use in commercial facilities, the number of units provided shall be included in the total residential units permitted under C above.
- E. Minimum Open Space and Buffers.
- (1) Not less than twenty-five percent (25%) percent of the total PUD area shall be dedicated for open space purposes. Open space shall not include land area in individual residential lots, roads, driveways, and parking areas.
- (2) Buffer areas averaging fifty (50) feet in width shall be maintained along all areas designated as wetlands, said buffer areas shall maintain existing natural vegetation unless deemed infeasible by the Planning Board.
- F. Maximum Height: No structure shall exceed two and one-half (2½) stories or thirty-five (35) feet.
- G. Minimum number of dwelling units by type: Not less than 40% of all dwelling units shall be in any one housing type, exclusive of any units developed as second floor use in the commercial area.

lot coverage for principal and accessory structures shall be no more than sixty percent of the area of each individual townhouse lot.

(3) For Commercial Facilities

- a. Setback from residential uses: No commercial building shall be constructed within one hundred (100) feet of a residential use area of the PUD.
- b. Setback from streets: All commercial buildings shall be setback at least twenty (20) feet from all streets—both dedicated and undedicated. See design objectures paragraph (K) for Third Street standards.
- c. Maximum Coverage: The maximum building coverage in commercial use areas shall not exceed sixty percent (60%).

I. Parking and Loading

Parking and loading requirements shall be in accordance with Article IX.

For townhouses, parking shall be prohibited from any required front or rear yard except in garages.

J. Garages:

- (1) Design: All garages provided shall conform architecturally to, and be of similar materials as the principal buildings on the lot.
- (2) Location: Garages may be built into, or may be constructed on required front or rear yards of individual lots or, for townhouses, on common areas, all subject to the approval of the Planning Board.
- (3) Private garages.
 - a. No garage shall exceed a height of one story or fifteen feet.
 - b. A garage need not setback from one side line of an individual lot and may be attached to a garage on an adjacent individual lot.
 - c. No garage which is not attached to or part of a townhouse on the same individual lot shall be closer than ten feet to said townhouse.
 - d. Garages on adjacent individual lots which are attached to each other shall be separated by a non-combustible fire wall with not less than a two hour fire rating.

- (4) Common garages for townhouses.

Common garages are permitted subject to all requirements of this subsection (J).

K. Design standards:

- (1) Circulation: Service features, garages, parking areas and entrances to dwelling units shall, where possible, be located on a side of the individual lot having access to an interior street or road. Walkways should be designed to connect dwelling units with each other and with common open space, and PUD site features including adjoining waterways.

Bikepaths are encouraged to be a circulation feature within the PUD.

- (2) Landscaping. All open space areas not utilized for parking areas, driveways, streets or roads, recreational facilities, patios or terraces shall be provided with lawns or other suitable ground cover, trees and shrubs. Shade trees shall be provided along walks, driveways, parking areas, streets and roads. Screening or buffers consisting of fencing and/or landscaping may be required, around recreation, parking, utility and refuse disposal areas, and around other similar areas at the discretion of the Planning Board. All landscaping shall be maintained in good condition and shall be replaced where necessary. Yards, patios and gardens on individual lots shall be shielded with fencing, walls or other materials acceptable to the Planning Board to the extent necessary to achieve a reasonable degree of privacy for each individual lot.

(3) Utilities and facilities.

- (1) Refuse storage areas shall be located on each individual lot and shall be so designed as to minimize any detrimental effect on the character of the development.
- (2) All utility services shall be located underground.
- (3) Common accessory buildings and facilities shall be designed to harmonize with the overall character of the development and shall meet the setback requirements set forth herein for groups of dwelling units.
- (4) Adequate provision for the storage of such items as yard and garden equipment, fireplace wood, etc., shall be provided on each individual lot.
- (5) Parking areas, driveways, interior streets, roads or pedestrian ways shall be illuminated to provide for the safety of all residents.

(4) Third Avenue Standards

- a. Third Avenue provides primary access to the site. It is the intent of the Borough, in order to minimize any traffic impact upon the Borough created by development of the PUD, that the following conditions be satisfied:
- (1) Site access from Third Street be minimized to the extent possible and be provided by well located and well defined points of entry.
 - (2) Direct vehicular access to any PUD structures from Third Avenue is prohibited.
- b. The Third Avenue periphery of the PUD area shall be given special design treatment in order to establish the design character of the PUD.
- c. All structures shall be setback a minimum of fifty (50) feet from Third Avenue.

L. Signs:

Signs shall conform with standards included in Article XVIII for appropriate uses. The Planning Board shall exercise discretion in its review of signs so as to establish an overall scheme for signs in the PUD.

M. Common open space:

Ownership and maintenance of common open space shall be regulated by 107-48L of this Article.

N. Timing.

- (1) As part of preliminary site plan approval of the entire PUD, the Planning Board shall consider and establish a timing and phasing schedule which shall include:
 - a. The number of type of dwelling units to be constructed annually.
 - b. Timing of the construction and installation of improvements.
 - c. When recreation, commercial and service uses shall be completed.
- (2) The Planning Board shall consider, in its approval of the timing and phasing schedule, adequacy of municipal and private facilities needed to accommodate the residents of each phase to stand independently of other phases at any time.

- (3) Approvals may stipulate that before building permits are issued for any subsequent phases or stages of a PUD, previously approved phases shall be completed.
- O. Granting of preliminary and final approval shall convey to the applicant all rights set forth in Article XIII. Applicant shall be required to submit each phase to the Planning Board for final approval, if appropriate.
- P. Disposition of Common Open Space:
- (1) Public Dedication: Common open space land areas which may be dedicated to the Borough of Manasquan shall be free and clear of all mortgages and encumbrances, and shall only be dedicated at the discretion of the Borough of Manasquan.
- (2) Private Dedication: Dedicated areas may be deeded free and clear of any encumbrances to a permanent property owner's association, cooperative or condominium corporation for its use, control and management for open space, recreational or other similar use, and providing appropriate restrictions to assure that the effectuation of the purpose of this section and to provide for the maintenance and control of the area. Said organization shall meet the following standards, to be written into the articles of incorporation and/or bylaws.
- a. It shall not be dissolved and shall not dispose of any open space, by sale or otherwise, except to an organization conceived and established to own and maintain the open space for the benefit of such development, and thereafter such organization shall not be dissolved or dispose of any of its open space without first offering to dedicate the same to the Borough of Manasquan.
- b. In the event that such organization shall fail to maintain the open space in reasonable order and condition, the Borough may serve written notice upon such organization or upon the owners which the organization has failed to maintain the open space in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be cured within thirty-five (35) days thereof and shall state the date and place of a hearing thereon, which shall be held within fifteen (15) days of the notice. At such hearing the Borough may modify the terms of the original notice as to deficiencies and may give a reasonable extension of time, not to exceed sixty-five (65) days, within which they shall be cured. If the deficiencies set forth in the original notice or in the modification thereof shall not be cured within said thirty-five (35) days or any permitted extension thereof, the Borough, in or to preserve the open space and maintain the same for a period of one (1) year, may enter upon and maintain such land. Said entry and maintenance shall not vest in the public any

rights to use the open space except when the same is voluntarily dedicated to the public by the owners. Before the expiration of said year, the Planning Board shall upon its initiative or upon the request of the organization theretofore responsible for the maintenance of the open space, call a public hearing upon fifteen (15) days written notice to such organization and to the owners of the development, to be held by the Planning Board, at which hearing such organization and the owners of the development shall show cause why such maintenance by the Borough shall not, at the election of the Borough, continue for a succeeding year. If the Borough shall determine that such organization is ready and able to maintain said open space in reasonable condition, the Borough shall cease to maintain said open space at the end of said year. If the Borough shall determine such organization is not able to maintain said open space in a reasonable condition, the Borough may, in its discretion, continue to maintain said open space during the next succeeding year, subject to a similar hearing and determination in each year thereafter. The decision of the Borough shall constitute a final administrative decision, subject to judicial review.

- c. The cost of such maintenance by the Borough shall be assessed pro rata against the properties within the development that have a right of enjoyment of the open space, in accordance with assessed value at the time of imposition of the lien, and shall become a lien and tax on said properties and be added to and be a part of the taxes to be levied and assessed thereon and shall be enforced and collected with interest by the same officers and in the same manner as other taxes.

Q. Improvements:

The Planning Board shall approve (in the same manner as set forth in the Subdivision Ordinance) an improvement plan. All improvements except those designed to serve only one (1) specific section of the PUD shall be installed prior to the final approval of the first phase. No building permit shall be issued prior to the installation of improvements, except the Planning Board may waive the final seal coat of roads for a stated period of time.

107-49 Procedures for PUD approvals

The Planning Board is authorized to adopt special procedures for the efficient processing of PUD applications, including procedures for the informal submission of sketch plans, preliminary and final plans, and to require such information, analyses and professional evaluations as it deems necessary to evaluate the proposed development at each stage of the application process. In addition, any and all information provided to the New Jersey Department of Environmental Protection to satisfy CAFRA or other requirements shall also be submitted to the Planning Board.

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Dr. Tassini called the meeting to order at 8:00 PM. Minutes from January 9, 1979 meeting were approved. (Motion made by Dr. Tassini to accept minutes, seconded by Mr. Bolton).

Dr. Tassini read budget as submitted to Mr. Winterstella, Finance Committee, Borough Council for \$5,500 for 1979. Budget was accepted by Mayor and Council.

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Mr. Pandolfe brought up the question of the adoption of an Official Map by the Boro which would show designated parks, streets, available lands, etc. If the borough wanted to purchase certain properties, they could not without the official map being adopted. Mr. Donovan made a motion for Mr. Pandolfe to get in touch with Boro Attornies to adopt official map; motion seconded by Mr. Newman. All voted approval.

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Minutes of February 13, 1979 meeting Planning Board - continued

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Mayor let the board know how pleased he was with the appointments made to the Planning Board and praised the Board for their interest and performance. particularly in the Master Plan Zoning and Site Plan developments. He personally feels the Planning Board did an outstanding job and was pleased with their attendance at meetings and conscientiousness. He was pleased that a meeting never had to be called off because of a lack of a quorum.

Dr. Tassini made a motion to adjourn at 9:00 PM, seconded by Mr. Stanley. All members voted approval.

Lee Frauenther

Next meeting Tuesday March 13, 1979

Minutes of Manasquan Planning Board Meeting on Tuesday March 13, 1979
8:00 PM. Members present, Dr. Tassini, Messrs. Stanley, Newman, Conrad, Bolton, Ianelli and Mr. Donovan, also Mrs. Danish. Attorney J. Pandolfe and Secretary S. Frauenheim also present. Absent- J. Winterstella

Dr. Tassini called meeting to order at 8:10 PM. Roll call taken by secretary. Mr. Donovan made motion to adopt minutes from February 13, 1979 meeting, seconded by Mr. Stanley, all members in accord with exception of Mr. Conrad who was absent from meeting on Feb. 13th.

Secretary advised members that Paul Szymanski of Candeub, Fleissig & Associates suggested that it might be to the Boro's advantage to make another news announcement concerning their adoption of a new Master Plan, Zoning Ordinance, Sub-Division and Site Plan Ordinances and Official map. Thought this might keep future builders aware that they must comply with new ordinances. Secretary will arrange to have Coast Star print article.

Secretary advised board that the corrected Master Plan booklet will be ready within a week to ten days.

Discussion was held on recommended amendments by Candeub & Fleissig to the PUD Section of the Zoning Ordinance. Mayor Donovan advised he had been in touch with attorney Ken Fitzimmons and they are in accord with it. Council will vote and introduce ordinance amending Zoning Ordinance as suggested. Question was raised by Mr. Bolton regarding Minimum Number of Dwelling Units by Type. Ordinance calls for not less than 40% of all dwelling units be in any one housing type. Thought this might be "more" rather than "less". After discussion it was determined that "less" is correct. Attorney Jay Pandolfe reminded Board Members that anyone interested in developing PUD would have to come before the board with a site plan and the Board determines at that time whether they will give approval. Board has complete say on site plan approval.

Secretary advised that a Site Plan Application Form and check list would have to be made up. Jay Pandolfe will take care of this.

Jay advised that he has just about finalized the new application form, instruction sheet, etc. for subdivisions. He just had to check it all out with the adopted Zoning Ordinance. Secretary gave Jay photostatic copy of ordinance as adopted. Mayor advised that they are in process of getting prices from various printers. General Code has done our legal printing in past and gave us a price of \$18 per page- will be about 135 to 140 pages. They will also print a number of pamphlets, independent of the code Book printing.

Question raised on Candeub's amendments to PUD Section of Zoning Ord; rear yard 30' disagrees with regular requirement of 20' setback. Secretary will call Paul and get clarification.

Several typographical errors noted and secretary will bring to attention of Mayor & Council.

Mrs. Danish asked if anyone knew what was going on across from Marlin Tuna. Mayor has been in touch with Mr. Brennan, who owns land and Marlin Tuna, and he was reluctant to say what he was doing. However; he was stopped from doing further work by our Code Enforcer. He had to get permits from EPA DEP and Army Corp Eng. Looks very possible a marina will be going in. Mr. Ianelli advised that they would first have to apply to Corp. of Engineers, then to Trenton, then to Toms River and then come before Planning Board than to Code Official

Minutes of March 13, 1979 Planning Board Meeting - continued

Mayor advised that official map introduced and voted on. Second meeting to adopt will be on March 19, 1979.

Mayor also advised all deeds have been obtained regarding Squan Plaza and street will be dedicated shortly.

No further business, motion made by Mr. E. Stanley to adjourn, seconded by Mr. Newman, all members in favor. Dr. Tassini called meeting to close 9:15 PM.

Sue Frauenheim

Next Meeting April 10, 1979

Orig. lost
Duplicate

Minutes of Manasquan Planning Board Meeting held Tuesday April 10, 1979 8:00 PM. Members present included Dr. Tassini, Messrs. Newman, Winterstella, Ianelli, Mrs. Danish. Absent were Messrs. Bolton, Stanley, Donovan, Conrad. Also Present J. Smith of Advisory Committee, Mr. J. Pandolfe, attorney and secretary, Sue Frauenheim

Meeting called to order 8:15 PM.

Minutes of the March 13, 1978 meeting were read. Motion made by Dr. Tassini to have minutes approved. Seconded by Mr. Ianelli. All members in agreement.

Dr. Tassini brought up question of the Rooming House Ordinance which allows roomers in any area of town as long as they apply for a permit. Suggestion was made that perhaps a restriction on the number of rooming houses allowed and provisions made for adequate parking. A motion was made by Mr. Newman, seconded by Mr. Ianelli and all members in agreement that Mayor and Council discuss the feasibility of controlling the number of rooming house in the Borough. Secretary will write letter to Mayor and Council.

Secretary advised that Candeb submitted signed and sealed copy of the Land Use Update which should be filed as the Original Document. Mr. Pandolfe advised that a copy should be submitted to the Monmouth County Planning Board and secretary will forward copy.

Mr. Ianelli brought up the fact that the New Zoning Ordinance has no provision for "Fences". John Winterstella made a motion that the Mayor and Council be so advised and consider adopting a Fencing Ordinance. Seconded by Jerry Ianelli, all members in agreement. Secretary will write letter to Mayor and Council.

Mr. Ianelli brought up question of whether or not a person applying for a bulkhead permit in a conservation zone should come before the Planning Board, and does he have legal right since it is designated Wetlands. Mr. Pandolfe advised Mayor and Council have designed certain areas conservation as they come under the Municipal Land Act and any applicant would have to go before the DEP.

Mr. Winterstella advised Board that the Zoning Ordinance was submitted to the printer who did Borough printing in the past and was asked to bid on the job. All printers were asked to submit Sealed Bids by April 23rd and Council will make decision at that time. John advised that all corrections will be made before printing and they suggested 200 copies be printed, plus new sheets for the Municipal Code Book.

Mr. Pandolfe advised he had no Municipal Code Book and secretary will check with Borough Clerk to see if any extra copies are available.

Mr. Pandolfe submitted draft of the Application Form and Instructions for Application to the Planning Board in regard to Minor and Major Subdivisions, Site Plan Approval, PUD, Variance Application, Use Permit, Conditional Use. Board reviewed same and suggestion made to include Fee Schedule. Mr. Winterstella made a motion to accept Application Form and Instructions and seconded by Mr. Newman by Mr. Newman.

All business taken care of, Dr. Tassini made motion to adjourn at 9:30 PM, seconded by Mr. Ianelli and all members in agreement.

Sue Frauenheim
Sue Frauenheim
Secretary

Next Meeting Tuesday May 8, 1979

John Winterstella advised the board that Mayor & Council had received their letter requesting a Fence Ordinance be adopted, and that at their last meeting he introduced such an ordinance which will be heard at a public hearing May 21, 1979.

John Winterstella advised Board of new bulkhead being built on Lots 4 through 10 Block 102 on Stockton Lake Blvd, and he has been ordered to stop dumping until he gets permission form DEP.

Mayor advised that Council introduced a resolution awarding contract for the printing of the New Zoning Code to General Code, Inc. and as soon as everything is in order they will go ahead with printing.

Mr. Weldon brought up the fact the Federal Government will grant monies to municipalities for wheelchair ramps on curbs, boardwalks, beaches, etc. They will do all the work. Mayor will call and find out just what is available and how applications can be made.

Secretary advised Board that Freehold Soil Conservation District certified the soil and sediment control plan for Pinehurst Development Corp. Application 79-120, Lots 126 and 126A Block 66.

Secretary read a letter to Mr. Bill Wight, Block 72, Lot 3 advising Mr. Wight that this property appears on Wetlands Map 462-2166 and appears to be wetlands involvement and he will be required to file for and obtain Wetlands Permit prior to commencing any activities on lands.

Secretary read letter from DEP to James Simms, 12 S. Potter Ave., Manasquan concerning Water Slide on First Avenue. DEP advised Mr. Simms that the slide is not regulated by CAFRA statute.

No further business, Dr. Tassini made a motion to close meeting at 9:40 PM, seconded by Mr. Stanley, all members in agreement.

Sue Frauenheim
Secretary

Next Meeting Tuesday June 12, 1979.

Draft of Minutes of the May 8, 1979 meeting of the Manasquan Planning Board held in Borough Hall. Full minutes on tape. Those present were: Dr. Tassini, Messrs. Newman, Stanley, Conrad, Bolton, Winterstella, Donovan and Mrs. Danish. Members of Advisory Board present were Mr. Smith and Mr. Weldon. Planning Board Attorney J. Pandolfe and secretary S. Frauenheim also present. Absent was Mr. Ianelli.

Meeting called to order by Dr. Tassini at 8:05 PM. Minutes of April 10, 1979 meeting were approved by all members.

Application #2-79 for a subdivision of Lot 31A, Block #22, Church Street submitted by Mr. & Mrs. A. Stoedter. There is a dwelling on said lot and a carriage house which is being rented out, thereby making this a non-conforming lot in a one-family residential area. Mr. Stoedter wanted to subdivide the property and build a new house on the lot with the carriage house. Mr. Pandolfe advised that the sketch plats as submitted were not acceptable as they were not certified. At the time of Mr. Stoedter's application in April, the secretary was under the impression that a drawing showing property lines, dwelling, side, back and front yards, etc. would be sufficient and so advised Mr. Stoedter. Mr. Pandolfe advised that the ordinance requires that sketch plats be certified. Board advised Mr. Stoedter that they did not believe a building permit would be issued to build a home in front of the carriage house as this would be in violation of the code and he would probably have to submit a variance to the Board of Adjustment. The carriage house has been in existence for some thirty years; however the new zoning ordinance prohibits two dwellings on one lot. The Board recommended Mr. Stoedter withdraw his application at this time and meet with the Board of Adjustment for an informal discussion on the possibilities of approving the construction of a second dwelling. Mr. Stoedter withdrew his application. Motion made and carried to charge him \$10 fee.

Mr. Henderson submitted application of Mr. Rosenberg for subdivision of Lots 21, 22, 23, 24 Block 119, 325 Euclid Avenue. There is an existing garage partially on Lot 23 and partially on Lot 24 along with a common driveway. Applicant advised that in 1973 had informal discussion with the Planning Board to subdivide this property but since the Board required removal of existing garage, applicant decided against subdivision. Mr. Henderson advised Mr. Rosenberg had received a building permit to build on lots 21 and 22 but the Building Dept. put a stop order because of the existing garage and advised that a Subdivision had to be applied for. Motion made by Mr. W. Donovan and seconded J. Winterstella to grant subdivision with following conditions: 1. Existing common driveway be extended to 12"; 2) Deed contain an easement as to access to common drive; 3) Garage as shown on plot plan be removed or relocated in such manner so as to fully conform to all zoning requirements of the Borough; 4) No C.O. be issued for the planned new construction until such time as the garage is either removed or made to conform to the zoning ordinance. Board voted six yes, two no.

Dr. Tassini read letter from Candeub and Fleissig submitting bill in the amount of \$1,405.91 for professional services rendered in January, February and March 1979. Mayor Donovan questioned bill since some of the work done was a result of corrections that were attributable to their errors. John Winterstella said he received letter from Candeub suggesting some changes in zoning ordinance, correcting their mistakes. Mayor made a motion that Mr. Szymanski be contacted and requested to appear at our next meeting for discussion of these charges. Motion seconded by Mr. Newman. All members in agreement. Secretary will send letter.

Board discussed fee schedule to accompany each application and approved same. See Attached Schedule.

Minutes of the June 12, 1979 Meeting of the Manasquan Planning Board at 8:15PM in Borough Hall. Those in attendance were: Messrs. Newman, Acting Chairman, Donovan Winterstella, Bolton, Ianelli and Mrs. Ruth Danish, Attorney J. Pandolfe and Acting Secretary J. Brown. Absent were Dr. Tassini, Messrs. Conrad and Stanley and secretary Sue Frauenheim. (Workshop held at 7:30 PM)

Motion made by Mr. Winterstella to approve minutes of the May 8, 1979 meeting, seconded by Mr. Donovan. All members approved.

Application of Sirch, Inc. for site plan approval of construction of fence and sign and change in the elevation of two structures; -ticket office and pump house for the Waterslide located on First Avenue. Their attorney, Mr. Oles of Pt. Pleasant presented Mr. Stamos who is in charge of construction of the slide. Mr. Stamos presented following exhibits:

- A-1 - Original plans as submitted to Construction Code Official 10/26/78 showing outline of waterslide hill and pump house and office building. (Plans originally submitted showed the waterslide on stilts)
- A-2 - Top showing hill, landing pool, pump house and office building (dated 2/17/79) were submitted to Construction Code Official for approval to move buildings to next lot.
- A-3 - Waterslide as presently constructed or proposed May 13, 1979 showing pump house and ticket office building.
- A-4 - Plans of office building, called Ticket Office, one story with observation deck 20x28. Pump house with four pumps to recirculate water up hill.
- A-5 - Change in ticket office roof and adding side entrance door. The roof change would change elevation of building.
- A-6 - Elevation map showing changes in roof. No increase in building size just increase in height from 11'6" to overall height 18'. at S.E. corner
- A-7 - No enclosed living space. Build. will have two bathrooms and a ticket Office and an observation deck.
- A-7 - shows parking
- A-8 - Electrical plan for walkway and slide.

Exhibit A-2 shows plans for an overall fence 8' high chain link around entire circumference with the exception of ocean side which will have 8' concrete retaining wall. Sign is to be constructed of woinized sheathing in the shape of a mountain driven into ground. No lighting. Free standing sign.

After his presentation, Mr. Stamos answered questions from the board i.e. Railing around deck? - Mr. Stamos said yes. Dept. Labor amade inspections? Ans. Yes. Hours of operation? Answer - ticket sales from 10:00Am to 11:00 PM. Proposed closing 12:00 PM Parking Facilities? Answer No additional provisions made, just what is available on next lot. How much water utilized in operation? Ans. approx. 27,000 gallons. Plans have engineer's seals? Ans. Yes. Noise from pump house? Ans. pumps in water, motor above - pump house will be insulated. Adequate Insurance coverage? Ans. Yes. Question on landscaping made and Mr. Oles introduced Mr. Bittenbinder who advised that four types of evergreens 12"-15" on First Avenue. NW and SE corners will have Holly, Black Pine and junipers. Ground cover will be on hills to stop erosion. Question raised as to entrance for emergency? Question raised as to lighting facilities. Mr. Stamos introduced Mr. Harry KEnny who explained adequate lighting of slide, walkways and ticket building. Pump will have no outside lights only interior. Security lights all night. PA system located in 8 positions around slide. *Mr. Stamos advised of entrance for first aid would be through gate near ticket office Will there be piped music? Yes very soft no loud rock.

Mr. Oles introduced Mr. I. Kirsch owner of property upon which Waterlide is built. Mr. Kirsch said Waterslid is not an amusement ride it is a recreational facility that has been well received all around the country.

Audience was asked to participate in discussion and ask questions. No questions asked, Board went into executive session for further discussion and decision.

Board discussed applicant making provisions for offstreet parking for discharging and pickup of patrons; submitting site plan showing shrubbery; having security illumination for after closing so as not to put increased demand on police department; hours of operation be such that no customers are on premises between hours of 12:30AM and 8:AM. Maintenance crews could of course be on premises.

Meeting reopened to public. Mr. Pandolfe asked applicant if he could comply with Board's request for offstreet parking for the pickup and discharging of patrons. Applicant said they could comply with this requirement. They have a 10' setback which would be concrete from curb to building. They have a corridor between buildings' on beach front for access to ticket office.

Mr. Ianelli wanted to go on record with the following - he posed question to attorneys would there be any reason that their application for a building permit could have been rejected? Applicant use was permitted for the resort commercial zone and no variance was required. He was advised that at the time of applicants request for a building permit there was no site plan ordinance and the Manasquan Construction Code Official could not have denied a building permit. Mr. Ianelli mentioned the fact that an applicant in Pt. Pleasant was rejected for waterslide in N.E. because it was zoned secondary amusement, i.e. golf courses, etc. Mr. Oles said it had been zoned residential and a variance applied for and granted, however the court denied the application. Pt. Pleasant has since rezoned area resort commercial. Mr. Ianelli mentioned that many people mistakenly thought that the Building Department had the right under the code to deny construction and thought the situation was the same in Manasquan as in Pt. Pleasant. Mr. Pandolfe advised that Manasquan Construction Code Official could do absolutely nothing but grant a permit for a permitted use for the zone and if he rejected their application, applicant could have gone to court to appeal the decision. At the time of his application for a construction permit there was no Site Plan Ordinance. The Manasquan Construction Code Official did exactly what he was supposed to - insure that all building and zoning codes were complied with. Mr. Ianelli brought out the fact that Mr. Miller could have approved the changes but because of undue resentment by so many residents, felt the best thing would be to have the applicant come before the Planning Board. Mr. Pandolfe said Mr. Miller had been in touch with him many many times as well as with the Boro Attorney before the permit was issued. At this time, Mr. Stamos took the floor and advised that Mr. Miller, with the exception of his vacation, never missed a day at the Construction site, including Sat. and Sundays. He was available at all time and kept in close contact. Vice Chairman Newman and members concluded everything is in order and properly handled.

Mr. Pandolfe advised Board to make motion for final approval of applicant's site plan subject to: 1) Final Site plan be submitted reflecting changes as required by the Board; 2) Site Plan as presented show proposed new elevation; 3) Site Plan in its final form showing loading and unloading offstreet; 4) all shrubbery be shown on plan; 5) location and size of sign; 6) Walkways and common areas be illuminated during nighttime; 7) No customers allowed on premises between hours of 12:30 AM and 8:00 AM (Maintenance crew can be on premises). Mr. Winterstella made motion to approve site plan with above conditions, seconded by J. Ianelli. All members approved.

Mr. Szymanski attended meeting to discuss billing since January 1st and presented data showing bill to be true and accurate. Motion made by Mr. Newman to approve payment of bill amounting to \$1,405.91, seconded by Mr. Bolton.

Motion to adjour meeting at 10:35 by John Winterstella, seconded by Mr. Bolton. All members in agreement, Mr. Newman adjourned meeting.

S. Frauenheim

Next meeting Tuesday July 10, 1979

Minutes of the July 10, 1979 Planning Board Meeting, Borough of Manasquan held at 8:00 PM. Those present were: Dr. Tassini, Messrs. Newman, Conrad, Donovan, Winterstella, Ianelli, Bolton,

Dr. Tassini called the meeting to order at 8:10 PM. Minutes of June 12, 1979 meeting were accepted for approval. (Mr. Donovan made motion, seconded by Mr. Newman). Members voted approval with exception of Dr. Tassini, Mr. Conrad and Mr. Stanley who were absent from the June 10th meeting.

Jay Pandolfe presented his bill for services rendered during January, Feb., March April, May and June in the amount of \$1000. Mr. Winterstella made motion to approve bill, seconded by Mr. Bolton. All Members in agreement.

John Mulney, attorney for Pinehurst Development, presented site plan application for Lot 126A, Block 66, Squan Plaza for erection of office building 5,725 Sq. Ft. Mr. Mulney presented Mr. Toby Frymire, Pinehurst Development, to answer questions by the board. Mr. Frymire explained that they proposed to erect 2-story frame, identical in size (sq. feet, interior and exterior), office space (2) on first floor, living quarters on the second. Parking provided for eleven vehicles, but could be designed to hold twenty; outside lighting. Retaining wall to be erected at rear of property, shrubbery will be planted also. Question arose about water drainage problem on the westerly side of the property. Mr. Frymire said they have approval from Soil & Sediment Control to make adjustments for water drainage. Question about sewer connections arose. Mr. Pandolfe, Planning Board attorney advised this should be no problem since all plans would go to Borough Engineer for their recommendation and Board could give preliminary approval subject to Borough Engineer's recommendation.

Mr. Frymire explained construction of retaining wall and dimensions and water drainage. Mr. Pandolfe pointed out that this also would go to the Borough Engineer for his approval or recommendation and Board could grant approval pending Borough Engineer's recommendation.

Mr. Mulney introduced Mr. Jack Langella, contract purchaser pending approval of site plan. Mr. Langella advised he expected to use 40% of downstairs office space and lease 60%. His business employs himself, a secretary and on rare occasions a third person. Upstairs would be rented as an apartment, with a side entrance. Regarding landscaping, Mr. Langella has not made detailed drawings as yet but will landscape with appropriate grass and shrubs to enhance property. Building will meet all requirements covered by State Fire Regulations, Regarding signs, Mr. Langella's business does not require any type of sign and he would not have any input/output traffic conditions. Stocks only small samples.

At This time motion made by Mr. Donovan to go into Executive Session, seconded by Mr. Newman. After discussion of site plan, board elected to approve site plan pending approval of Borough Engineer on sewer connection, retaining wall; restriction on shrub barrier and any deed conveying property contain easement pertaining to common parking area. John Mr. Donovan made motion to move out of Executive Session, seconded by Mr. Conrad.

Mr. Winterstella made a motion to approval site plan with following conditions:
1) Water and sewer services shall be connected to Municipal Water & Sewer Services and the method and manne of hookup to the Municipal Sewer System shall be subject to the prior approval of the Borough Engineer; 2) Applicant shall plant an evergreen shrub barrier, not to exceed four feet in height, extending from SW corner of existing two story bldg. on Lot 126, entire length of retaining wall, to the SW corner of property and from there along retaining Wall to Squan Plaza; 3) Design and structure of retaining

Minutes of Planning Board Meeting held July 10, 1979 continued:

shown on proposed site plan of applicant shall be subject to review, approval and recommendations of Borough Engineer; 4) Any deed conveying Lot 126A, Block 66 shall contain easement pertaining to the common parking area shown on proposed site plan. Motion seconded by Mr. Donovan. All members voted approval.

Mr. Johnson, Euclid Ave., Manasquan asked Board to investigate subdivision granted to Mr. & Mrs. Rosenberg, 325 Euclid as he felt they were in violation of the conditions thereto., namely construction of a second driveway. Secretary will write letter to Mr. Rosenberg asking he attend next general meeting on August 14, 1979. Also, Code Enforcer will be asked to check site.

Mr. Winterstella brought up subject of Mr. Brennan applying for Bulkheat Permit for Block 102 Lots 4 through 10 which lies in conservation zone. Motion made to have Planning Board Attorney write to Corps of Engineers requesting a Public Hearing on Mr. Brennan's application. All members in agreement.

Meeting called to end at 10:10PM by Dr. Tassini.

Sue Frauenheim

Next Meeting Tuesday August 14, 1979.

Minutes of Manasquan Planning Board Regular Monthly Meeting Tuesday, Oct.9,1979

Meeting called to order by E.Stanley, Acting Vice-Chairman. Members present were Dr. Tassini, Messrs Conrad and Donovan and Mrs. Danish. Planning Board Attorney Jay Pandolfe and Secretary Sue Frauenheim. Absent were Messrs. Winterstella, Newman, Bolton and Ianelli.

Motion made by Mayor Donovan to approve minutes of July 10,1979 meeting. Seconded by Mr. Conrad. All members approved. August and September meetings were cancelled due to no agendas.

Mr. S.Keane, attorney, presented application of Mr. & Mrs. E.Gassner, 19 Grand Blvd., Spotswood, N. J. for minor subdivision of Block 22, Lot 31, 82 Church Street which they will purchase. Mr.Keane introduced Mr.Gassner who was sworn in by Mr.Pandolfe. Application as submitted conforms to all zoning requirements, however, Mr.Keane advised they will move the subdivision line to provide for 8' side yard rather than 5' side yard. The new subdivision line will eliminate the driveway access to the house located on the rear of the lot, so applicant will have to put in a new driveway. Mayor made a motion to approve sub-division, seconded and approved by all members. Mr.Pandolfe will draw up resolution.

Mr. Lee Morotn, Mid-Atlantic Marketing, came in for an informal discussion re his plans to build house on paper street, Salmon. He wanted to request permission from the board to meet with the Boro Engineer to discuss sewer connections. Houses would be one family, two-story; has ten year land lease all improvements, etc. would be put in. Initial selling price \$54,000, includes fireplace. Mr. Morton advises he has been in touch with Monmouth County Board of Health and they suggested way to treat cedar wood to prevent moisture buildup. Mr. Morton will have preliminary site plans ready within ten days and will submit to secretary who will send copies to Boro Engineer and Consultants, Candeub & Fleissig for their recommendations.

Secretary read letter to Corps of Engineers from Manasquan Environmental Commission concerning the application of Robert E. Brennan for a bulkhead permit for Lots 4 thru 10 Block 102. Corps of Engineers has not replied to their letter as yet, nor to Manasquan Planning Board's letter of July 18, 1979. The Mayor advised that Council's letter has not been answered as yet.

Secretary presented bill received from Engineer, Bill Farrell for work done in connection with Pinehurst Development site plan, Block 66, Lot 126 and 126 A and secretary will submit bill to Pinehurst for payment.

Secretary brought up fact that the new Zoning Booklet does not contain zoning map; will check with John Winterstella. Paul Szymanski had mentioned earlier in year he could print maps and would give us estimate.

Mr. Stanley made motion to end meeting at 8:45 PM, seconded by Mr. Donovan, all members approved.

P.S. Mr. Henderson, lawyer for buyers of Lots 4B & 5, Church and Iroquois had been in touch with secretary re subdivision of land. He was concerned that Lochner-Campolli decision would affect his client (Lochner vs Campolli - continuous properties owned by one owner had to be subdivided). In this case, Lots 4B & 5 are taxed as one lot and Lot 6 is taxed separately. Mr. Henderson was advised that Mr. Fitzsimmons Jay Pandolfe, and Paul Szymanski of Candeub all agree Lochner-Campolli decision does not apply in this instance.

Draft Minutes of Manasquan Planning Board Meeting Held Tuesday November 13, 1979
Full minutes taped. Members present: Dr. Tassini, Messrs. Newman, Donovan, Conrad, Stanley, Winterstella, Bolton and Mrs. Danish. Mr. Ianelli was absent. Also present, Planning Board Attorney, Jay Pandolfe, and Planning Board Secretary, Sue Frauenheim.

Dr. Tassini called meeting to order 8:05 PM. Draft of minutes from Oct., 1979 meeting were approved.

Dr. Tassini inquired if we had received reply from Army Engineers re Brennan's application to rebuild bulkhead on Stockton Lake Blvd. Mayor Donovan advised that Council had received notice that DEP had rejected the application.

Mr. Donovan advised that 200 zoning maps could be printed by P. Szymanski for \$35-\$40. Mr. Winterstella made motion to order same, seconded by Mr. Bolton. All members approved.

Mr. Braker submitted site plan application on behalf of Monmouth County Organization of Socila Services for addition to their existing Thrift Shop Building on N. Main St. Mr. Pandolfe asked if MCOSS was represented by lawyer, Mr. Braker said No. Planning Board could waive this requirement. Mr. Donovan made motion to waive presence of lawyer, seconded by Mr. Stanley and all members in favor. Mr. Braker advised that the addition meets all building requirements, would be block built, stucco covered. No heavy equipment would be stored in addition. It is used by Volunteer workers to sort, clean, mend clothing that is donated. No flammable materials will be stored. Area behind new addition will be landscaped. All materials are brought in through front door. Strictly non-profitable organization. Motion made by Mr. Newman to grant site plan approval with condition no commercial type machinery, such as sewing machines, be stored in new addition. Mr. Bolton seconded motion, all members approved.

Dr. Tassini brought up subject of possible violation of subdivision approval by Mr. Rosenberg, Cedar Ave. Mr. Rosenberg has torn garage down, but concrete foundation still there. Motion made by Mr. Newman, seconded by Mr. Donovan, for Secretary to write letter to Manasquan Construction Code Official, D. Miller to request they check this possible violation, and send reply to Planning Board.

John Winterstella brought up subject of 1980 Budget. Said 1979 budget was for \$5000 and believed we could get along with \$4000 for 1980. Motion made and approved to submit budget for \$4000 for 1980.

Mr. Donovan advised the Board of Adjustment has been holding a great many more meetings this year (17 to date) due to change in zoning requirements in the beach area. Mr. Donovan suggested members review zoning requirements to see if any modifications should be made. Members requested to review same and discuss further at the December meeting.

Mr. Donovan also advised that Council has been receiving letters requesting we maintain the land zoned for PUD as Conservation Land. There has been no interested developers of PUD so far.

Motion made by Ed Stanley, seconded by Mr. Donovan to adjourn meeting at 9:00 AM.

Sue Frauenheim

Draft of Minutes from Dec. 11, 1979 Manasquan Planning Board Meeting - full minutes on tape. In Attendance Messrs. Tassini, Newman, Donovan, Conrad, Ianelli, Winterstella, Bolton, Mrs. Danish. Attorney Jay Pandolfe and Secretary Sue Frauenheim

Meeting called to order 8:05 PM by Dr. Tassini. Minutes of November 13, 1979 meeting approved by all members (Motion made by Mr. Donovan, seconded by Mrs. Danish)

Application for subdivision of Lot 28/29 Block 15, 40 Clark St. presented by owner Mr. Mahanowich. Subdivision met all zoning requirements, etc. Motion made by Mr. Donovan, seconded by Mr. Ianelli. All Members approved.

Application submitted for subdivision Lots 6, 7, 8, 9, 10 Block 85, 266 Pine Ave. William & Mary Squire, presented by their attorney Richard Wight. Subdivision meets all requirements of zoning; however 10" of bit. driveway would be on the new lot. Mr. Wight advised that his client and owner have agreed to sign an agreement whereby this 10" strip would be acceptable to both parties but if the Board required, they would remove the 10". Question brought up as to ownership of fence on rear property line which seems to be encroachment. Attorney advised neither present owner nor new owner own it. Mr. Ianelli made motion to grant subdivision with condition that an affidavit be presented to the board showing 10" encroachment. Attorney will have affidavit prepared. Motion seconded by Mr. Conrad, all members in agreement.

Bill presented for \$600 covering attorney's fees from July 1, 1979 through Dec. 1979. Attorney recommended Board could cut attorney budget for 1980. Motion made by Mr. Donovan to approve payment, seconded by J. Winterstella. All members voted approval. Secretary presented letter advising that Richard Watts, 616 Union Lane, Brielle submitted application to N.J. Coastal Resources re his proposed construction of new bulkhead outshore of existing dilapidated structure along with maintenance dredging to be performed with dredging spoils deposited on upland site at property owned by him on Perrine Blvd. Board had no objections to his application. No action req.

Secretary brought up question of distribution of site plan application and maps and distribution of approved site plans, and advised that the ordinance gives Board right to designate proper persons, agencies to get copies. After discussion, John Winterstella made motion, seconded by Mr. Donovan for copies of site plan application and maps to be submitted to Boro. Engineer, Construction Code Official, Mayor & Council and Planning Board ^{consultant} attorney for review and comments before applicant appears before Board. Mr. Winterstella made motion, seconded by Mr. Donovan, to submit copies of Approved Site Plan to Borough Tax Assessor, Borough Tax Collector, Construction Code Enforcer, Monmouth County Planning Board and applicant.

Board discussed Zoning Ordinances with reference to zoning regulations for beach properties. Board had changed side yards from 3' to 5' and width to 40' from 30' square feet 700 from 500. Since some lots have been nonconforming for many years they must come before Board of Adjustment for variance. Board of Adjustment has been hearing many of these variance applications and it was suggested that the Planning Board review zoning requirements so as to alleviate hardships. Board felt new zone requirements were passed with the intent to upgrade beach area and therefore feel requirements are in order. John Winterstella made a motion, seconded by Mr. Donovan that the Board write a letter to Board of Adjustment that requirements remain same.

Jerry Ianelli brought to the Board's attention the fact the old zoning ordinance in R-4 Beach, Article XI, Sec. 74, item 8 allows erection of two single family detached dwellings upon a lot so long as both dwelling and lot remain under one ownership; however the new Zoning Ordinance adopted this year does not state this. After discussion by the Board, John Winterstella made a motion, seconded by Mr. Bolton that the Board write to Mayor & Council recommending an amendment to the Zoning Ordinance in the R-4 zone to include that two single family detached dwellings can be erected on a lot that fronts on both Beach and First, so long as both the dwelling and lot are owned by one owner and the buildings to be erected meet all other requirements in the code. All members agreed.

No further business, meeting adjourned at 9:40 P.M.

Sue Frauenheim

Draft of Minutes from Dece.11,1979 Manasquan Planning Board Meeting - full minutes on tape. In Attendance Messrs. Tassini, Newman, Donovan, Conrad, Ianelli, Winterstella, Bolton, Mrs. Danish. Attorney Jay Pandolfe and Secretary Sue Frauenheim

Meeting called to order 8:05 PM by Dr. Tassini. Minutes of November 13, 1979 meeting approved by all members (Motion made by Mr. Donovan, seconded by Mrs. Danish)

Application for subdivision of Lot 28/29 Block 15, 40 Clark St. presented by owner Mr. Mahanowich. Subdivision met all zoning requirements, etc. Motion made by Mr. Donovan, seconded by Mr. Ianelli. All Members approved.

Application submitted for subdivision Lots 6, 7, 8, 9, 10 Block 85, 266 Pine Ave. William & Mary Squire, presented by their attorney Richard Wight. Subdivision meets all requirements of zoning; however 10" of bit. driveway would be on the new lot. Mr. Wight advised that his client and owner have agreed to sign an agreement whereby this 10" strip would be acceptable to both parties but if the Board required, they would remove the 10". Question brought up as to ownership of fence on rear property line which seems to be encroachment. Attorney advised neither present owner nor new owner own it. Mr. Ianelli made motion to grant subdivision with condition that an affidavit be presented to the board showing 10" encroachment. Attorney will have affidavit prepared. Motion seconded by Mr. Conrad, all members in agreement.

Bill presented for \$600 covering attorney's fees from July 1, 1979 through Dec. 1979. Attorney recommended Board could cut attorney budget for 1980. Motion made by Mr. Donovan to approve payment, seconded by J. Winterstella. All members voted approval. Secretary presented letter advising that Richard Watts, 616 Union Lane, Brielle submitted application to N.J. Coastal Resources re his proposed construction of new bulkhead outshore of existing dilapidated structure along with maintenance dredging to be performed with dredging spoils deposited on upland site at property owned by him on Perrine Blvd. Board had no objections to his application. No action req.

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Jerry Ianelli brought to the Board's attention the fact the old zoning ordinance in R-4 Beach, Article XI, Sec. 74, item 8 allows erection of two single family detached dwellings upon a lot so long as both dwelling and lot remain under one ownership; however the new Zoning Ordinance adopted this year does not state this. After discussion by the Board, John Winterstella made a motion, seconded by Mr. Bolton that the Board write to Mayor & Council recommending an amendment to the Zoning Ordinance in the R-4 zone to include that two single family detached dwellings can be erected on a lot that fronts on both Beach and First, so long as both the dwelling and lot are owned by one owner and the buildings to be erected meet all other requirements in the code. All members agreed.

No further business, meeting adjourned at 9:40 P.M.

Sue Frauenheim