

file

Draft of Minutes of the Manasquan Planning Board Meeting held Tuesday, Jan. 8, 1980.  
Members in Attendance: Dr. Tassin, Messrs. Newman, Donovan, Conrad, Stanely, Bolton  
and Ianelli. Secretary Sue Fraunheim. Absent, Mrs. Danish, Mr. Winterstella, Mr. Pandolfe

Dr. Tassini called meeting to order at 8:10 PM. Minutes of Dec. 11, 1979 meeting were approved.

Dr. Tassini opened meeting for nomination of officers, secretary, attorney, engineer consultant, newspaper and date of monthly meetings.

Following selections made:

Chairman	Dr. Tassini
Vice Chairman	Richard Newman
Secretary	Sue Fraunheim
Attorney	Jay Pandolfe
Engineer	Wm. Farrell
Consultant	Candeub, Fleissig & Associates. It was decided to appoint consultant to be on call as needed.
Newspaper	Coast Star, secondary Asbury Park Press
Meeting Nite	Discussion held on conflict of Planning Board Meeting with First Aid Meeting on second Tuesday of the month. Two of the Planning Board Members are members of First Aid. Motion made to change meeting night to <u>First Tuesday</u> of the month. Motion carried

Secretary read a letter from Construction Official, Mr. D. Miller in reply to Board's request that he look into the matter of a possible violation to the Board's approval of a subdivision approval given to Mr. & Mrs. Rosenberg, Euclid Ave. Subdivision granted on condition garage be removed, however, it was brought to Board's attention foundation was not removed. Mr. Miller inspected premises and found that in his opinion the concrete foundation has become part of the common driveway at ground level and there are no obstructions. Board satisfied that there is no violation to subdivision approval.

Concerning subdiviison of Squire, Pine Ave. which was approved on codition that an affadavit be presented to the board showing that a 10' encroachment (Bit. driveway) has been removed. Secretary advised that Squire's attorney, R. Wight, submitted such affadavit which has been made part of subdivision file.

Concerning construction of 2 single family homes on one lot in R-4 Beach area, Mayor Donovan explained that Zoning Code 107-29 says that no building shall be constructed or erected upon a lot or parcel of land which does not abut upon a public street or upon the monumented line of the beach adjacent to the Atlantic Ocean. Buildings must conform to the building code. If they do not meet specific square footage, applicant must come to Board of Adjustment for variance.

No further business, Dr. Tassini called for motions to close meeting. Motion made by Mr. Conrad, seconded by Mr. Stanley.

Next meeting Feb. 5, 1980 (1st Tuesday)

Sue Fraunheim

DRAFT OF MINUTES OF MANASQUAN PLANNING BOARD MEETING TUESDAY FEB.5, 1980

Members Present were Messrs. Newman, Stanley, Conrad, Bolton, Ianelli and Winterstella, Mrs. Danish. Secretary Sue Frauenheim. Absent Mayor Donova, Chairman Dr. Tassini and lawyer Pandolfe.

Minutes of January 8th meeting - motion made to approve same by E. Stanley, seconded by Mr. Bolton. Approved by all members, except Mrs. Danish and Mr. Winterstella who were absent for the January meeting.

Vice-Chairman, Richard Newman brought up a letter received by the Planning Board from the Manasquan Board of Education concerning their option to purchase the premises at 47 Sea Girt Avenue, known as Lot 14A, Block 45. Premises are now owned by Mr. & Mrs. A. Freer and the contract with them contemplates that they would retain a life estate in the property. The Board would not make any immediate use of the property however since the property is adjacent to other Board-owned land, the Board of Education desires to acquire the property now while it is available. The Board will place a proposition on the school ballot in March asking for voter approval of this acquisition at no expense to the taxpayer. The Board of Ed would appreciate any comments the Planning Board may have from a planning and zoning point of view.

Mr. Stanley requested the floor. Mr. Stanley, a home owner two doors away from property in question acquainted the Planning Board with the fact that 47 Sea Girt Avenue is a two-story single family home upon which taxes are paid. He was in touch with Mr. Morris of the Board of Education and was advised that the Board of Ed would pay Mr. & Mrs. Freer \$25,000 for the home and that as long as they lived, they could stay in the house and pay taxes to the Borough and the Board of Ed. Mr. Stanley's opinion that the property in question is a taxable entity and of more value to the Borough as such.

Mr. Winterstella advised that the Board of Ed has excess monies in their budget to pay for this property and, therefore, taxpayers would not have to pay. However, the monies eventually would have to be replaced and the taxpayers would, therefore, be involved.

Discussion held on what the Board of Education does with the adjacent property they own which runs through from Sea Girt Avenue approximately 750' back. Mr. Stanley advised that it is not in use and that the homeowners whose property backs up to the strip had used it for gardening, with the Board's permission, etc. The property is approximately 49' wide on Sea Girt Avenue and 100' wide further back (past the house on 47 Sea Girt Ave.)

Mr. Stanley made a motion that a letter be written to the Board of Education by our attorney, J. Pandolfe advising that the Planning Board is of the opinion that the premises at 47 Sea Girt Avenue should be kept as a taxable entity. Further, any use of this property if acquired by the Board would call for a variance since it is located in a Residential zone and would be subject to Planning Board Approval. The Planning Board would also like to know what the Board of Education plans to do with the property as a whole. Mr. Conrad seconded motion and all members voted approval. Secretary will get in touch with attorney and request letter be written.

Mr. W. Weiss, representing Frank, Maria and Susan Bertucci, 27 Broad St., Manasquan presented rough sketch of their plans to build a 2-story office and residential building on front portion of Lot 16, Block 65 which runs from Main Street to Squan Plaza.

Property would be subdivided into two lots .Building would be constructed on property facing Main St. Mr. Weiss advised that preliminary plans would call for parking behind building, access through Squan Plaza; walkway from Main Street. Board advised that an access easment would have to be put into deed if subdivided, to provide driveway to parking lot. Plans for second office building and residence facing Squan would be in future. Mr. Weiss appreciated Board's suggestions and opinions and will submit application for site plan approval for hearing at March 4th Planning Board Meeting.

No further business, Mr. Stanley made motion to adjourn at 9:10 PM, seconded by Mr. Conrad. All members in favor.

Sue Frauenheim

Next Meeting Tuesday March 4th, 1980

Draft of Minutes Manasquan Planning Board Meeting Tuesday March 4, 1980.

Members present were: Dr. Tassini, Messrs. Stanley, Conrad, Ianelli, Bolton, Winterstella, Donovan and Mrs. Danish. Also present Board Attorney, J. Pandolfe and Board Secretary, Sue Frauenheim.

Meeting called to order by Dr. Tassini. Minutes of January 5th were approved,

Application from Frank Bertucci, 27 Broad Street for preliminary site plan approval and minor subdivision of Lot 16, Block 65 was heard. After reviewing application and plans as received, Mr. Pandolfe advised Mr. Bertucci that plans were not in conformance with Article 14, Section 107-70, and would have to be resubmitted. However, the board would be pleased to discuss his application. Mr. Bertucci plans to subdivide lot and construct a 2-story building on Main Street, 1st floor for offices or retail store, upper floor for apartment and also construct same type of building on lot facing Abe Vorhees Drive. Parking facilities would be in between buildings. Buildings would be brick veneer. No driveway on Main St. 10' right of way easement would be put into deeds to allow access to Main St. Lot from Vorhees Drive. Mr. Ianelli wanted it on record that the property, as subdivided, meets all zoning requirements and suggested Board give Mr. Bertucci informal approval to go ahead with site plans. Board in agreement. Mr. Pandolfe suggested applicant hire lawyer, get his plans formalized according to requirements, submit to secretary of Planning Board and come in for hearing again.

Chairman Dr. Tassini read letter received from Paul Szymanski advising Board that he has left Candeb & Flessing Associates and is now in consulting business himself. Motion made to adopt resolution appointing Paul Szymanski as consultant.

John Winterstella advised Board he had attended Board of Education Meeting earlier this evening and monies they planned to purchase Lot 14A Block 45 came from capital tax fund from three years ago. John suggested these monies be appropriated to present budget, thereby reducing taxes. They had no immediate plans for use of the property. If used as parking lot or tennis courts, would require asphalt. Also, drainage problems. They would have to come before Planning Board for any use of this property since it is in residential zone. John Winterstella also brought up fact that Board of Education's purchase of this property and allowing present owners to be tenant, puts them in a Landlord/Tenant position, thereby making Borough responsible for carrying liability insurance. Mr. Stanley advised Board of Education some of homeowners whose property abut Lot 14A, Block 45, would be willing to purchase the property. Mr. Stanley made motion to write a letter to Coast Star stating the Board's position, seconded by Mr. Donovan. Mr. Pandolfe will draft such a letter and send to members for their comments.

No further business, motion made and seconded, all approved to adjourn at 9:15 PM.

Sue Frauenheim

Next Meeting April 1, 1980.

Minutes of Planning Board Meeting held Tuesday April 1, 1980

Meeting called to order 8:05 PM by Chairman, Dr. Tassini. Members present were: Messrs. Donovan, Newman, Stanley, Winterstella, Dr. Tassini and Mrs. Danish. Attorney J. Pandolfe and Secretary S. Frauenheim were present. Absent were Messrs. Conrad, Iannelli and Bolton.

Dr. Tassini brought up minutes of March 4th meeting and asked members to vote their approval. Mr. Stanley requested correction of his statement that he advised Board of Education all of the homeowners whose property about Lot 14A, Block 45 would be willing to purchase the property. The correct statement should be "some of the homeowners". Correction will be made by Secretary. Mr. Newman made motion to approve minutes, seconded by Mr. Stanley and all members present voted approval.

Concerning the Board of Education's proposal to purchase Lot 14A, Block 45 Sea Girt Ave, which was voted down by voters at election March 25, 1980, Mr. Stanley made the suggestion that perhaps the Planning Board could recommend to Mayor & Council that the Borough purchase that land and the adjoining strip from the Board of Education and offer for sale to those property owners whose property about same. Mr. Pandolfe recommended that the residents interested in purchasing the property come to the Planning Board with their suggestions and the Board would go to their Planning Consultant for advice. All members were in agreement that this would be best action for residents to take.

Dr. Tassin read letter received from Mr. Paul Szymanski thanking the Board for retaining him as our Planning Consultant and suggesting that a letter be written to Candeb, Fleissig and Associates requesting they return all Manasquan Master Plan Maps in their possession (base maps, work maps and final maps) including the zoning map and official map originals. Secretary will send letter.

Secretary read letter received from Monmouth County Planning Board concerning a summary of subdivision and site plan activity in Monmouth County during 1979. Report is available in Council room for members to read.

Secretary read application of Jules Varga, owner of Lot 32, Block 131 Perrine Blvd submitted to Dept. of Environmental Protection for Riparian Permit to connect a proposed bulkhead between two existing ones and install mooring piles.

Secretary advised Board that the Mayor & Council have passed an ordinance prohibiting adult book or film stores within any zone in the Boro of Manasquan.

Site Plans received from applicant Frank Bertucci for construction of office and apartment building on Main Street, Block 65, Lot 16 were presented by Secretary to Board for review. Secretary advised that copies were submitted to Borough Engineer and Planning Consultant for their comments and review and requested they submit same in a letter before the May 6th Meeting so all members could review same before applicant's hearing.

Mr. Pandolfe advised the Board if and when they pass on the site plan, they can establish certain conditions, i.e.:

Board May require all asphalt work be done, even if 2nd Building is not constructed.

Board may require shrubbery and planting

Board may require applicant to replace sidewalks

and suggested Board be prepared with whatever conditions you feel are necessary. Engineer's and consultant's comments will be of assistance

Preliminary approval can be given with stipulation all site improvements be done. Applicant will then have to come in with Final Site Plans which will show exactly what has been done.

Site Plans are available to those members who were not present. Plans were also given to Construction Official for his comments.

No further business, Dr. Tassini called for a motion to close meeting. Mr. Stanley made a motion to end meeting at 8:50 PM, seconded by Mrs. Danish, all members in agreement.

Sue Frauenheim, Secretary

Next Meeting: Tuesday May 6th, 1980 8:00 PM.

Draft Minutes of May 6, 1980 Planning Board Meeting. In attendance: Dr. Tassini, Messrs. Newman, Donovan, Conrad, Stanley, Winterstella, Iannelli, Bolton, Mrs. Danish, Attorney J. Pandolfe, Secretary S. Frauenheim.

Minutes of Board meeting April 1, 1980 approved. Motion made by Mr. Donovan, Mr. Newman seconded all members in agreement with exception of those members who were absent for the meeting Messrs. Conrad, Iannelli and Bolton.

Dr. Tassini presented bills received from Engineer and consultant to board. with reference to their review of the Bertucci Site Plan Application and subdivision Lot 16, Block 65. Dr. Tassini to call Mr. Farrell and Mr. Szymanski re costs.

Mr. Thomas O'Brien, attorney for Bertucci Site Plan application presented his client's subdivision application and application for preliminary and final approval of site plan. Mr. O'Brien presented Exhibit A-1 - Minor Subdivision of Lot 16, Block 65; Exhibit A-2 Architect's rendering of site plan. MOTION made by Jerry Iannelli to approve mainor sub -divison with condition easement put into deed for access to lot facing Main Street. All members in agreement.

Bob Weiss

Mr. O'Brien turned meeting over to Mr. Bertucci's Builder/who described proposed building's construction and proposed use of four offices downstairs and one apartment on second story. Professional offices to be rented, if possible, for use 9:00 AM - 6:00 PM

Mr. Pandolfe presented Mr. Szymanski's letter of April 21st as Exhibit A-3 and Mr. Farrell, Boro Engineer's letter of April 21, 1980 as Exhibit A-4

Question raised by Mr. O'Brien re payment of consultant's and engineer's fees by his client. Land Use Act says nothing to support it. Mr. Pandolfe advised Land Use Act says nothing about prohibiting charging of fees if services are required. In all fairness to applicant, Board will review bills and services rendered; however applicant will be responsible for payment. Mr. Pandolfe suggested board hold this question over to executive portion of meeting.

Motion made to go into executive session, to discuss site plan, subdivision, payment of engineer's and consultant's bills. Board approved site plan application pending following conditions:

1. Seperate plat for minor subdivision in event plat is to be recorded in lieu of deed
2. Building permit will be obtained prior to any on site work
3. Concrete sidewalks fronting Main replaced by new concrete
4. Dimension of parking area modified to provide curve return radii of 15 feet
5. Proposed retaining wall southern prop. line removed 3' from line and curb provided with adequate surface run-off.
6. Min. pavement parking area 1½" FABC Surfact Pavement, 2" bituminous base and 6" gravel type 2 Calss A or B
7. curb ramps provided on sidewalks min of four feet wide
8. approval of water & sewer dept. to connect to existing lines
9. Site plan shows storn runoff across drive to Old Squan Plaza and utilmately into inlet on opposite side of parking area.
10. If during course of construction it is found strom water does not drain adequately, applicant will be required to install drainage or reconstruct existing roadway to eliminate problem.
11. Grassed area immediately to rear of building be eliminated
12. AppliCNT will prepare soil erosion and sediment control plan and secure approval from M.C. Soil Conserv. District if required by Code Official.
13. Applicant shall pay fees required by them in accord with Chapter 107, Section 78 of Ordinance of Boro of Manasquan
14. Deeds shall be filed granting easement over both lots 16 and new Lot 16a. Language of easement shall be subject to approval of Planning Bd. attorney
15. Building plan of building located on Main St. to be modified to show a fire escape on north side

Concerning fees for expert's opinions, board felt Mr. Szymanski's fees too high and Dr. Tassini will call. Mr. Winterstella felt engineer's fees too high also and engineer will be questioned by Dr. Tassini. Motion made to hold up payment of bills until Dr. Tassini had opportunity to discuss them with Messrs. Farrell and Szymanski; Mr. Pandolfe will be in contact with Boro Attorney for legal interpretation of our ordinance covering these fees and suggested the Board make condition that client be responsible for payment, pending outcome of these reviews. Board was unanimous in their feeling that application should not be held up but condition be included in approval.

Mr. Donovan made motion to go back into Regular Session, seconded by Mr. Stanley, all members in agreement.

Mr. Winterstella made motion that resolution, as read by Mr. Pandolfe, be approved, seconded by Mr. Iannelli, all members in agreement. Resolution to be prepared by Mr. Pandolfe

Secretary advised Board of availability of Municipal Land Use amendments available at cost of \$2.00. Motion made by Mr. Newman, seconded by Mr. Winterstella to purchase same. All members in agreement.

Mr. Iannelli brought up subject of possible violation by Sirch, Inc. Rapid Water Slide, First Avenue. They were to provide a loading and unloading zone on the site, off the street. Motion made for secretary to write letter, seconded and approved by all members.

Motion made at 10:45 PM by Mr. Stanley to call meeting to a close, seconded by Mr. Bolton. All members in agreement.

next meeting Tues. 6/3/80

Sue Frauenheim

Draft of minutes of June 3, 1980 Planning Board Meeting, In attendance were Messrs. Tassini, Newman, Donovan, Stanley, Bolton and Mrs. Danish. Planning Board Attorney J. Pandolfe and Secretary S. Frauenheim.

Dr. Tassini presented revised bill received from Paul Szymanski for work done in connection with Site Plan submitted for Lot 16, Block 65, Bertucci. Mr. Szymanski reduced bill by \$60, total \$277.57. Mr. Newman made motion to pay this bill, seconded by Mr. Donovan, all in agreement.

Dr. Tassini read letter received from Boro Engineer, W. Farrell regarding his bill for work done on Bertucci site plan. Mayor Donovan made motion to pay his bills for \$313.09 and \$55.25. Seconded by Mr. Bolton, all in agreement, Secretary will submit bills to Mr. Bertucci's lawyer for payment back to Borough.

Secretary advised that Mr. G. Stamos, representing Scotio Construction in Pt. Pleasant, N.J. had called to cancel informal discussion of Site Plan for Schride Associates - Brielle Road. Mr. Pandolfe advised board that Schride's site plan called for a variance because property involved is in commercial and residential zone and Planning Board does not have authority under Land Use Act to grant change in use. Mr. Pandolfe will write letter to Mr. Stamos advising him to take his application to Board of Adjustment. Mr. Donovan made the motion to write letter, seconded by Mr. Newman.

Mr. Donovan brought up question regarding R2 Zone along Mount Lane and West to Route 71 Chapter 107-9 in Zone Book and multiple dwellings. Suggested Board review chapter and discuss at next meeting.

No other business, motion made by Mr. Stanley to close meeting, seconded by Mr. Donovan.

Sue Frauenheim  
Secretary

Next Meeting July 1, 1980.

file

Draft of minutes of Manasquan Planning Board Meeting Tuesday, July 1, 1980. Meeting called to order at 8:00 PM by Dr. Tassini. All members were present.

Minutes of Planning Board Meeting held June 3, 1980 reviewed. Motion made by Mrs. Danish to approve minutes, seconded by Mr. Stanley. All members in agreement.

Minor subdivision application of Mr. & Mrs. Meyers, 37 Curtis Ave., Lots 31, 33, Block 67. Conforms to all zoning regulations. Motion made by Mr. Donovan to approve, seconded by Mr. Bolton. All members in agreement.

Minor Subdivision application of Mr. & Mrs. J. Randolph, 140 Union Ave., Lot 1B, Block 72 introduced by Mr. Wight. Mr. Pandolfe advised Board that he had been involved with his father in proposed purchase of this property, in that he drew up contract between his father and Mr. Randolph and that same contract had expired. Mr. Wight had no objections to Mr. Pandolfe sitting in on hearing and Board had no objections.

Mr. Edwards, Surveyor presented his drawings explaining that property in question is in Conservation Area as well as in Commercial Office Zone and that a portion is designed as Wetlands and subject to Environmental Regulations. Mr. Pandolfe advised Board that all lots conform to zones, however they do overlap into a conservation zone and the town has certain rights where there is an overlap zone with conservation. Mr. Edwards explained buffer zone. Mr. Wight presented as evidence two letters from Dept. of Environmental Protection, Evidence #1 and Evidence #2 advising that any construction proposed above the wetlands boundary as indicated on revised survey map will not require a Wetlands Permit, and stabilization measures should be taken for proposed construction in close proximity to wetlands. Mr. Pandolfe advised that it would be necessary for owner of lots to come before the Planning Board with site plan if they build anything other than a house on the properties. Applicant stated perhaps office building would be erected.

Question arose as to sewer situation in that area. Mr. Pandolfe advised that Board could require easement for sewers along curb lines for future sewer connections.

Mr. Newman made motion to grant approval of subdivision, seconded by Mrs. Danish with following conditions: 1. Approval by Monmouth County Planning Board, no building site plan or improvement made until sewer connections are made for service to each of newly created lots; 3) Any requirements of Dept. Environmental Protection must be met.

Mr. Ianneli advised that Mr. Stamos of Waterslide had met with street department and police regarding off-street parking for loading and unloading and would conform to Board's condition of approval.

Mr. Pandolfe presented his bill for last six month period, \$900. Motion made by Mr. Donovan to approve payment, seconded by Mr. Bolton. All members in agreement.

Discussion of Code 107-9 Zoning Ordinance concerning R-2 one family, and motion made by Mr. Winterstella that a letter be written to Mayor & Council amending Zoning Code 107-9 that designated area for multiple dwelling be decreased. Motion seconded by Mr. Donovan. All members in agreement.

Secretary advised that Mr. Bertucci had paid Engineer's and Consultant's fees in regard to services rendered in discussion of his site plan for Lot 16, Block 65

No other business, meeting closed at 9:30 PM by Chairman Dr. Tassini.

Next meeting Tuesday August

S. Frauenheim

Draft of Minutes of Manasquan Planning Board Meeting Tuesday August 5, 1980.  
Members present: Dr. Tassini, Messrs. Newman, Donovan, Conrad, Stanley, Bolten,  
Iannelli and Mrs. Danish; Attorney J. Pandolfe and secretary Sue Frauenheim.

Motion made by Mr. Donovan to approve minutes of July 1, 1980 meeting, seconded by Mr. Stanley. All members approved.

Attorney Matthew Leahey presented subdivision application for Church of St. Denis for minor subdivision of Lot 59, Block 77, to decrease lot 59 and increase lot 57 Block 77. Purpose for subdivision to sell Lot 59 Block 77. Prospective buyer intends to build single family residence. Mr. Pandolfe advised that sub-division conforms to all zoning requirements. Mr. Donovan advised board that he is a member of Board of Trustees for St. Denis Church and would abstain from voting. Motion made to approval subdivision pending approval of Monmouth County Planning Board by Mr. Conrad, seconded by Mr. Iannelli. All members voted approval.

Mr. Iannelli advised that he had met with Police Chief LaVance, Construction Code Official Daniel Miller, Superintendent Public Works Gerald Evans and Fire Inspector Kenneth Miller regarding Sirch, Inc. (Waterslide) providing loading and unloading zone on the site as per condition of Resolution passed approving site plan for water slide. Mr. Iannelli advised that all met at the site on July 8th and loading area marked out; however movable barricades are used and there is a problem with these barricades being moved by people parking on the street. Mr. Donovan made a motion that a letter be written to Sirche to mark loading and unloading zone with permanent markers and if they do not adhere to conditions of approval, water slide will be closed. Motion seconded and all members in favor. Secretary will write letter.

Secretary read notice from Director of County Planning regarding preliminary arrangements for 27th Annual Conference and Dinner of M.C. Planning Board to be held Monday Sept. 29, 1980 at Squires Pub in West Long Branch. Final arrangements have not been completed, but details will be forwarded.

Secretary advised Board that letter had been written to Mayor & Council requesting review of Zoning Ord. 107-9 pertaining to conditional use of multifamily dwellings in R-2 zone, and amendment to ordinance. to correct "North of Manasquan-Brielle Line" to "and South to Virginia Avenue"/

Secretary advised Board that N.J. Division of Local Planning had written requesting copy of Manasquan's Zoning, Site Plan and Subdivision ordinances in order to give them a better understanding of our regulatory programs as they relate to State's land use programs and polices. Copies were forwarded by secretary on August 1, 1980

Secretary advised board that a letter had been received from Fellows, Read & Weber, Inc., Surveyors from Toms Rivers advising they had submitted Environmental Protection Form C-1 application form for permit for Riparian rights for Lot 2-C Block 189, Brielle Road for Baycob Associates, P.O. Box 1332, Pt. Pleasant Beach, N.J. to legally maintain existing structures beyond grant limit line at Glimmerglass Creek. Mr. Pandolfe advised that this was in conjunction with Mr. Brennan's proposed construction of condominiums on Brielle Road. Secretary also advised of letter received from Phillipa Sandine, Supervisor North Shore Region, Bureau of Coastal Project Review re CAFRA Inquiry P905 concerning proposed construction of 109 condominium units Lots 1 and 2, Block 136 in Manasquan. Mr. Donovan suggested copy of this letter be given to each member as well as copy to Dept. Environmental Protection. Also to Manasquan Board of Adjustment since Board of Adjustment would hear Site Plan Application and variance since Zone involved is Commercial and residential.

No other business Mr. Stanley made motion to end meeting, seconded by Mr. Newman. All members in agreement.

Next meeting Tues. Sept. 2, 1980

Sue Frauenheim

Draft of Minutes of December 2, 1980 meeting of Manasquan Planning Board. In Attendance: Dr. Tassini, Mr. Newman, Messrs. Conrad, Stanley, Iannelli, Winterstella and Donovan and Mrs. Danish. Also secretary and board attorney, J. Pandolfe.

Minutes of the July meeting unanimously approved.

Mr. Bertucci came before the Board concerning his site plan for construction of two story building, offices on first floor, apartment on second, Lot 16, Block 65. He requested the Board's approval for modification of site plan regarding the squaring off of the southwest corner section of the building which previously showed a parking space on the prior site plan. Modification made by Mr. Conrad to approval request, seconded by Mr. Winterstella. All other members voted approval.

Mr. John Giordano attorney representing Schride Associates, principal Robert Brennan. Also present were representatives of The Hillier Group from Princeton, N. J., Architecture Planning and Interior Design. Mr. Giordano advised that his client would like to develop Lot 136, Block 42 consisting of approximately 10.3 acres located on Brielle Road, east of the drawbridge and bounded by water on three sides. They would like the Board to request Mayor & Council to change the zoning requirement on that property to residential. His clients propose to construct a 108 unit condominium residential site; 72 2 br units at \$100,000; 25 2 bedroom units at \$125,000 and 12 2 bedroom Lanai units at \$150,000. Land coverage would amount of 23-24%. Height of buildings 2½ to 3½ stories with parking under buildings at grade level. Parking would not be visible from road.

Mr. Giordano advised that they have had a few meetings with DEP and Cafra and the plan they are presenting is considered acceptable to them, and if his clients were able to work something out with the board to rezone, it would appear that Cafra approval would be forthcoming.

Mr. Giordano stressed that these are luxury apartments and the tax ratables for the municipality should be \$150,000 and that this was a conservative figure, and net benefit would be significantly greater, perhaps 50% greater.

Mr. Giordano introduced Mr. E. Wilson of Hillier Group, to generally describe the units. Mr. Wilson presented architectural renderings showing the layout of the buildings and the open spaces providing advising that only 23-24% of the 10.3 acres would be covered with buildings. Main building would contain 96 units and the 12 Lanai units would be 2-story townhouses attached, surrounding the pool area.

From Brielle road you would go onto a loop road to the units. Road to be 22' wide to facilitate fire apparatus, ambulances, etc. Mayor Donovan asked about parking for visitors. Mr. Wilson said most units will have two parking spaces but they could provide additional parking areas for visitors. Buildings would have outside elevators, balconies, fires stairs. Earth would be built up around parking so not visible. Buildings would be precast concrete, wood shingle siding, wood siding along balconies. Buildings would have different setbacks to make appealing.

Mr. Winterstella asked about footing and if any soil stabilization work was done. Mr. Wilson advised that based on previous experience, main structure would be pilings. Cafra does not require pilings. State and local codes might and they would have to make further calculations. Schride would be willing to have engineers look into this.

Question regarding conservation areas came up. Mr. Wilson said it would all be preserved and their proposal would conform to land use plan. No bulkheading would be done, State wants them to maintain buffer in natural state.

Question of traffic came up. Based on his experience Mr. Wilson advised roughly 50-60 peak hour trips. If board would like they would contact proper people to have traffic control study made. Members brought up problem we have during Summer

months on Brielle Road and bridge opening, etc. They will contact a traffic engineer if we desire this information. They again pointed out that only 23-24% of land would be covered.

Concerning water and sewer the developer would make improvements and pay whatever percentage is necessary.

Buildings would have fire wall separating each unit. Board members were concerned with density problem involved with 108 units. At this point, Mr. Pandolfe reminded Board that Schride is only asking Board to change zone. If board agrees, Schride would have to come before the Board with a Site Plan. If at that time the board felt 108 units were too many, they could have applicant build 95 or whatever number the board felt was acceptable. The developer would then have to modify his plan. The first thing for the Board to do is to decide whether they want to recommend to Mayor and Council that the zone be changed.

At this point Mr. Giordano brought up that the Boro's present ordinance does not apply to a project such as they anticipate and they would work with Mayor & Council if zone were changed. He did stress that this is a \$12-15 million project and minimum sale price if \$100,000.

Question of Brielle Road flooding came up, and the problem the boro has presently getting fire apparatus and help to stranded people during high tides. Mr. Giordano felt that they were not adding to a currently existing problem, and that the ratables they would bring in could help rectify the flooding problem for everybody. Mr. Giordano asked the Board if they thought this was a good use for the property; it would greatly enhance present situation. Concerning traffic, density, etc. they would be more than willing to review these problems with our consultants and engineer and work hand and hand to bring about a plan that would be a credit to the community. He stressed that design is the key and number doesn't mean a lot - they would be glad to work with us if zone were changed.

Mr. Wilson advised that with condominiums, their maintenance dept takes care of garbage collection within the development and snow plowing.

Mr. Pandolfe advised the Board could continue the informal hearing at the next meeting and applicant could have additional information on traffic, demographics. Decide if you want his engineers to look into water and sewer system. Project has to be economically feasible for them to go along with additional expenses. Mr. Giordano advised they would contact people familiar with sales and marketing who can identify type of people would live in such a development. They would have a traffic expert comment on increased traffic and would have their engineers make brief report of influence of tide on sewers, etc. Mr. Giordano thanked Board for the opportunity to present their plan and requested the informal hearing be continued January 6.

Mr. Pandolfe advised the Board they have to decide whether they are going to accept the concept. If so ordinance would be worked in such a way they have to conform to requirements. Do you have sufficient information on the concept that you would recommend to Mayor & Council to change zone. Mayor Donovan advised he is not against concept but would like to see results of traffic impact report, flooding before he could satisfactorily give his decision. All members concurred. Mr. Giordano pointed out that grade level would be parking and therefore no flooding would occur in buildings.

Mr. Giordano will return on January 6th.

Board discussed the property of the Boro located at NW corner of Potter & Cedar and all were in favor of this being rezoned to Parks & Open Spaces. Motion made for Board to write letter to Mayor & Council recommending rezoning.

Dr. Tassini advised of bill received from attorney Jay Pandolfe in the amount of \$600 for services from June through December 1980. Mr. Winterstella made motion to pay, seconded by Mayor and all members approved. Mr. Pandolfe advised that he thought \$2500 for 1981 budget would be okay.

Board decided to meet at 7:30 PM on Tuesday January 6, 1981.

Motion to adjourn by Mr. Stanley, seconded by Mr. Conrad. All members in agreement.