

Draft of minutes of the January 5, 1982 Meeting of the Mansquan Planning Board. Meeting called to order at 8:00 PM. Members present were Messrs. Newman, Tassini, Stanley, Iannelli, and Mrs. Danish. Members absent due to illness, Messrs. Donovan, Conrad and Bolton. Absent was Mr. Dennis Saake. Attorney J. Pandolfe and secretary S. Frauenheim present.

Minutes from the December 1, 1981 approved and accepted.

Mr. Newman nominated for Chairman by Mr. Tassini, seconded by Mr. Stanley, approved by all members.

Mr. Tassini nominated for Vice-Chairman by Mr. Stanely, seconded by Mr. Iannelli, approved by all members.

Sue Frauenheim nominated for secretary by Mrs. Danish, seconded by Mr. Iannelli, approved by all members.

J. Pandolfe nominated Planning Board Attorney by E. Stanley, seconded by Mr. Iannelli, approved by all members.

Paul Szymanski nominated Plan. Board Consultant by E. Stanley, seconded by Mr. Iannelli, approved by all members.

TM Associates nominated as Planning Board Engineers by Mr. Iannelli, seconded by Mr. Stanley, approved by all members.

Coast Star nominated as Official Paper by E. Stanely, seconded by Iannelli. Approved

Asbury Press nominated as alternate Official Paper by E. Stanley, seconded by Iannelli. Approved

First Tuesday of each month at 8:00 PM nominated by E. Stanley, seconded by Mr. Iannelli, all members approved.

Next on agenda was continuation of T. Schiwer Site Plan Application for the development of storage warehouses on Block 56, Lot 1 and Block 58A Lot 1 on Highway 71. Mr. Joseph Hillman, attorney for Mr. Schiwer, advised that they were in receipt of Boro Engineer's comments dated December 18, 1982 and as a result changes were made and new plat plans which he presented to the board, Exhibit #3. Exhibit #4 presented was a report on drainage and flood elevations in Watson's Creek. Mr. Dinklage, Architect presented as Exhibit #5 building plans for the warehouses which will be of stucco.

Mr. Hillman advised they have preliminary site plan approval of the Dept. of Transportation and will present to Engineer for his review. His applicant will comply with whatever recommendations the Dept. Transportation makes.

Mr. Pandolfe advised Mr. Hillman they will need permit from Dept. of Environmental Protection for 100 year flood plan and also need approval of Monmouth County Planning Board and Freehold Soil Conservation Dept.

Mr. Pandolfe advised Mr. Hillman the Board would like to see a copy of the proposed lease and type of restrictions on use of storage rooms; possibly a deed restriction on use so tenant would adhere to Municipal Code re storage of flammable materials, etc. Mr. Schiwer advised buildings will not be equipped with heat or electric and they would consider deed restrictions with condition that restrictions be removed upon sale of buildings.

Mr. Pandolfe entered as Exhibit #7 Mr. Farrel, Boro Engineer, report dated Dec. 18, 1982; as Exhibit #8 Mr. Paul Szymanski, Consultant's report dated January 4, 1982, as Exhibit #9, Manasquan Fire Inspector Miller's comments. Reports from Manasquan Construction Code Official were not yet available nor were comments from the Shade Tree Commission or Environmental Commission. Mr. Farrel requested time to review new plat site plan. Hearing to be continued February 2, 1982.

Continuation of Draft of Minutes of the January 5, 1982 meeting of the Manasquan Planning Board:

Next on Agenda was Major Sub-Division application of Schride Associates for development of 37 lots on Brielle Road Block 136, Lots 1 & 2, Mr. Michael Gross, attorney for the applicant presented application, Preliminary Major Sub-Division Plat (Exhibit #1), Affidavit of publication of notice, notice to homeowners within 200' (Exhibit #2; Sanitary Sewer Investigation Exhibit #3, Traffic Engineer Group Revised 1/5/82, Exhibit #4.

Mr. Gross advised the Board his applicant also applying for a zone change for that portion approximately 100x541 located on Brielle Road currently zoned B-2 to be rezoned R-1. Applicant requested Planning Board recommend change to Mayor & Council. Mr. Pandolfe advised Mr. Gross to postpone hearing of applicant pending results of the request for zone change since Mayor & Council make the final decision. Mr. Gross said his applicant would like to present their application for those lots located in R-1 zone and come back for a decision on the zone change. Mr. Pandolfe advised Mr. Gross the Planning Board has no statutory rights to grant a zone change but board would be inclined to recommend the B-2 zone be changed to R-1. Board went into Executive Session to discuss the request.

Mr. Pandolfe advised the Board that in fairness to the applicant Board should decide whether or not to recommend to Mayor & Council that the B-2 zone be changed to R-1. If the applicant went ahead with his presentation and did not receive approval of Mayor & Council, applicant would have gone to unneeded expenses. After discussion, Mr. Iannelli made made to recommend to Mayor & Council that the B-2 zone be changed to R-1, seconded by Mr. Stanley. All members in agreement. Board went back to regular meeting.

Mr. Pandolfe advised applicant that the Planning Board would recommend to Mayor and Council to change B-2 zone to R-1 and that any approval given by the Board would be subject to Mayor & Council's approval of the change in zone.

Mr. Birdsall, applicant's engineer, gave testimony regarding water and sewer facilities. Mr. Farrel, Boro Engineer's letter of October 22, 1981 entered as Exhibit #5; Mr. Farrel's letter of December 21, 1981 presented as Exhibit #6. Mr. Farrel commented at this point that his previous letters were based on the first Plat received and he has not had opportunity to review the plat presented as Exhibit #1.

Mr. Gross advised that it was his applicant's intention to dedicate to the Borough of Manasquan that portion on Brielle Road designated on the Plat as Public Parking, giving access to water. Concerning CAFRA, Mr. Gross advised they have had numerous meetings and are in process of submitting application to them.

Mr. Gross advised the Board it is the applicant's intention to extend the buffer zone along the wetlands an additional 30'. They have no plans for stabilizing the shoreline and would leave it in its natural state. They would make deed restriction on this 30' wide easement. If stabilization was necessary, the property owner would have to come to the Planning Board. Mr. Newman felt the property owner would say it is his property and he will improve it. Mr. Gross advised they would have no objections to deed restrictions on keeping wetlands in natural state.

Mr. Pandolfe presented as Exhibit #7 the Planning Board's Consultant, Paul Szymanski's letter of January 4, 1982; Chief Paul LaVance's letter of December 28th; Exhibit #9 letter from K. Miller, Fire Protection Inspector; Exhibit #10 Comments of Manasquan Tax Collector and Tax Assessor; letter from Manasquan Preservation Association Exhibit #10. Copies of all these to be sent to Mr. Gross.

Mr. Gross advised Board that applicant would like to continue hearing in the March 2, 1982 Planning Board Meeting in order that all testimony from various agencies could be heard. Mr. Pandolfe advised Mr. Gross to let the Board know if he wished any of these parties to be present at the March hearing. Mr. Stanley made a motion to continue the hearings

at the March 2, 1982 meeting of the Planning Board and to place the matter on the agenda for same. Mrs. Danish seconded motion and all members in agreement.

Mr. Ianelli made motion that secretary write a letter to Mayor & Council recommending the B-2 zone on Brielle Road be changed to R-1, seconded by Mr. Newman. All members in agreement.

Manasquan Preservation Association requested that Board review their request to form a committee to study the feasibility of changing the PUD of Fisherman's Cove to a Conservation or Green Acre area. Mr. Ianelli made a motion to discuss the request at the February 2nd, 1982 meeting, seconded by Mr. Stanley. All in favor.

Mr. Zane, owner of Lots 2, 2A and 8, Block 163, 102 Ocean Avenue asked the Board to reconsider his request to subdivide this property into three lots which would require a variance since there is not sufficient frontage. Because of the late hour, Mr. Pandolfe advised Mr. Zane that he would be in contact with Mr. Zane's lawyer, Richard Maguire, concerning the applicant submitting an application, and put on Feb. Agenda.

Paul Szumanski, Board's Consultant presented his contract for 1982. Motion made to accept contract, approved by all members and signed by Chairman and secretary.

Concerning bills received by Mr. Farrel and Mr. Szymanski for work done for Schwier Site Plan, Schirde Major Subdivision and Veeder Site Plan, motion made to approve same and send to each applicant for reimbursement to the Borough. Motion carried.

Mr. Szymanski advised Board that it is in the ordinance that applicant can make a deposit for those monies need for Engineer, Consultant, etc. and suggested Board consider this in view of the Board's Budget and the many bills that are encountered with site plans and major subdivisions. Because of the late hour, it will suggested this be put on February Agenda.

Motion made by Mr. Stanley to close meeting at 11:30 PM, seconded by Dr. Tassini, all members in agreement.

Sue Frauenheim,
Secretary.

Draft of minutes from the Feb. 2, 1982 meeting of the Manasquan Planning Board held in Boro Hall. In attendance were board members Messrs. Newman, Tassini, *Mr. Bolton*, Stanley, Donovan, Ianelli, Saake and Mrs. Danish. Mr. Winterstella was absent. Also in attendance board attorney, J. Pandolfe, and secretary S. Frauenheim.

Worksession opened at 7:30 Pm for further discussion on Site Plan Application of Thomas Schwier for development of storage warehouse on Route 71. Topics discussed were storage uses, plantings, hours of use, Dept. of Transportation permit.

Regular meeting called to order at 8:00 PM by Chairman, R. Newman. Dr. Tassini made motion to accept minutes of January 5, 1982 meeting, seconded by Mr. Stanley, all members in agreement.

Board accepted an application for subdivision submitted by Mr. R. Zane for property located at 102 Ocean Ave. Lot 2 Block 163 which will be placed on the agenda for the Planning Board Meeting to be held on March 2, 1982.

Next on agenda was continuation of Site Plan Application of Thomas Schwier for storage warehouses on Route 71. Mr. Badach, attorney for Mr. Schwier submitted into evidence, Exhibit #10, Stream Encroachment Application sent to Dept. of Environmental Protection; Exhibit #11, Highway Permit Application Dept. Transportation; Exhibit #12, Revised Site Plans dated 1/31/82 showing rerouting drainage, onsite cur drainage and 24 cast iron piping under railroad; Exhibits 13 & 14, Offsite drainage maps dated 1/27/82

Mr. Badach advised the board that his client would stay within the zoning ordinance regarding the use for the storage warehouses. He must conform to uniform construction code before certificate of occupancy is issued.

Mr. Pandolfe called on Boro Engineer, William Farrell for his report on the revised site plan dated 1/31/82. Mr. Farrell had an opportunity to review both the revised site plan and drainage maps. Mr. Farrell advised he sees no drainage problem. He referred to his report dated February 2, 1982. Mr. Pandolfe entered this as Exhibit #15

Mr. Pandolfe called on Boro Consultant, Paul Szymanski. Mr. Szymanski referred to his report of January 4, 1982 (Exhibit #8). His only other comment was he would like to see additional plantings on Route 71.

Mr. Pandolfe called on Manasquan Fire Inspector, Ken Miller who advised applicant has to comply with fire zoning, there is sufficient access off highway into area.

At this point, Board went into executive session for further review of comments and decided to have Mr. Pandolfe write up resolution. Board went back into regular meeting. No further discussion from audience or applicant, Motion made to have Mr. Pandolfe prepare resolution stating conditions of approval. Motion seconded and approved.

Next item on agenda review of Major Subdivision application of Schirde Associates for development of 38 single family homes on Brielle Road. Mr. Michael Gross, applicant's attorney submitted revised Sub-Division plans dated 1/26/82 which were made to conform to comments received from the Planning Board and Messrs. Farrell and Szymanski at last meeting.

Mr. Pandolfe accepted the new maps as Exhibit #10. Mr. Pandolfe called on Boro Engineer, Wm. Farrell. Mr. Farrell reviewed his report dated February 1st, 1982 which Mr. Pandolfe entered as Exhibit #11. After Mr. Farrell presented his comments, Mr. Gross addressed questions to Mr. Farrell. Applicant will furnish information requested by Mr. Farrell. Entered as Exhibit #12 which letter from applicant's attorneys, Giordano, Halleran & Crahay addressed to Manasquan Planning Board in reply to letters from the Man. Environ. Comm. & Man. Preserv. Assoc. - 1 -

Page 2 continuation of draft of minutes from Feb.2,1982 meeting of the Manasquan Planning Board.

Mr.Pandolfe called on Boro Consultant, Mr.Szymanski for his comments. Mr.Szymanski referred to his report of January 4,1982 and said he had had an opportunity to review new site plan revision and is agreeement with the new egress,ingress area. Mr.Szymanski brought up question of possible deed restrictions on use of 30' conservation surrounding property in question; would like to see plantings on each and every lot of street trees.

Members discussed tidal flooding problems in area and that they would want new home owner advised of this situation. Concerning public access to water and dock shown on site plan to be dedicated to Manasquan Boro, members felt perhaps this could be eliminated. Schride will write ltter to Cafra regarding this. Motion made to continue Site Plan Application at March meeting, seconded and all in favor.

Next on agenda informal discussion of site plan application received from Jody Seafood, Parker AVenue for addition to their existing building on Parker Ave. Applicant would like to build 29'x12'cooler (extension of current cooler). Board reviwed plans and voted to waive site plan requirements. Motion made for applicant to appear at March 2,1982 meeting with application.

Discussion of PUD area of Master Plan and the request of the Manasquan Preservation Committee for the Board to recommend to Mayor & Council that a committee be established to incoude members of the governing body and interested residents to investigate the means of acquiring the land and funding a Green Acres Project.The Committee would investigate feability and costs of several alternatives and report to the Planning Board,Mayor & Council on the pros and cons of each alternative and the effect on municipal taxes. Mr.Pandolfe advised members that the Planning Board does not have the authority to form such a Committee; they could only recommend to Mayor & Council that a change in zone be considered. Mr.Iannelli made a motion that a letter be written to Mayor & Council recommending that the PUD Zone remain the same. Seconded by Mr.Stanley. All members voted approval.

Mr. Ianelli made a motion to increase the salry of the secretary by \$125 for the year 1982. Seconded by Mayor & all members in agreement.

No further business, motion made to adjourn at 11:30 PM. Seconded and all members in agreement.

Sue Frauenheim,Secretary
Manasquan Planning Board

Next Meeting Tuesday March2,1982.

Draft of minutes of the Manasquan Planning Board Meeting held Tuesday March 2, 1982
Members present were Messrs. Newman, Saake, W. Donovan, Winterstella, Iannelli, and Mrs. Danish.
Absent were Messrs. Stanley, Tassini and Bolton. Also present Board secretary S. Frauenheim
and attorney J. Pandolfe.

Meeting called to order at 8:00 PM by Chairman Newman. Roll Call taken. Minutes of the
Feb. 2nd meeting were approved.

Mr. Frank Badach, attorney for T. Schiwer, presented revised plan for Site Plan Application
of Mr. T. Schiwer for storage warehouses on Route 71. New plans showed detailed plantings
and landscaping, and were entered into evidence. Mr. Dinlage, Mr. Schiwer's architect advised
new plats show permanent sign on Bldg. B; additional plantings along driveway and frontage;
added names of owners of property within 200' of site; show existing building offsets
at north end of property; show existing elevation; location and size of proposed utilities
not shown as there will be no water/sewer on property. Public was called on to question
application - no questions asked. Mr. Pandolfe read Resolution he prepared covering
conditions of approval. Mr. Iannelli made motion to accept resolution read; seconded by
Mr. Donovan. Roll call 5 yes, Mr. Winterstella abstained.

Next on Agenda was Site Plan Application of Jody's Restaurant. No one appeared
at the meeting so application was postponed until April 6, 1982 meeting.

Next on agenda was Mr. Zanes' subdivision application for property located on Ocean Ave. &
Outlet Creek, Lots 2, 2A and 8 Block 163. Mr. Macquire, attorney for Mr. Zane advised revised
application as Major Sub-Division would be made and his client waives 45 day waiting period.
Mr. Pandolfe asked the Board to reclassify application as Major Sub-Division with Variances.
Motion made to do so made by Mr. Donovan, seconded by Mr. Iannelli. Advised applicant that at the
next meeting we will present our expertise Messrs. Szymanski and Farrell and to submit
revised plans to Mr. Farrell. Mr. Macquire inquired as to fees involved and Mr. Pandolfe will research
to see what lots are involved. Map dated 1/21/82 marked into evidence as Exhibit A. Entered
as Exhibits A-1 and A-2 were Affidavit of Proof of Service and Publication of Public Notice.
Entered as Exhibit A-3-6 letters from neighbors agreeing to extension of time. Entered as
Exhibit 7 paid tax bill on properties in question. Entered as Exhibits 8 and 9 copies of
contract of sale between Mr. Zane and Francis Warren/D. MacDonald; Jos. Tischio and Dorothy H. Reyle
and Mr. Zane and Mr. & Mrs. Palmer.

Mr. Pandolfe advised applicant we could not accept maps on sewer and water as they should be
amended in accordance with recommendation by Mr. Farrell & Szymanski. Mr. Maguire then present -
Mr. Hiller, professional engineer with Birdsall for testimony as to property involved, i.e.
footage, topography, drainage, proposed 8" main. Mr. Newman question if an easement for driveway
were involved would each property owner participate in joint maintenance. Mr. Saake questioned
condition of bulkhead and if it would be replaced entirely, advised it would be repaired.
Mr. Donovan asked if provisions would be made for sidewalk and curbs. Mr. Maguire advised that
he will discuss with our engineer and consultant for their recommendations. Public asked to
participate. Mr. Palmer, 79 2nd Ave. advised Board he felt Mr. Zanes subdivision would be
advantageous to his property and beautify all surrounding properties and was in favor.
Mrs. Danish asked if parking would be allowed on driveway. Mr. Maguire advised there would be no
parking allowed on either side. Motion made and carried to continue hearing at the April 6th
meeting.

No other business, meeting adjourned at 9:30 PM.

Sue Frauenheim

Next Meeting Tuesday April 6, 1982

Draft of Minutes of Manasquan Planning Board Meeting held Thursday April 22, 1982 in Borough Hall. Members in attendance were Messrs. Newman, Tassini, Donovan, Iannelli, Winterstella, Bolton, Saake & Mrs. Danish. Absent Mr. Stanley. Board attorney Jay Pandolfe and Secretary Sue Frauenheim present.

Worksession at 7:30. Mr. Pandolfe reviewed the Zane Major-Subdivision Application and presented a draft of a resolution, in the event Board granted approval to Mr. Zane, for the Board's review. Discussion held on where houses would face, on creek or on common driveway. Mr. Pandolfe advised if the board desired they could make house facing on common drive condition of approval. Another point discussed was who would maintain upkeep of common drive. Again Mr. Pandolfe advised the board as a condition of approval, part of deed would be each new lot owner has to provide funds for proportional share of expenses to maintain roadway that runs with the land.

Regular meeting called to order at 8:00 PM by Chairman Newman. Roll call taken. Motion made to accept minutes of the March 2, 1982 meeting seconded and carried.

First on agenda was continuation of Mr. Zane's Major subdivision application for property located on Ocean Avenue Lots 2, 2A, 8 Block 163. Mr. Maguire presented into evidence Exhibit #10, two pages of revised plat plans dated April 5, 1982; Exhibit #11 Approval of Monmouth County Planning Board; Exhibit 12 Letter from Freehold Soil Conservation; Exhibits 13 & 14 Easement Clauses; Exhibit 15 Letter from Army Corps Engineer acknowledging Zane application for permit. Mr. Farrell, Boro Engineer reviewed his letter dated March 15, 1982 concerning his comments and recommendations. Mr. recommended the sewer and water service be the responsibility of the landowners and not maintained by the Borough; recommended all-weather pavement, minimum 15'; replacement of deteriorated bulkheading along Outlet Creek; installation of survey monuments as required by Map Filing Law of State of New Jersey; and lastly applicant must obtain Land Disturbance Permit from Soil Conservation.

Mr. Szymanski, Boro consultant reviewed his Memorandum #4-82 dated March 22, 1982. Applicant requires variances to provide 5' rear yard and frontage on a public street to allow access via a common easement and a third variance for one lot to have 10' rear yard. Mr. Szymanski recommended the 25' easement be reduced to 20' and the eastern 5' strip of common easement be retained as a landscaped strip; removal of existing dilapidated fence and a new fence installed; additional evergreen plantings; installation of "Private Driveway" sign; replacement of existing bulkhead.

Board went into Executive Session for further discussions. Points discussed were:

- A. Which way houses would face on property. Board felt they shall all face easement
- B. Board would like to see underground wires and lines
- C. Existing dilapidated building - would like to see it removed or brought up to code
- D. Re bulkheading Board would not like to see pilings installed for boat mooring

Mr. Pandolfe read to the Board a proposed resolution should the board decide to approve Mr. Zane's major sub-division application. Motion made to go into regular session. After further discussion and audience participation, Mr. Winterstella made motion to accept resolution as read, seconded by Mr. Iannelli; all members in favor. Abstaining from voting were Dr. Tassini, Mr. Bolton who were absent at March meeting.

Next applicant on the Agenda was Mr. Gross, attorney representing Schride Associate's application for major subdivision on Brielle Road. Mr. Gross presented into evidence new plats revised on March 29, 1982 showing proposed elevated timber walkway and timber deck; entered into Evidence as Exhibit 13; Entered as Exhibit 14 was another revised plat dated March 30, 1982 showing 39 lots without the elevated walkway. Entered as Exhibit #15 was a letter dated March 30, 1982 from Underwood regarding soil and as Exhibit #16 a letter from Underwood dated February 27, 1982 regarding borings. Mr. Gross reviewed Boro Engineer's letter of April 9, 1982 item by item and had conformed to all Mr. Farrell's recommendation and suggestions.

Mr. Farrell presented his comments and recommendations to the Board:

1. Subdivision will have no effect on the elevation of tidal flooding in the area. flood conditions will remain same.
2. Sanitary Sewers- Boro system can handle sub-division. Mr. Farrell was in consultation with Mr. Evans. Mr. Farrell advised board that a section of Brielle Road sewer back pitched and Sewer Dept. has to clean that section out every two months. He reviewed this with Supt Evans and they both feel the increased flow from this subdivision would decrease the problem and in Mr. Farrell's opinion, effect of subdivision would not be detrimental and in fact could be beneficial
3. Water - would have no adverse effect on present system
4. Fire hydrants as shown have been reviewed and adequate.
5. Roadway- egress and ingress satisfactory. Curbs and sidewalks recommended, also on Brielle Road
6. Review of Underwood soil tests and borings .Mr. Farrell recommends further soil borings with construction of each home.
7. Outfalls should be extended
8. Sodded swales should be shown through conservation area if possible
9. Applicant be required to submit manufacturers specifications prior to ordering pipe and beginning construction
10. Show repair detail for Brielle Road
11. Provide enlarged plan showing grading, drainage inlets and piping at intersection Brielle Road and Glimmer Glass Circle
12. Existing waterline - existing valve should be plugged and capped.
13. Proposed sewer system-application should receive permit from DEP.
14. Tidal action on Brielle Road - further discussion as it relates to emergency services.

Mr. Szymanski advised Board he was in favor of public access area which would be dedicated to the Boro; however maintenance is involved. No other problems with subdivision.

Mr. Gross advised he had no further testimony and Mr. Pandolfe advised they could go into executive session to discuss the matter for possible preparation of a resolution. Because of the lateness of the hour (11 PM) Mr. Winterstella made a motion that the Board go into executive session at the next meeting on Tuesday May 4, 1982, seconded by Mr. Bolton. All members in agreement.

Next on Agenda was Jody's Restaurant application for site plan approval. Presently has a freezer and cooler building and would like to install another cooler to connect existing two buildings. Motion made to approve site plan, seconded and carried.

Next on agenda was Use Permit Application submitted by Mr. Charles Jellinek for property located Lot 4D-Block 93 Colby Avenue. Presently vacant. Previous owner Mr. John Dinyovszky conducted cabinet making business. Mr. Jellinek would like to live in upstairs apartment and store his electrical supplies in the downstairs garage along with his truck. Mr. Jellinek advised he has four trucks - 2 go home with employees and the other two would be house overnight in the garage. He has six employees and there would be no more than one truck in driveway. Board would like to see Mr. Dinyovszky complete construction, landscape, etc. and applicant operate with storage of no more than one truck in driveway. Mr. Pandolfe to draw up resolution and all members in agreement to grant approval.

No other business, meeting adjourned at 12:00 Midnite.

Sue Frauenheim

Next meeting 5/4/82 7:30 PM Worksession

Draft of Minutes Manasquan Planning Board Meeting held Tuesday May 4, 1982 at 8:00 PM
All members, attorney and secretary were present.

Meeting called to order by Chairman Richard Newman at 8:00 PM. Minutes from 4/22/82 meeting accepted as written.

Mr. T. McGuire presented an application for site plan review for GBM, Inc. for an addition to Maria's Colonia Inn along with proper affidavits; plat of site plan and also plans showing proposed addition. Mr. Pandolfe reviewed application and advised board all was in order. Board accepted application and Mr. McGuire advised that Mr. Bertucci's application would be put on the June Agenda.

Mr. DePlessi, attorney, submitted application for minor subdivision on Parker Ave. applicant Alex & Helen Sawchyn. Application in order and Mr. DePlessi advised that subdivision would be heard at the June 1 meeting.

Next on agenda, continuation of Schride application for major subdivision on Brielle Road. Before going into executive session, Mr. Gross summed up case for the applicant, requesting board to consider the fishing pier as recommended by DEP; one-way traffic around cul-de-sac as recommended by planner, Paul Szymanski and review of how to restrict development of 30' buffer zone surrounding development. Mr. Donovan made motion to go into executive session, seconded by Mr. Stanley, all members in favor.

During executive session, members discussed pros and cons of the proposed fishing pier off Birelle Road. Mr. Ianelli recommended poll be taken. Eight members voted to have applicant construct fishing pier (to be dedicated to the Boro) one member voted against. Second item discussed was whether traffic should be one-way around cul-de-sacs. Since applicant has enlarged cul-de-sac roadway to 30', members felt traffic could be two-way and prohibit street parking on cul-de-sac. Next item discussed was the buffer zone (30') that applicant recommend around conservation area. It was decided restrictions be put in deed. (vote 6 for, 3 against)

Mr. Pandolfe presented the Resolution he had drafted in the event the board granted preliminary approval. The 30 conditions of approval were reviewed, modified and changed. Mr. Ianelli made a motion to move out of executive session, seconded by Mr. Saake, all members in agreement..

Dr. Tassini made a motion that the resolution as read and modified in executive session be adopted and preliminary approval be given to applicant. Seven members voted yes; two members no. Mr. Gross addressed the board and thanked them for their time and cooperation.

Next on agenda was review of bills received. Motion made by Mr. Ianelli to approve payment of Mr. Pandolfe's bill January through March, seconded by Mr. Bolton, all members approved. Motion made and carried to approve payment of Mr. Szymanski's bills and those of Mr. Farrell in connection with work done for T. Schwier site plan, Robert Zane's major subdivision, Schride Major subdivision. Also motion made and carried to approve payment of Mr. Farrel's bill for work done on Veeder major subdivision on Salmon Ave. Payment of bills contingent on reimbursement from applicants.

Mr. Newman acquainted Board with letter he received concerning Land Use Act 's requirement that each municipality report every six years on their Master Plan. Motion made to have Consultant Paul Szymanski estimate what the preparation of such a report would cost.

No other business motion made and carried to close meeting at 10:30 PM.

Sue Frauenheim
Secretary

Next Meeting June 1, 1982

John

Draft of Minutes from the June 1, 1982 Meeting of the Manasquan Planning Board. All members in attendance (Mr. Ianneli arriving about 9:00 PM) Also present Mr. Pandolfe, Planning Board attorney and secretary Sue Frauenheim.

Meeting called to order at 8:00 PM. Minutes of the May 4, 1982 meeting approved by all members.

Mr. Newman, Chairman advised the Board that he had been in touch with Planning Board Consultant, Paul Szymanski concerning the N.J. Land Use Law which requires Planning Boards meet the periodic reexamination of the Master Plan & Development Regulations by August of 1982. Mr. Szymanski presented the board with a brief summary of exactly what the basic intent of reexamination is - determine if planning documents are still valid, what changes should be made, what additions are required due to State law revisions and what recommendations are to be implemented through subsequent efforts. Mr. Szymanski advised members that they invite members of Board of Adjustment, Police Dept., Shade Tree Commission, Recreation, Fire Inspector, Construction Official; etc. as well as the public. Mr. Szymanski advised the Board he could do the work for a fee of approximately \$850. He would be in touch with various committees, etc. and fill them in with background information. The Board could then have a meeting for discussion, Open Public Meeting, hear comments, suggestions, etc. A second meeting would be required before final preparation for submittance to Monmouth County Planning Board. Mr. Szymanski had to leave the meeting for a previous engagement and the Board advised him they would continue discussion later in the evening and would get back to him.

Mr. DePlessi, attorney for Mr. & Mrs. Sawchyn presented an application for a minor subdivision of Lot 78A Block 60 and Lot 78B Block 40 and advised the board his client contracted to purchase 25 feet of Lot 78B Block 40. Subdivision conforms to all requirements of R2 zone. Mr. Donovan made a motion to approve subdivision, seconded by Mr. Winterstella and all members in agreement.

O'Brien
Mr. McGuire, attorney for GBM Inc. owners of Maria's Restaurant presented his client's site plan application for an addition to the restaurant. Presented as Exhibit #1 was site plan map and as Exhibit #2 construction plan. Mr. McGuire *O'Brien* advised his client's property is landlocked; Main Street in front, adjoining buildings to east and west with driveway inbetween. Property in rear facing Squan Plaza is owned by someone else. Maria's would make the existing driveway between the restaurant and Ralph's Market a pedestrian walkway, curb along street; install lighting, shrubbery, etc. in walkway. Because of landlocked situation his client would install garbage compactors and garbage would be bagged, thereby eliminating need of garbage dumpster. GBM has first choice of buying property behind restaurant as per present owner. Board asked Mr. McGuire *O'Brien* to present rendering of exactly what they propose to do with walkway. Board went into Executive meeting and discussed application. Would like to see walkway beautified; curbing and sidewalks; outside lighting; proper drainage; garbage compacted and rear portion of property walled to enclose trash bags. Out of Executive into public meeting and Mr. McGuire *O'Brien* advised application will continue at July meeting. *O'Brien*

Mr. Pandolfe advised Board he drew up addendum to Resolution #11-1982 major subdivision approval for Schride Associates for 38 lots on Brielle Road, to include bonding requirements for the major improvements to be installed by the applicant. Motion made and carried to accept resolution.

Mr.Pandolfe advised the Board that he sent a letter to Mr. T. Schwiwer,, Sea Girt, owner of property Route 71 who was granted a Site Plan approval for construction of storage warehouses, concerning Mr.Schiwer's non-payment of engineer and consultant fees. Mr.Pandolfe advised Mr.Schiwer no building permit would be issued nor any improvement take place on said site until such time as Condition #9 of Resolution issued is complied with.

All matters taken care of, Board continued discussion concerning the reexamination of Master Plan. Motion made to accept contact offer from Paul Szymanski for \$850 to do rexamination work carried, Tentative date set for special Meeting on ~~January~~ ^{June 1} 22,1982 for purposes of rexamination of master plan. Secretary to contact Mr.Szymanski re his being available for this meeting.

No other business, meeting closed at 10:30 PM.

Sue Frauenheim

next meeting Tues. July 6,1982.

Draft of Minutes Planning Board of Manasquan Meeting held July 6, 1982. Members present were Messrs. Newman, ^{Stanley} Donovan, Tassini, Saake, Winterstella, Janelli and Mrs. Danish. Also present attorney, J. Pandolfe and secretary S. Fraunheim.

Minutes of June 1, 1982 meeting read. Correction to be made in GBM attorney's name from Mr. McGuire to Mr. O'Brien. Secretary so noted and will correct. Also, secretary noted correction on possible special meeting date typed as January 22, 1982 instead of June 22, 1982. Correction to be made.

Mr. Winterstella made a motion to approve contract received from Mr. Paul Szymanski, Borough's Consultant, for professional advice and assistance with respect to the re-examination of the Manasquan Master Plan and Land Development as required by the N.J. Municipal Land Use Law, at a cost of \$850.00. Motion seconded by Mr. Saake and all members in agreement.

Mr. Newman read a letter from Mr. Szymanski regarding unpaid fees for his services rendered with regard to Site Plan Application by T. Schwier for storage buildings to be erected on Route 71. Mr. Pandolfe advised that board he had been in touch Mr. Schwier and Mr. Schwier advises he can't afford to pay the bills, but as soon as he can, he will. Mr. Pandolfe advised Board, that our present ordinance does not really prepare for the payment of a deposit for those engineering and consulting services provided on site plan or major subdivision applications. Mr. Pandolfe will try to find some basis in the ordinance and try to move against Mr. Schwier for payment of outstanding engineer and consultant bills. Mr. Winterstella made a motion to have Mr. Pandolfe look into our current ordinance and prepare an amendment. Motion seconded by Mr. Donovan and all members in agreement.

Mr. Newman read a letter from Borough Fire Inspector with regard to GBM Site Plan Application for an addition to Maria's Colonial Restaurant. Mr. Miller would like applicant to provide fire zone markings in proposed pedestrian walkway. Mr. Bertucci's lawyer said his client would conform to any conditions fire inspector proposed. Board advised this matter would be between the applicant and fire inspector.

Next on agenda was continuation of GBM Site Plan Application and Mr. O'Brien presented revised site plan dated 7/1/82 showing lighting, deed easement between GBM and G. Hartranft, concrete pedestrian way and this was marked as Exhibit A-3. Marked as Exhibit A-4 was copy of proposed easement agreement between GBM and Hartranft. Mr. O'Brien has submitted this to Mr. Hartranft's attorney, Mr. DePlesse for discussion. Mr. O'Brien advised board that GBM will bear cost of concreting pedestrian walkway, however both GBM and Hartranft will bear costs of maintaining same.

Mr. Winterstella brought up rear lighting on GBM new addition and would like applicant to install same so as not to reflect on windows of Hartranft 2nd story building. Applicant advised lights will be shielded. Also discussed was sidewalk to be installed by applicant all around building. This was not a condition imposed by Board, but applicant's own decision. Also, applicant will enclose rear area, to be used for garbage, on three sides. Applicant will conform to requirements of Fire Inspector. Mr. Newman moved that Board go into executive session, seconded by Mr. Donovan and all members in agreement.

Discussed in executive session were: 1) Garbage area be enclosed; 2) additional lights be installed at rear of property, facing Plaza; 3) Approval of easement 4) installation of curbing and sidewalks; 5) proper drainage provided; 6) comply with fire inspector's requirements. Board moved out of executive session. No other questions or comments. Mr. Winterstella moved that Board's attorney prepare resolution approving GBM Site Plan, embodying all conditions. Seconded by Mr. Donovan, all members in agreement, except one abstaining from voting.

Mr. S. Coffey owner of property located at 64 Union Avenue appeared for informal discussion concerning changing the use of his property from residential to office. Mr. Pandolfe advised Mr. Coffey that such a change requires a site plan review by the

Planning Board, as required by the Borough of Manasquan Zoning Ordinance. Board advised Mr. Coffey he should have plans drawn by an engineer, showing layout of building and offaices, egress and ingress, parking facilities, etc. Mr. Coffey will submit appropriate site plan and Use Permit.

Next on Agenda was Board's re-examination of Master Plan as required by Land Use Act. Mr. Szymanski prepared a report outlining what the Re-Examination entails, and that the board should review what are the issues, changes and corrections to be reflected in the zoning ordinance and to make amendments accordingly. Several points discussed were : Master Plan does not show Perrine Blvd all around; park located Potter & Cedar rezoned residential; 3) Multiple dwelling zone to be shown only to Va. Avenue, not south to Brielle border 4) Lot behind Mac's pond had been leased to boroad and is shown on park; however owner terminated lease.

Board discussed some possible changes; Property on Osborn zoned industrial, to residential; 2) property on Euclid & Warren zoned industrial, to residential; 3) Abe Vorhees Drive should be shown on map - presently shown as Squan Plaza. 4) Possible change from industrial to B zone commerical property on Rt. 71 from Sea Girt to Stockton; R.R. Station is zoned commerical Board discussed possibility of Borough buying same. Mr. Donovan advised the state has offered it to us and D.O.T. would help with a joint venture - still in discussion stages. Also discussed possibility of Coast Guard Station being zoned Historical. Mr. Szymanski advised that the Board would have to get in touch with State regarding State Register and National Register and was his opinion that Manasquan had more "historic type buildings" rather than "historic areas" .

Audience asked to participate in discussions. Mrs. Murray brought up question of PUD area and how the Board would vote if it came down to Green Acres type zone or a developer coming in. Mr. Newman advised Mrs. Murray that as the PUD now stands, there is an ad-hock committee investigating the possibility of Green Acres, but as of this meeting, no one has presented any plans for obtaining funds, etc.

Discussion of the property behind Mac's pond, owned by Mr. McGreevy motion made the Board write to Mayor & Council re possibility of purchasing the property to keep it as Park area. Motion seconded and carried.

Mr. Szymanski brough up matter of Abe Vorhees Drive and that the Board should consider making plans as to how it should be developed, lighting, sidewalks, curbs, building construction types, and wires underground.

Mr. Szymanski will prepare a listing of recommended zoning changes already in effect to be shown on new printing of master plan map and listing of suggested changes for discussion at next meeting.

Mr. Newman presented bill from Mr. Pandolfe for services rendered April, May & June, 1982 in the amount of \$1,000.00 . Payment approved. Mr. Saake brought up subject of increase in Secretary's salary from \$575 to \$700 voted on by members at the reorganization meeting in January, and that Mayor & Council had passed a budget allowing only an 8% increase to all Boro employees, an increase to \$621 per year.

Meeting adjourned at 10:30 PM.

Sue Fraenheim

Next Meeting Tues. 8/3/82 7:30 PM

Draft of minutes from the August 3, 1982 meeting of the Manasquan Planning Board. Members in attendance: Dr. Tassini, Mayor Donovan, Ed Stanley, J. Iannelli, J. Bolton, Ruth Danish, Dennis Saake, John Winterstella. Chairman R. Newman absent. Also present Board attorney, Jay Pandolfe; Planning Board Consultant, Paul Szymanski and Secretary Sue Frauenheim.

Meeting called to order by Dr. Tassini at 8:00 PM and at that time only members present were Mrs. Danish, Mr. Bolton, Mr. Donovan and Mr. Saake. Messrs. Iannelli and Winterstella and Stanley arrived 8:15 PM. Minutes of the July 6, 1982 were accepted.

Mr. Pandolfe read the resolution he prepared for the approval of GBM Site Plan for an addition to Maria's Restaurant. Vote could not be taken because Dr. Tassini had to abstain because of a conflict of interest. Board decided to vote on resolution after other members arrived.

Mr. Shawn Coffey, applicant for Use Permit & site plan for Lot 60, Block 81 Union Avenue from Residential to Commercial Office, presented his plans to the Board. Building permit to make alterations to the building was obtained two years ago with intent of using building as a residence. Mr. Coffey was not aware of necessity of filing a Use Permit nor submitting a site plan until he applied for an Occupancy Permit from the Construction Official. Occupants would be Mr. Coffey himself, a contractor and another tenant would be an electric contractor. They would be used strictly for sales offices and there would be no storage of construction equipment, electrical supplies, etc. No deliveries would be made to either office. Lease would prohibit any tenant from storing any materials. After further review of the site plan, board determined plans were not complete and should be modified to show drainage, outside lighting, landscaping, designed parking spaces, parking lot surface material, sewer and water lines, pedestrian walkways. Mr. Szymanski would prepare a list of modifications and submit to Mr. Coffey. Motion made for applicant to amend site plan, seconded and motion carried.

Mr. Hall, owner of Hall's Monuments on Parker Ave. had an informal discussion with the Board concerning his plans to add a second story to the existing building and using part as an office and apartment. It was determined his property was in a zone which would require a variance and he would have to apply to the Board of Adjustment.

Messrs. Iannelli, Winterstella and Stanley were given copies of the Resolution prepared by Mr. Pandolfe for approval of Site Plan Application of GBM Corporation for addition to their restaurant. Motion made by Mr. Donovan, seconded by Mr. Stanley and carried to give GBM approval.

Discussion resumed on Re-Examination of Master Plan. Mr. Barry Osborn, owner of 125' property located on Osborn Avenue asked the Board to reconsider their suggestion to change parcel on Osborn from industrial to residential moderate density. After further discussion, motion made to keep zone Industrial, seconded and passed.

Mr. Szymanski had prepared a report on Master Plan Land Use Map changes under consideration. Points discussed were:

1. Corner Cedar & Potter Aves. - from residential moderate density to park for N.W. Corner. Board agreed on this change.
2. Indicate Perrine Blvd. through Mallard Park to reflect existing situation - Board Agreed
3. Indicate 30' conservation easement along Watson's Creek as agreed by owner of property, Schride Associates. Mr. Pandolfe will check to be sure this was filed in Monmouth County.
4. Indicate Salmon Avenue - Board agreed.
5. Change land use for triangular shaped vacant land parcel at Warren/Cedar/Euclid (behind Manasquan Lumber) from industrial to residential moderate density. Board Agreed.
6. Change R.R. designation from public/semi-public to commercial. Mayor advised board that he has been in touch with state representatives about possibility of Boro leasing property. Suggestion made possibly make it historical. Mr. Szymanski advised that you should get in touch with State Historical Society as well as National Historical Society. No decision made to change pending outcome of State/Boro meetings.

7. Change designation of two land parcels on Church St. & South Street from residential to public/semi-public reflecting Methodist Church acquisition and use. Mr. Szymanski advised Board Church's acquisition would not change zone.
8. Parcel on Osborn Ave. from industrial to residential moderate density - former oil storage depot. Board heard from Mr. Osborn, owner of said parcel. After further discussion Board decided to leave property industrial.
9. Change use for lands on East side Rt. 71 from Stockton Lake Blvd. to Sea Girt Line from industrial to commercial. No decisions made as Mr. Szymanski will check who owns property E. of R.R.
10. Change land use from resort commercial to residential low density for Brielle Road frontage of the proposed Glimmer Glas Development - agreed by Board.

Audience asked for any comments. Suggestion made that possible PUD zone could be changed to Public Parks/Recreation. Board advised they were awaiting report from ad-hoc committee who was looking into feasibility of Boro purchasing this property. Mr. Szymanski advised that if any decisions were made on the PUD in the future, changes could be made at that time.

Discussion followed on Zoning Map & Ordinance Modifications to Consider:

1. Change Zoning map to reflect Land Use Plan Changes and recent Boro Council Actions.
2. Revise escrow fee procedures which provide for professional review of land development applications. Mr. Pandolfe will work on ordinance with Boro attorney.
3. Beach Area- upgraded zoning provisions requires almost all development to be handled by the Board of Adjustment to provide relief for lot sizes, more than one house on lot, unsubdivided blocks and "lot line" manipulation. Mr. Szymanski will have further comments, suggestions, etc.
4. Expansion of sign provisions to allow for pedestal signs. Mayor advised that Board of Adjustment is working on this subject.
5. Consideration for separate fee schedule for sign applications rather than being the same as commercial use. Mayor advised Board of Adjustment working on this also.
6. Addition of a lot frontage requirement to Table of Regulations.

Re Monmouth County Master Plan updating. No changes to Boro Master Plan seem necessary at this time.

Re Municipal Land Use Law Changes - Mr. Szymanski advised State Law recently amended to add an energy conservation and stormwater management element to Master Plan elements. Manasquan not applicable since only those municipalities with Financial grants are involved.

Re Master Plan - Development of Comprehensive Document - Paul Szymanski suggested the Boro Master Plan be expanded over next few years to be a comprehensive planning document and in full conformance with Municipal Land Use Law. Mr. Szymanski will look into what grants are available to the Boro for such a study.

Re Business District Study - Mr. Szymanski recommended Board support undertaking of a planning study of Manasquan's Business District with the goal to upgrade viability of primary business area as attractive place to shop and work and to protect its function as an important ratable to the community. A study would take into account areas appearance, ways to improve it, adequacy of parking, building conditions, opportunities for Boro improvements, landscaping & lighting, underground service, security, pedestrian shopper amenities, consideration of design "theme" for the area. The undertaking of such a study would involve all merchants, property owners, Boro residents, Boro Council, Zoning, Planning Board, etc. Study could also include railroad station reuse and consideration of historic resources.

Mr. Szymanski will prepare final report for submittance to state regarding Manasquan's Master Plan updating. Bill from Mr. Szymanski for \$300 for completion of Task 1 & 2 of service of contract of 7/6/82. Motion made to pay invoice, seconded and approved. Meeting closed at 11:30 PM.

Sue Fraunheim

Draft of Minutes from Sept. 7, 1982 Planning Board meeting held in Boro Hall. In attendance were Chairman Newman, Mayor Donovan, Messrs. Stanley, Saake and Bolton, Board attorney, J. Pandolfe and Board Secretary, S. Fraunheim. Absent were Messrs. Ianneli, Tassini and Winterstella and Mrs. Danish

Meeting called to order 8:00 PM and minutes of August 3, 1982 meeting approved and accepted. Work session discussion held on status of ordinance to be drawn up concerning the depositing of monies by applicants to cover costs of Planning Board Engineer and Planning Board Consultant services. Mayor will discuss same with Boro attorney.

Mr. S. Coffey resubmitted revised site plans for Use Permit for Lot 60, Block 81, Union Ave. from residential use to commercial office. Mr. Coffey advised he had revised his plans in conformance with Mr. Szymanski's memorandum of August 13, 1982. After discussing the nine revisions, board went into executive session. Following conditions of approval discussed:

1. No overnight parking
2. No storage of materials outside
3. Applicant to receive approval of DOT for drive
4. Boro Engineer to approve type of gravel to be used in driveway and approve drainage of property
5. Rear light to illuminate parking area to be of sodium vapor type
6. Concrete walkway along drive and from parking lot to building
7. Applicant to pay fees for professional services, if any, of consultant and engineer before obtaining CO
8. landscape south side porch and along 3' strip driveway
9. provide adequate lighting front/side entries
10. Grant applicant variance for non conforming sign

Motion made and carried to approve site plan with conditions.

Next on agenda was final hearing for re-examination of Manasquan's Master Plan. Before hearing Mr. Szymanski summary, board heard from Mr. Bud Schaeffer, owner of parcel of land on Warren Avenue known as Lot 30 Block 84 - Mr. Schaeffer requested the board keep this zoned industrial as he had plans for future development of the property for expansion of his lumber business. After discussion, board concurred that it would remain industrial.

Mr. Szymanski presented his Final Report on the Master Plan Reexamination dated Sept. 7, 1982 to be submitted to the County as required by N.J. Municipal Land Use Law. Motion made by Mr. Stanley, seconded by Mayor Donovan to accept Mr. Szymanski's report and for secretary to submit same to the County and adjoining municipalities.

Mr. Newman read a letter received from Mr. Miller, Boro Construction Code Official advising that Mr. Bertucci, GBM Corp. was in for a building permit to construct only an addition to the existing kitchen. Mr. Miller advised he had denied the request pending his informing the Planning Board of this change in GBM Site Plan for construction of an addition to the kitchen and an additional dining room, approved at the August, 1982 Meeting. Board discussed the various conditions of the Site Plan Approval and were of the opinion that said conditions should be adhered to even though the revised addition would only cover 10%. Motion made directing Mr. Pandolfe to address letters to Mr. Miller and GBM Corp. advising same. Motion seconded and carried.

Mr. Newman presented bills from Mr. Szymanski for services rendered in re-examining the master plan. Motion made to approve payment, seconded and carried.

Also presented were Mr. Szymanski's bills for services rendered in conjunction with the Site Plan Application of Shaun and Kimberly Coffey, Lot 60, Block 81, Union Ave. Motion made to approve payment of same after the monies have been received from the applicant. Motion seconded and carried.

No further business, meeting adjourned at 9:15 PM.


Sue Fraunheim

Next Meeting Oct. 5, 1982

Draft of Minutes from the October 5, 1982 Planning Board Meeting, Borough of Manasquan. Members in attendance: Chairman R. Newman, Dr. Tassini, E. Stanley, Ruth Danish, J. Bolton, D. Saake, J. Winterstella. Absent were J. Iannelli, Mayor Donovan, Board Attorney, Jay Pandolfe.

Meeting called to order at 8:00 PM. Motion made, seconded and carried to accept minutes of September 7, 1982 meeting.

Mr. Newman read Resolution 16-1982, prepared by Mr. Pandolfe, covering the Preliminary and Final Site Plan Approval for Lot 60, Block 81, Shaun & Kimberly Coffey, Use permit for property located on Union Ave. Mr. Tassini brought up question of time period allowed for Mr. Coffey to adhere to conditions of approval. Discussion on allowing 60 to 90 days to complete work. Secretary of Planning Board will ask Mr. Pandolfe to look into legality of time period. Resolution accepted as read.

Mr. Newman read pending ordinance introduced by Mayor & Council at Oct. 4, 1982 meeting regarding establishing of schedule of fees and charges to be paid by applicants for review of development by professionals. Ordinance considered for final passage by Mayor & Council at Oct. 18, 1982 meeting. Motion made to recommend Mayor & Council adopt ordinance, seconded and carried.

Discussion on T. Schwier site plan application for construction of warehouses on Route 71 which Board approved March 2, 1982. No work has been started on the development and the property is up for sale. Mr. Schwier has not paid for professional services of engineer and consultant. Motion made to have Mr. Pandolfe look into possibility of legal action against Mr. Schwier to obtain said monies, seconded and carried.

Mr. Newman advised members of October 25, 1982 Annual Dinner and Conference of Monmouth County Planning Board to be held at Battleground Country Club in Malalapan and anyone interested should see Board Secretary for reservations.

Mr. Newman submitted Mr. Pandolfe's bill for services rendered months of July, August and September amount of \$1000. Motion made to pay bill, seconded and carried.

Mr. Saake advised board that complaints have been received concerning the businesses being operated at 69-69½ Se Girt Avenue and junk cars, debris, etc. accumulated upon property. Discussion on feasibility of requiring CO when tenants change. Mr. Winterstella advised this had been discussed at Mayor & Council Meetings along with mercantile licensing requirements and that Chamber of Commerce is against licensing merchants. Mr. Saake advised that the Code Enforcer will give Police Department names of people in violation of junk car and unsightly property ordinance.

No further business, motion made to adjourn meeting at 9:00 PM, seconded and carried.

Sue Frauenheim, Secretary

Next Meeting Date is Election Day - Boro Offices closed.

Draft of Minutes of December 7, 1982 Planning Board Meeting. In Attendance were Chairman R. Newman, Vice-Chairman C. Tassini, Members E. Stanley, W. Donovan, J. Ianneli, J. Winterstella, J. Bolton, D. Saake and Mrs. R. Danish. Planning Board attorney J. Pandolfe and Planning Board Secretary Sue Frauenheim.

Worksession opened at 7:30 PM and Mr. Pandolfe acquainted the Board with subdivision granted in 1948 to Mr. & Mrs. A. Braun for lots 6, 7, 8 Block 166 First Ave. but that no map was filed with the Monmouth County Office showing a subdivision was granted and therefore, the Brauns were paying taxes on one lot, not two.

Mr. Pandolfe acquainted the Board with the Minor Sub-Division application of Mr. & Mrs. Ioria, Lot 73/73A Block 168 Union Avenue requesting also a variance for undersized lots. and that applicant must show hardship involved in retaining lot as presently on the map.

Meeting called to order at 8:00 PM by Mr. Newman. Motion made, seconded and approved for acceptance of minutes of the October 5 1982 Planning Board meeting (no meeting in November).

Mr. A. Braun was in for informal discussion regarding Lots 6, 7, 8 Block 166 First Ave. and his being granted a subdivision 8/9/48. Due an overcite, a map was not filed with the Monmouth County Office and the property was never shown as being subdivided on the Boro Map. They pay taxes as one lot. Mr. Pandolfe advised Mr. Braun that he discussed the problem with the Boro Attorney, Mr. Fitzsimmons and that it will be necessary for Mr. Braun to reapply for a subdivision and request a variance due to undersized lots. Mr. Braun pointed out that several lots in the area are undersized. The question arose as to whether owners of larger lots would resent the granting of such a subdivision. If Mr. & Mrs. Braun decided to go ahead with a subdivision they would have to notify all home owners within 200' and if there were any objections, the homeowners would come to the hearing. Mr. Braun was advised to come in for a subdivision application.

Mr. Lee Morton was in for an informal discussion concerning the property he owns on Morris Avenue (nine lots involved East of Route 71, just west of R.R. tracks. Mr. Morton wanted advice as to whether a subdivision and site plan were required. Mr. Pandolfe advised a major subdivision would be required. Mr. Morton asked the board if he could put improvements in now if they were approved by the Boro Engineer. Mr. Pandolfe advised that if Mr. Morton did this before he applied for a major subdivision he could end up with one big lot with water and sewer improvements in. Mr. Morton also inquired if expenses could be paid by other home owners on Morris Ave. who do not have improvements. Mr. Pandolfe advised that Mr. Morton must show that other property owners will benefit from the work and suggested he contact surrounding property owners to see if they would be interested in hooking up. South Monmouth Regional Sewer owns the last lot on Morris Ave. (Easterly end) and they might be required to contribute because they would benefit, but Mr. Morton would only be required to put improvements to the end of his property. Mr. Morton was advised to obtain Major Subdivision application as soon as possible and to get in touch with the Boro Engineer and Boro Consultant as to certain requirements.

Mr. Penzer, attorney for Victor & Flora Iorio, 110 Sea Girt Ave., Sea Girt, presented minor sub-division and variance for Lot 73, Block 68 Union Avenue, along with deed to property, affidavit of publication and certified return receipts. Property in question has two homes on it and his client is having problems selling same. Property would be subdivided into two lots each 40.75 frontage. Area in question is zoned for 50' frontage. Board moved into Executive Session to discuss application. Granting approval would create

two non-conforming lots. Mr. Pandolfe read statute to board governing the granting of variances and that it is the applicant's responsibility to show due hardship, other than economic reasons. Board moved out of Executive Session into regular meeting. Motion made, seconded and carried for Mr. Pandolfe to prepare resolution to deny minor sub-division application due to the fact that hardship has not been shown.

Question arose as to who is responsible for following-up conditions of approval given to applicants of minor or major subdivisions, site plans, use permits, etc. Board attorney was directed to write a letter to Mr. D. Miller, Construction Code Official regarding procedure to be instituted to insure an applicant's compliance.

Mr. Newman read Mr. Szyjanski's letter of Dec. 1st regarding on "on-going" planning effort as it pertains to the Master Plan Reexamination. Board would like to have Mr. Szymanski's suggestions as to the work involved, cost etc. Mr. Newman will be in touch Mr. Szymanski.

Mr. Ianello brought to the attention of the Board a discrepancy between the Zoning Map and the Land Use Map Plan contained in the Master Plan concerning the Industrial zone located between Route 71 and the Sea Girt Army Camp which encompasses both sides of the New York & Long Branch Railroad. The Land Use Map shows a small conservation zone designated at the juncture of Stockton Lake Blvd. and the R.R. abutting the R-2 Zone. The Zoning Map extends the Industrial Zone in a straight line from Sea Girt Ave. all the way to Stockton Lake Blvd, encompassing the R.R. tracks. Mr. Pandolfe directed to write to Boro Attorney regarding situation.

Mr. Pandolfe reported to the board that the Ordinance pertaining to the professional fees encountered with various site plan and subdivision applications is still under discussion. There was a problem with that portion pertaining to the applicants putting up deposits for these professional fees. As worded this section would wipe out the fee schedule for the Board of Adjustment. Mayor Donovan advised the Board the ordinance will be reviewed and re-written. Secretary directed to make copies of the ordinance and submit to each board member.

Concerning unpaid professional fees by T. Schweir for his site plan application of December 1981, Mr. Pandolfe acquainted Board with Mr. Badach (attorney for Schwier) letter advising that his client anticipates paying these fees on or before December 14, 1982. In the event they are not paid legal action will be taken. Mr. Szymanski has been advised of the situation.

No further business, meeting adjourned at 10:15 PM.

Sue Frauenheim, Secretary
Manasquan Planning Board

Next Meeting Jan. 4, 1982 Reorganization Meeting. No other business on agenda except if Mr. Morton submits his Major Sub-Division.