

Minutes of January 4, 1983 Planning Board Meeting. Members present were Chairman R. Newman, Vice-Chairman C. Tassini, Mayor Donovan, Mrs. Danish, Messrs. Winterstella, Bolton, Saake & Iannelli. Absent Mr. E. Stanley. Also present Planning Board Attorney J. Pandolfe and Secretary Sue Frauenheim.

Meeting called to order at 8:00 PM. Minutes of the Dec. 7th, 1982 meeting were accepted. Chairman opened the meeting for nominations for Chairman & Vice-Chairman. Mr. Newman nominated for Chairman, motion seconded and carried. Dr. Tassini nominated for Vice-Chairman, declined. Mrs. Danish nominated for Vice-Chairman, declined. Motion made to nominate John Winterstella Vice-Chairman, seconded and carried. Mr. Pandolfe read Resolution #1-1983 covering election of Messrs. Newman and Winterstella. Mr. Donovan moved to accept resolution, seconded by Dr. Tassini. Two members abstained, six voted yes.

Motion made to appoint John Pandolfe attorney for the Board, seconded and carried. Motion made to appoint Paul Szymanski consultant to the board, seconded and carried. Motion made to appoint William Farrell engineer, seconded and carried. Mr. Pandolfe read Resolution #2-1983 covering appointments of Mrs. Pandolfe, Mr. Szymanski and Mr. Farrell. Motion made to accept Resolution #2, seconded and carried. Motion made to have appointees submit contract agreements, seconded and carried.

Mr. Winterstella made a motion to hold Planning Board meeting 1st Tuesday of each month, seconded by Mr. Iannelli and all members approved. Mr. Pandolfe read Resolution #3-1983 covering Public Meetings 1983, motion made, seconded and carried to accept same.

Mayor Donovan made motion to designate Coast Star as official newspaper and Asbury Park Press as secondary newspaper. Motion seconded and carried. Mr. Pandolfe read Resolution 4-1983. Motion made, seconded and carried to accept same.

Motion made, seconded and carried to appoint Sue Frauenheim, Secretary of the Planning Board. Mr. Pandolfe read Resolution #5-1983 covering same. Motion made, seconded and carried to accept resolution. Mrs. Danish brought up question about secretary's salary.; Board had approved a \$125 increase for 1982 but secretary was advised by Mayor & Council that she would receive a 8% increase only as all Boro employees had received 8% for 1982. Mr. Pandolfe acquainted members with the fact that Mayor & Council are responsible for fixing the salary of the Planning Board secretary. Mr. Winterstella said secretary's salary should be upgraded and that perhaps a letter could be written to the Personnel Dept. documenting time and labor involved in meetings. Secretary will get information together and have Mr. Newman send letter.

Mr. Pandolfe read Resolution #6-1983 concerning the board's denial of a minor subdivision and variance application of Victor & Flora Iorio for Lot 73, Block 68, to create two lots of approximately 40' feet. Motion made to accept resolution, seconded and carried.

Mr. Pandolfe submitted final bill for 1982 in the amount of \$350.00, motion made, seconded and carried to approve same.

Discussion on the status of the pending ordinance requiring applicants to pay a fee and deposit for the services of all expertise involved. Board members had a copy of the ordinance introduced at the Oct. 4, 1982 meeting. Mayor Donovan advised the Board this ordinance had been revised and made a motion that the secretary obtain a copy of the current proposed ordinance and submit copies to all members. Motion seconded and carried.

Continuation of draft of minutes of January 4, 1983 meeting of the Manasquan Planning Board.

Mr. Pandolfe advised Board he had written to Mr. D. Miller, Construction Code Official concerning the problem the Board has as to whether the conditions they impose by way of resolution pertaining to the development applications, are being complied with. He advised that Mr. Miller would like to get together with the Board to discuss ways and means of enforcing conditions. Board would like Mr. Miller to attend one of their work sessions before a general meeting. Secretary will write Mr. Miller requesting his attendance.

Mr. Iannelli brought up Bertucci Site Plan application wherein Board approved addition of dining room and kitchen with certain conditions; i.e. concrete walks, removing driveway and installing curbing; etc. Mr. Bertucci was in to Construction Code Official and obtained building permit to build an addition to the kitchen only, (less than 20% coverage), and it was the Board's recommendation that Mr. Bertucci adhere to the conditions of the Site Plan Approval. Mr. Iannelli advised the board that Mr. Bertucci has complied with all conditions except the one pertaining to the building a concrete wall around the compacter area in the rear yard. Mr. Pandolfe explained to the Board that Mr. Bertucci's Site Plan Application is in effect for two years and he could build an addition to the dining room. The Secretary brought up the fact that as her file now stands it shows Mr. Bertucci was given Site Plan Approval for addition of a kitchen and a dining room and that should someone in the future, pull out the file they would assume that this work was completed. In order to keep the Planning Board's files up to date, Mr. Pandolfe will draft a resolution showing that Mr. Bertucci did not go ahead with all the plans as indicated by the site plan approval, but only with the addition to the kitchen. He will have resolution for February meeting.

Next on agenda was further discussion of the discrepancy between the zoning map and the Land Use Map Plan contained in the Master Plan. Mr. Pandolfe advised Board he had written to Boro Attorney, Ken Fitzsimmons concerning this discrepancy. Both Mr. Pandolfe and Mr. Fitzsimmons are of the opinion that the designation on the Zoning Map prevails. The property in question is a small piece of property at the juncture of Stockton Lake Blvd. and the railroad abutting the R-2 Zone, known on the Tax Map as Lots 1 & 2 Block 99. The Land Use Map designaged this property as Conservation, the Zoning Map designated it as Industrial. After further discussion, a motion was made to recommend to Mayor & Council that this parcel of land be rezoned to R-2. Motion was seconded and carried. Secretary will write letter.

Mr. Newman read letter he received from Consultant, Paul Szymanski regarding the Master Plan Reexamination and the changes recommended. Mr. Szymanski recommended the Board consider maintenance of an on-going planning effort. Motion made to write to Mr. Szymanski requesting costs of such a project. Motion seconded and carried.

Next item to be discussed was 1983 Budget. Items to be included in Budget were Planning Board Attorney's fees and Secretary's salary for 1983. Mayor Donovan advised the Board Mayor & Council approved a 7% salary increase for the secretary for 1983, bringing her salary to \$665. for 1983. Budget line for Operating Expenses was set at \$4,000 (attorney fees). Motion made to accept budget for 1983, seconded and carried. Letter to be sent to Mayor & Council.

No other business, meeting adjourned at 9:35PM.

Sue Frauenhiem, Secretary

Next Meeting 2/1/83

Minutes of the Manasquan Planning Board Meeting held Tuesday Feb.7,1983 at Borough Hall. Members in attendance were: Mayor Winterstella, Messrs.Donovan, Ruf, Stanley,Tannelli, Tassini, Mrs.Murray and Mrs. Danish. Planning Board Attorney J.Pandolfe and Secretary S.Frauenheim. Chairman Mr.Newman absent.

Worksession at 7:30 PM. Mayor Winterstella introduced all members to the newly appointed member, W. Ruf. Review of agenda for the evening.

Meeting called to order at 8:00 PM by Vice Chairman W.Donovan.Dr.Tassin advised board of an error in the January 3,1983 minutes re the name of Bensel Arlington being incorrect - secretary advised to make correction to Mr.Arlington Bensel. Minutes accepted.

First on agenda was the continuation hearing of Ritz Bakery, Lot40,Block 61, Taylor Avenue for site plan application for a 40' addition to existing building, Mr.C.Spitz,architect/engineer for applicants, Mr. & Mrs. Turner. Mr.Spitz presented revised plat plan 11/30/84, Exhibit G, showing lighting, ingress/egress divider line, elimination of 3-space Fire Zone and addition of one-space NO Parking at most easterly end of lot, addition of a Handi-cap parking space, fence around garbage collector. Entered into evidence, Exhibit H, letter from Boro Engineer approving revised site plan dated 11/30/84.Also entered into evidence, letter from Boro Fire Inspector, K. Miller dated 2/6/86.New plat shows screening to be provided along rear buffer area; pavement composition as per Engineer's letter 12/28/83 drainage as per Engineer's letter of 12/28/83. Mr.Turner advised he was in touch with Trash Collector and requested pick-up no earlier than 6:00 AM so as not to disturb neighbors. In order to discourage patrons from using the driveway on the northerly end of the property, applicant would be willing to install two parking spaces at the rear norther end of building, with bumper curbs,facing east. Board went into Executive Session at 8:30 PM to review all material submitted. Board discussed the problem that exists with vehicles making Left turn out of Ritz Bakery Driveway onto Route 71 and possibility of an ordinance prohibiting left turns. Mr.Pandolfe advised Board to recommend to Mayor & Council that The Chief augment a study with DOT re No Left Turn and Board directed Mr.Pandolfe to write to Mayor & Council. Out of Executive Session. Motion made,seconded and carried directing attorney J.Pandolfe to draw up resolution approving site plan for reading at the March 6,1984 meeting. Motion made,seconded and carried directing J.Pandolfe to write to Mayor & Council recommending they initiate study re certain left hand turns on Route 71 being prohibited.

Next on agenda was Stuart Marketing continuation hearing;however since Mrs.Murray was called out of meeting, board moved on to review bills received from Boro Engineer Wm.Farrell re review of Ritz Bakery Site Plan in the amount of \$100.84 and a bill for Inspection Servies D.Veeder Major Subdivision Tarpon Ave. in the amount of \$258.39. Board approved submittal of these bills to applicants.

Mr.D.Wight,attorney for Stuart Marketing submitted revised plat plans dated 2/2/84 for major subdivision nine lots on Morris Ave. Revised plat showing sewer lines connecting directly to the Boro's sanitary sewer at an existing manhole in Mount Lane near Marcellus Ave.to be run on properties , not in street. Plat entered into evidence as Exhibit #35. Iso entered into evidence, Boro Engineer's letter of January 17 Exhibit 37 concerning his comments on connecting to Roberts Swamp Brook Interceptor Line.Also entered into evidence, Mr.Farrel's letter dated Feb.7th as Exhibit 36 concerning his comments on the revised plat plan dated 2/2/84. Mr.Wight also entered evidence Exhibit 38, resolution passed by Boro of Brielle denying Stuart connection to Brielle Sewer Line.Also entered as Exhibit 39,minutes for the May 23,1983 Brielle Mayor & Council work session concerning Stuart's request to tie into Brielle Sewer Line. Mr.Wight called Mr.Peter W.Strong, Stuart's Engineer to comment on the feasibility of the revised plat plan dated 2/2/84, and the comments of the Boro Engineer Mr.W.Farrell. Mr.Strong felt the minimum coverage of 2' underwould not cause any engineering problems.Would be run behind curb line, not in street, no heavy loads on sewer line.2)re bottom of sewer

line would only be about 2-3' above top of proposed 24" drainage line to be located in the easement between lot 93 and Lot 95 - Mr.Strong sees no problems. 3)Mr.Strong has information from So.Mo.where their trunk lines are 4)re Mr.Farrel preferring hooking up to So.Mo.Regional,Mr.Strong would prefer this also if approval could be obtained.Cost of hooking up to Manasquan's present system at the Morris/Rt.71 junction would be prohibitive in that a pumping station would be needed and Mr.Strong feels this development is too small to warrant such an added cost. Members voiced concern over lines being only 2" down and lines freezing. Board went into Executive session Mr.Pandolfe pointed out that applicant has presented alternate plans for a sewer system. Most acceptable would be to tie into So.Monmouth Regional;however three towns involved in this hook-up (Manasquan,Brielle & Wall) have to meet to resolve problems. Mayor Winterstella advised members that Mayor & Council will be meeting with Brielle and Wall to work out the problems. Mr.Pandolfe will get in touch with Boro Engineer since there seems to be conflict between his comments and those of Mr.Strong. Mrs.Stuart said that Mr.Farrell did approve of their Sept.6,1983 revised plat. Mr.Pandolfe will be in touch with Mr.Farrell and request he attend the March 6th meeting. Motion made,seconded and carried to continue hearing at the March meeting.

Mr.Iannelli brought up subjeft of having a time limit on meetings since many have run after 11:30 PM. Secretary advised that many times meetings were late because of a heavy agenda but for the past few months she has kept the agenda light since the cases being heard are on big developments. Motion made, seconded and carried to limit meetings to 10:30 PM.

Discussion of Secretary's salary for 1984 postponed until next meeting, No other new business, motion made,seconded and carried to end meeting at 9:50 PM.

Next meeting 3/6/84 7:30 PM

Sue Frauenheim,Secretary
Manasquan Planning Board

Draft of Minutes Manasquan Planning Board Meeting Tuesday February 1, 1983.
Members Present Messr. Newman, Winterstella, Donovan, Stanley, Bolton, Saake, Tassini,
Mrs. Danish. Planning Board attorney and secretary also present. Absent Mr. J. Ianelli.

Meeting called to order at 8:00 PM by Chairman R. Newman. Minutes of the January meeting were accepted.

Mr. Newman advised members that Construction Code Official, Mr. D. Miller would attend our March meeting re applicants adhering to conditions of resolutions. Secretary will put subject on agenda.

Mayor Donovan advised members that Council had received Board's letter recommending zone change to R1 for lots 1 & 2 Block 99, Stockton Lake Blvd, and Council were in agreement and would change same.

Mr. Newman provided members with Mr. Szymanski's estimated costs of on-going planning project for the Boro and requested members to review same for discussion at the March meeting. Mr. Saake raised the question if there would be sufficient time to allocate money in the 1983 budget for such work. Mayor Donovan advised that Budget would not be finalized til later that month or April. Subject will be on March agenda.

Concerning ordinance requiring deposits of monies for professional services, question brought up about Attorney fees also. Mr. Pandolfe will review this with Boro attorney. Also, will review fees charged by Planning Board vs fees charged by Board of Adjustment.

Mr. Pandolfe read Resolution #7-1983 which would nullify Resolution # 15-1982 given approval for site plan application of GBM Corp. since GBM has decided not to go ahead with the addition as specified in the resolution. Motion made, seconded and carried to accept Resolution #7-1983.

No other business, meeting adjourned at 8:20 PM

March 1, 1983 7:30 Meeting.

Sue Frauenheim
Secretary

Draft of minutes of the March 1, 1983 meeting of the Manasquan Planning Board held at 8:00 PM in Boro Hall. Members in attendance were Vice Chairman J. Winterstella, E. Stanley, Dr. C. Tassini, Mayor Donova, D. Saake, J. Ianelli, R. Danish, J. Bolton and Boro Attorney for Planning Board and secretary. Absent was Chairman R. Newman.

Draft of minutes from February 1 meeting were accepted. Prior to starting the agenda Mr. Pandolfe asked the members to hear from Mr. Badach, attorney for Thomas Schwier who had been granted a site plan approval in 1981 for the construction of mini-warehouses on Route 71. Mr. Schwier had financial problems and had to defer his project. Mr. Badach explained to board members that his client was ready to go ahead with his project but instead of leasing the warehouses would like to sell them as condominium warehouses and each owner would own his own storage area; restrictions imposed in the conditions of approval of the site plan would still be in effect (i.e. use of storage, parking, lights, etc.) Mr. Badach advised the Board that the owners would have a Condominium Association which would take care of maintenance and adhering to the conditions of approval and same will be included in the deed of each owner. Motion carried for Mr. Pandolfe to prepare resolution.

Mr. M. Farren, attorney for Mr. & Mrs. Braun owners of Lots 6, 7, 8 Block 164 spoke to the board about his clients request for a minor subdivision and variance which had been originally granted in 1948; however his client was never advised to file his subdivision with the county and he has therefore been paying taxes on one lot. Mr. Farren asked Board's feelings on granting the variance and subdivision to Mr. & Mrs. Braun. Board were in agreement and Mr. Farren will submit formal application.

Next on agenda was discussion with Mr. Miller, Construction Code Official concerning a system to insure that applicants for site plans and major subdivisions adhere to the conditions of approval imposed by the Board. Mr. Miller advised that his department can follow up on code enforcement as far as construction is concerned; however where engineering is concerned, he suggested a condition of issuing CO would be contingent on the engineer's approval. Mr. Miller suggested that the board should include in the resolution imposing restrictions, those individuals (code enforcer, engineer) who would follow-up designated restrictions. This would insure that the Construction Code Official's office would not issue a CO until all conditions are met. Board agreed with Mr. Miller and will instigate this system.

Next on agenda was discussion of Boro's Consultant, Paul Szymanski's On-Going Planning Program for the Borough. Due to Boro's budgetary problems, no monies are available to instigate and Mayor Donovan advised members that Mr. Szymanski is presently looking into the possibility of obtaining grants. Motion made to write to Paul advising him of the unavailable Boro funds and for him to look into obtaining the possibility of grants.

Board discussed fees for various applications and deposit requirements for expertise needed in subdivisions, site plans, variances, etc. Motion made, seconded and passed to increase fee for minor subdivision from \$50 to \$100. Motion made, seconded and passed to require deposit of \$100 for minor subdivision; \$300 for major subdivision; \$500 for site plan and \$500 for variance. Mr. Pandolfe will be in touch with the Boro attorney to draft ordinance accordingly.

No other business meeting adjourned.

Sue Frauenheim, Secretary

Next Meeting Tuesday April 5, 1983.

minutes

Draft of minutes of the March 1, 1983 meeting of the Manasquan Planning Board held at 8:00 PM in Boro Hall. Members in attendance were Vice Chairman J. Winterstella, E. Stanley, Dr. C. Tassinì, Mayor Donova, D. Saake, J. Ianelli, R. Danish, J. Bolton and Boro Attorney for Planning Board and secretary. Absent was Chairman R. Newman.

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Mr. M. Farren, attorney for Mr. & Mrs. Braun owners of Lots 6, 7, 8 Block 164 spoke to the board about his clients request for a minor subdivision and variance which had been originally granted in 1948; however his client was never advised to file his subdivision with the county and he has therefore been paying taxes on one lot. Mr. Farren asked Board's feelings on granting the variance and subdivision to Mr. & Mrs. Braun. Board were in agreement and Mr. Farren will submit formal application.

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No other business meeting adjourned.

Sue Frauenheim, Secretary

Next Meeting Tuesday April 5, 1983.

Draft of minutes of the Manasquan Planning Board Meeting held April 5, 1983
8:00 PM. Members Present were Chairman R. Newman, Messrs. Donovan, Stanley, Tassini
Bolton & Saake and Mrs. Danish. Boro Planning Board attorney J. Pandolfe and Board
Secretary Sue Frauenheim. Members absent were Messrs. Tanelli and Winterstella.

Worksession opened at 7:30 PM and Mr. Pandolfe acquainted the board with the
minor subdivision application to be heard submitted by O'Brien and Carlson
for property located Lots 1 & 2 Block 99, Stockton Lake Blvd. He also read
the resolution he prepared amending Res. 7-1982 which granted approval to
Thomas Schwier for a site plan application for the development of mini-warehouse
on Route 71. The Amended Resolution covered the development of the warehouses
as a condominium. Point brought out the resolution not only cover Mr. & Mrs. Schwier
but successors as well. Mr. Pandolfe will correct resolution.

Concerning the O'Brien/Carlson subdivision, motion made & carried to approve
same with conditions being: 1) If required, permits to be obtained from DEP;
2) no house to be built over easement area. 3) If required, approval of Monmouth
County Planning Board..

Board discussed proposed fee schedule. Regarding variance fees, motion made, seconded
and carried to increase variance fees for single family to \$250 and reduce
commercial fees from \$500 to \$250.

Mr. R. Tudor, representative of Coastal Resources (CAFRA) asked board for
permission to speak concerning a conflict between CAFRA and Manasquan concerning
the Schride Subdivision of property located on Brielle Road as it pertains to
development of water ways. Cafra would like to see development of marina on the
East side of property to provide access to public of water use, rather than the
buffer zone the board required. Mr. Gross, attorney for Schride advised the board
that his client was willing to adhere to the conditions of approval of the major
subdivision put forth by the Planning Board; however, when he applied to CAFRA
he was advised by them they would like to see more of a water dependent use.
The Board advised Mr. Tudor they would prefer to leave the buffer zone as it is.
Mr. Tudor will advise his superiors of the board's preference.

Mr. Saake brought up Mr. Szymanski's report dated February 1, 1983 and his
suggestions for an on-going planning program and changes to the Land Use Map.
Concerning land use and Zoning Map changes The eight points of Mr. Szymanski's report
were discussed:

1. N.W. corner of Cedar/Potter from residential to park - has been done
2. Indicate Perrine Blvd. through Mallard Park - printing on Master plan was incorrect,
3. Indicate 30' easement along Watson's creek (Glimmer Glass Subdivision)
4. Brielle Road frontage of Glimmer Glass Island subdivision change from resort
commercial to low density residential - has been done,
5. Indicate Salmon Ave. on planning maps,
6. R.R. from industrial to Commercial west of tracks - Board will request this zone
change and secretary to submit letter to Mayor & Council,
7. Designate two land parcels on Church at South from residential to public semi-public.
8. Change land use for portion east of NY/LB RR within Sea Girt Nat. Guard from industrial
to public semi-public.

Mr. Newman presented bill received from Mr. Pandolfe for professional services Jan.,
Feb. and March for \$800. Motion made to approve same for payment. All voted in favor.

No other business meeting adjourned 10:00 PM.

Sue Frauenheim

Next Meeting Tues. May 3, 1983.

Draft of Minutes of the May 3, 1983 meeting of the Manasquan Planning Board. Members present Chairman Newman, V.C. Tassini, Mayor Donovan, Mr. Winterstella, Mr. Iannelli and Mrs. Danish. Mr. Stanley had to leave 9:00 PM. Absent were Messrs. Saake, Bolton. Planning Board Attorney Mr. J. Pandolfe and Secretary S. Frauenheim present. 8:00 PM

Motion made, seconded and carried to accept minutes of April 5, 1983 meeting.

Mr. Michael Farren, attorney for Mr. & Mrs. A. Brauen, 23 First Ave., presented their application for a subdivision and variance for Lots 6, 7, 8 Block 164 presently taxed as one lot 75' x 100 into two lots of 37.50' x 100'. Property located in R-2 zone and does not meet zoning requirements, therefore variance would be needed. Subdivision based upon other extraordinary or exceptional conditions; his clients had applied to Manasquan Board of Adjustment in 1948 and obtained permission to divide his 3 lots into two lots having each 37.5 feet frontage and Council passed such motion granting the application of July 27, 1948. The Brauns then constructed their present cottage on the southern 37.5 foot lot. Recently the Brauns inquired of the Tax Assessor as to procedure to secure separate tax bills and was informed his property was never subdivided. The Brauns were represented by counsel in 1948 but apparently the filing requirements were overlooked. At this time, Mr. T. O'Brien, attorney for Mr. & Mrs. Watkins, neighbors of the Brauns, filed his objection to the subdivision and variance.

Mr. Farren presented as Exhibit 1 certified list of property owners and receipts for Certified Mail to 26 property owners; Affidavit of Publication 4/21/83 Coast Star Exhibit 2; Exhibit 3 certified Proposed Subdivision Plat Plan prepared by Walter J. Partington, Inc. engineering firm. Also submitted as Exhibit 4 letter dated 8/19/48 signed by Borough Clerk V. Miller Preseton advising Mr. Braun that Council has passed motion that permission be given to owners of Lots 6/7/8 Block 164 to divide their three lots into two lots of 37/5 feet each. Mr. O'Brien made a statement to the effect that the Board should not consider decisions made in 1948 since zoning was different then.

Mr. Braun gave his testimony which was along the lines presented by his attorney. Mr. Pandolfe inquired if Mr. Braun had an attorney at the time of his 1948 application who presented his case and Mr. Braun said yes. Mr. Newman inquired of Mr. Braun why he did not think it strange that he only received one tax bill all these years. Mr. Braun said he did not question this as he was not going to build on the newly formed lot, and it was only last year he and Mrs. Braun were making a new will and wanted to deed a lot to each of their children.

Mr. O'Brien then introduced his client Robert Watkins, Maplewood, N.J., owner of 17 1st Avenue who read his objections to the variance and presented to the Board a map showing sizes of surrounding lots along with photographs of his property and the Braun's adjoining lot. Evidence marked 01, 02, 03. Also presented were aerial photographs, 03, 05 and a copy of Borough of Manasquan Zoning Map dated 1978, marked in evidence 07. At this time of meeting, Mr. E. Stanley asked to be excused from meeting and left. Mr. Watkins summed up by saying 11 out of 15 lots in Block 164 are conforming; 14 out of 21 in Block 166 are conforming; 25 out of 35 are conforming and Mr. Braun has not shown that denial of his request would be a hardship as it pertains to land-use act. Mr. Watkins respectfully asked the board to deny the variance.

Board retired to executive session for further discussion. Mr. Pandolfe reviewed application and informed Board:

1. Mr. Farren's client wants to create 2 non-conforming lots because of extra-ordinary circumstances or exceptional conditions.
2. There are under-sized lots next to Mr. Braun's property and across the street.
3. Mayor & Council adopted ordinance as early as 1967, making the area in question R-2 zone.

Continued

4. Board must decide if Mr. Braun has shown extra-ordinary or excpetional conditions.

Board members discussed pros and cons of granting variance, and motion made to return to regular meeting, seconded and approved.

Mr. O'Brien presented his clients case citing that hardship runs with the land, not the person; self-inflicted hardship, downzoning an upgraded area and and no exceptional or extra-ordinay circumstances have been shown. Mr. Farren replied it is not self-inflicted hardship; it came from a sub-division approval and his client relying on his attorney. Mr. & Mrs. Braun constructed their present house in 1948 on one lot only and did not request the subdivision in 1948 to build then, Mr. Farren reminded the Board that Manasquan has a Board of Adjustment for those instances where variances are requested and that his client is not creating 25' lots but 37½ foot lots and that he doubts the Board would have hear a case exactly like this one so no precedent would be established to grant future variances for smaller lots. He advised the Board he would be glad to present additional testimony if they so desired. Mr. O'Brien objected to continuation since his client came from North Jersey. Mr. Pandolfe advised that it is not unusual for a matter to be carried over in order to hear additional testimony and that he himself is not prepared to tell whether Mr. Farren has met the criteria required by law, and would ask Mr. Farren to research this with him. Mr. Pandolfe advised the Board they have 95 days to make a decision. Motion made, seconded and carried to continue hearing at June Meeting.

Chairman read letter to Mr. Miller from Boro engineer, Mr. Farrer listing several items that have not been completed which were listed as conditions of approval. Motion made, seconded and carried for Secretary to write letter to Mr. Daniel Miller to advise the Board if these items have now been taken care of.

The matter of Mr. Hartranft's site plan approval for 161 Main Street was discussed and the fact that one of the conditions of approval was the replacement of cracked and uneven sidewalks and this was not done. Motion made, seconded and carried for Secretary to write to Construction Official to review same.

Mr. Pandolfe read revised resolution on Schwler condominium warehouses wherein he included successors as well as present owners. Motion made, seconded and carried to accept resolution.

Review of fee ordiance for expertise and Boro fees. Motion made, seconded and carried for secretary to write a letter to Mayor & Council recommending \$150 fee for single family residential variance, 40:44DQ70(C) and \$300 for all others. For Variance 40:55D-70(d) fees of \$150 for single family, \$100 multi-family and \$325 for Commercial or industrial.

No other business, meeting adjourned at 10:25 PM.

Sue Frauenheim, Secretary

Next Meeting Tuesday June 7, 1983 7:30 Work Session

Draft of Minutes of the June 7, 1983 Manasquan Planning Board held at Boro Hall at 8:00 PM. Members in attendance were Messrs, Newman, Donoyan, Stanley, Bolton, Danish, Saake Winterstella, Iannelli and Dr. Tassini. Planning Board attorney J. Panoldfe and Planning Board secretary wlsø in attendance.

Work session opened at 7:30, Board reviewed Braun sub-division variance application; major sub-division application of Lynn Stuart of Stuart Marketing; letter from Bureau of Coastal Resources concerning mixed use development along the waterfronts in Manasquan. Motion made, seconded and approved to invite Mr. S. Whiteny, Chief of Bureau of Coastal Project Review to attend one of the Planning Board meeting to discuss this subject. Secretary will write letter.

Meeting called to order at 8:00 PM by Chairman Newman. Minutes of June 7, 1983 meeting were accepted.

Mr. B. Wight, attorney for Lynn Stuart of Stuart Marketing, Inc. submitted his clients application for a Major Sub-division/Site Plan Approval for nine lots on Morris Avenue for the development of single family homes. Mr. Pandolfe advised the Board that a Site Plan Approval was not necessary and refunded Miss Stuart's check for \$750 (The application for Major Sub-division entails most of the requirements for site plan) The Major subdvision application was presented and Mr. Wight presented into evidence as EXHIBIT 1 a preliminary plat plan; however, he advised the Board the plan was to be revised as per advices received from the Boro Engineer, Mr. W. Farrell. Mayor Donovan advised that the Boro of Brielle and Southern Regional Sewer would be involved in this particular development and that Mayor & Council have to adopt a resolution covering this. Miss Stuart thought this had been done at the last meeting she had attended but Mr. Donoyan advised her that was a work session only and Mayor & Council can not pass resolutions at that session. The Board advised they would like to see plans showing sewers, utilities (underground wiring), landscaping and would like to have their consultant, Paul Szymanski review same. Mr. Wight advised his client would so comply and if it were possible to call a Special Meeting when all paperwork is corrected. Board felt that a Special Meeting would not be in order due to the various parties who should review the plans; Shade Tree Commission, Police Chief, Environmental Committee, Fire Inspector, Consultant and Engineer. Motion made, seconded and passed to accept application and continue hearing at the regular scheduled meeting of July 5, 1983.

Next on the agenda was the continuation hearing of the Braun Sub-Division Variance application to create 2-37½ ffoot by 100 lots on First Ave., Lot 6, 7, 8 Block 164. The Braun's attorney, Mr. Farren presented as a witness Mrs. Reddington, employed by Hawes & McAfee Real Estate Agents in Manasquan. Mrs. Reddington has a realtor's license and a Broker and agent's license and has been in the real estate business since 1972 engaged in the sale of homes in the Boro of Manasquan. Mr. O'Brien, attorney for objector, Mr. Watkins objected to Mrs. Reddington being called stating she was not qualified to testify as to the negative criteria involved in this application and that she should testify only to real estate values, etc. Mrs. Reddington testified that in her opinion that the granting of this variance would not be detrimental to the Boro and would enhance the area. Mr. O'Brien cross-examined witness and asked if she were familiar with the Land-Use Act of N.J. Her reply was no. He asked questions pertaining to zoning, etc. Mr. Farren had no other witnesses to call. Mr. O'Brien called his client's witness, Mr. Ron Sebring, of the firm Dinklage-Sebring Associates, architects and planners and he was accepted as an expert. Mr. Sebring advised he had been retained by Mr. Watkins to examine Braun property and the affect it would have on the zoning. In his opinion it would cause undo increase in population, ^{severe} overcrowded lands, more vehicular traffic, and would impair the zoning plans of the Boro of Manasquan. Mr. Farren cross-examined Mr. Sebring and questioned his opinion that the construction of a single one-family home would cause severe overcrowding, increased vehicular traffic. Testimony was than heard from various home owners in the area who were in favor of the Board granting the variance. Mr. Farren and Mr. O'Brien then presented their summations, and the Board went into Executiv Session.

While in Executive Sessions, members discussed all facts pertaining to the Braun Sub-Division Variance. Mr. Winterstella brought out fact that Mr. & Mrs. Braun in 1948, believing they had a sub-division approval built their home on the most southerly side of the property and have never sold the other lot during all those years. Mr. Donovan feels the hardship is not self-inflicted. Mr. Bolton advised the Board he would like to hear the tapes from the June 7th meeting before making any decisions. Mr. Farren offered to waive the time period and a motion was made, seconded and approved to hold off any decisions until the July 5, 1983 meeting. Out of Executive session into regular session.

John Winterstella brought out the fact that the Waterslide on 1st avenue has not complied with the this Site Plan Condition that they provide a proper ingress and egress and a motion made, seconded and approved to write them a letter so advising them. Secretary will do so.

Also discussed was the letter written to Shaun Coffey by Mr. D. Miller advising Mr. Coffey he has not completed conditions of Site Plan Approval and has until June 10, 1983 to do so or summons will be issued.

Aue Frauenheim

Draft of minutes of the Manasquan Planning Board Meeting held Tuesday July 5, 1983 at 8:00 PM in Boro Hall. Members present: Chairman R. Newman, E. Stanley, W. Donoyan, R. Danish, C. Tassini, J. Winterstella, J. Tanelli, J. Bolton. Mr. Saake arrived at 8:45 PM. Also present Board attorney, J. Pandolfe and Secretary S. Frauenheim.

Worksession at 7:30 to review evenings agenda.

First on Agenda, minutes from the June 7th Meeting were approved.

Next on agenda was the reading of the resolution prepared by Mr. Pandolfe for the Braun Subdivision-variance application. Affidavit received from Mr. Bolton attesting to his listening to the tapes from the June 7th meeting. Motion made, seconded and voted on to approve subdivision/variance. Dr. Tassini, Messrs Newman and Stanley voted no, Mr. Saake was absent during this voting, all mother approved.

Next on agenda, Major subdivision of nine lots on Morris Ave., Applicant Stuart Marketing- Mr. Wight, attorney for applicant. Mr. Pandolfe presented into evidence the following: Exhibit #5 letter from Construction Official suggesting set back and side yards be established at this time; Chief LaVance's comments to the effect they would prefer to see 12' traffic lanes for emergency vehicles, etc. (Exhibit #6); Exhibit #7, letter from Fire Protection Inspector K. Miller recommending 12' roadway and 8' shoulders; Exhibit #8, Boro Consultant, Paul Szymanski's memorandum of July 5, 1983 with his recommendations pertaining to the engineer's recommendation for a turn-around at the end of Morris Ave (Mount Lane). Mr. Szymanski would prefer to see Morris Ave. paved to Mount Lane shown by applicant; street trees be planted, units face south for energy conservation; utility lines be underground; Exhibit 9 letter dated June 6, 1983 from Boro Engineer Wm. Farrell requesting revision of the plat as originally submitted to show changes in drainage system, etc., Ms. Stuart reviewed Mr. Szymanski's suggestions: re trees she is willing to confer with Shade Tree Commission of Manasquan and go along with their suggestions; will pave Morris Ave. to Mount Lane. A suggestion made that applicant pave Mount Lane but Board Members felt this would not be fair to applicant and suggest that Ms. Stuart write to Mayor & Council that she will pave Morris Ave. up to Mount Lane and that the Council might consider paying Mount Lane. Re underground utilities, she will be in touch with JCP & L. Mayor advised that State Law requires underground utilities with new development. Regarding Mr. Miller's request for setback and side yard lines, Ms. Stuart advised each house would be set differently some would have much more than 25' set back.

Board asked Ms. Stuart if she had received any approval from South Monmouth Regional Sewer re location of lines. She advised she has been in touch but nothing finalized as of this meeting. Jay Pandolfe advised Board they have 90 days from the original hearing date of June 7th to act on this subdivision. Board wanted to hear further comments from Boro Engineer Board went into Executive Session and directed secretary to write to Boro Engineer regarding questions of water run-off, swales, storm sewers and in particular drain-off of water onto property owned by Mr. & Mrs. Coffey. (Mr. Coffey had questioned why applicant couldn't drain property up at Mount Lane end). Out of Executive Session, meeting opened to the public. Questions from concerned homeowners in the area dealt with water drainage onto their property. Board advised they will contact Boro Engineer regarding this problem. Mr. Pandolfe advised applicant Board could not give approval this meeting and any improvements applicant did were at her own risk. Hearing to be continued August 2, 1983.

Next on agenda was informal discussion re Gem Associates represented by Architects Dinklage-Sebring Associates. Gem wishes to convert the existing Algonquin property into retail and professional office use; completely renovating the southerly theater building and totally reconstructing front portion situated on Main Street. Applicant inquired as to off-street parking since front & back of property have public parking. Mr. Pandolfe advised parking off-street would not be required but the Board would probably like to see some off-street parking. Applicant advised Board they were planning for approximately 15 shops on first floor, 13 offices on second floor. Applicant will contact Boro consultant and thanked board for their time.

Next on agenda, informal discussion Surf Side Builders regarding Lot 13, Block 170, Beachfront & First Ave. Property in question now has four homes on it. Applicants wanted to know if they could subdivide. Because of zoning requirements, applicant was advised to apply to Board of Adjustment for variance.

Subject of GBM Site Plan Approval Lot 16, Block 65 Main Street brought up. New rentor, Ocean County Bank moved in and rear portion of property bordering Abe Vorhees Drive was all blacktopped. GBM should have been in for site plan approval. Secretary was directed to write a letter to GBM so advising them.

Secretary advised Board letter had been written to Sirche, Inc. (Waterslide) regarding their Site Plan Approval Resolution 9-1979 wherein they have not complied with Condition #3 regarding loading and unloading off the street. Copy of letter was given to Code Enforcer.

Secretary also advised Board that Mr. Kenneth Hartranft had written requesting permission to delay repairing of sidewalks as per Condition F of Site Plan Resolution 8/9-1981. Copy of letter submitted to Construction Code Official.

No other business meeting adjourned at 11:00 PM.

Sue Frauenheim, Secretary

Next Meeting Tuesday August 2nd.

Draft of minutes of Sept. 6, 1983 Manasquan Planning Board Meeting. Members in attendance, V. Chairman J. Winterstella, Messrs Tassini, Saake, Stanley, Ianelli and Mrs. Danish; Board attorney, J. Pandolfe and secretary S. Frauenheim. Absent were Chairman Richard Newman and Mr. J. Bolton.

Worksession opened at 7:30 PM to review agenda for the evening, and resolution for St. Denis.

Meeting called to order at 8:00 PM by Vice-Chairman J. Winterstella. Minutes of August 2nd, 1983 meeting were accepted.

Mr. D. Veeder had an informal discussion with the Board re his proposed sub-division development of several lots in Block 182B Tarpon Ave. Mr. Veeder showed the board a plan where there would be zero sidelines, which would require a variance. Also variance would be required for front setbacks. He planned to erect homes that would have greater back-yard use and screening facing Tarpon (gates between homes) to screen view of Brielle Road. He planned to put walkway across full length of property for use by homeowners. He also would install sidewalks if Board required. His plan seemed acceptable and he was advised to submit major subdivision application, and site plan application.

Applicant, Tremarco Corp., owner of Gulf Station leased by D. Miller, B & D Gulf, Union Ave, represented by attorney James D. Carton, III first on agenda. Mr. Carton introduced into evidence Exhibit A map showing site plan for a 24x50 foot canopy to be erected over existing gas pumps; Exhibit B specification for canopy, Exhibit C proof of mailing and Exhibit D affidavit of publication. He then introduced Mr. D. Miller, proprietor of B & D Gulf along with Mr. Peter O'Hare, construction engineer with Gulf Corp. Mr. Miller described canopy as having no advertising on it only the logo of Gulf Corp; lighting would be under canopy dispersed over pumps and the canopy would drop down on all sides so light would be directly on pumps. Board moved into Executive Session, discussed possible condition of no advertising on canopy and Pandolfe directed to prepare a resolution granting approval of site plan. Board moved out of executive session. Motion made by Mr. Stanley to grant approval, seconded by Mr. Ianelli, all members in agreement.

Mr. Carton, attorney for St. Denis Church, submitted Revised Site Plan as Exhibit 6 showing dumpster on Lot 65 with fence around it, sidewalks to Mount Lane, outside lights, plantings. No further testimony, audience requested to ask questions. Mr. John Shiebel questioned the piping to Judas Creek underground causing a possible drainage backup on to property he owns across the street from the proposed development. Mr. Hilla, applicant's engineer, advised they have provided for a swale that would drain on applicant's own property. Mr. Shiebel was satisfied with this explanation. Mrs. Raulli property owner, advised Board that she had heard that a remedial trailer would be placed adjacent to Lot 65. Monsignor O'Connor replied that the State supplied the trailer and teacher and the trailer had been on the property to be developed and he had the N.J. State Dept. of Education come and remove it. It will not be back. Motion made to go into executive session, all member in agreement. Jay Pandolfe read the resolution he was asked to prepare at last meeting with conditions: 1) Applicant to get necessary approval from DEP; 2) rear walk to Mount Lane be eliminated and walk connected to front walk. 3) development of site in accordance with plan of 6/2/83 and revised plan of 8/19/83; 4) construction permit granted until fees of all experts paid; 5) applicant to conform to bonding requirements; 6) approval of Monmouth County Planning Board if applicable. Board moved out of executive session. Motion made, seconded and approved to accept resolution as read. Motion made, seconded and carried to waive fee for cost of site plan and secretary directed to return check to Mr. Carton, c.c. to Msgr. O'Connor.

Subject brought up re Kirsch's parking lot and his failure to come in for site plan. Jay Pandolfe will write to Mr. Kirsch. Also, secretary advised Board she had received no reply from GBM Corp. re their parking lot being paved on lot behind Ocean County Bank. Mr. Pandolfe will contact GBM attorney re this. Also with reference to the off-street parking condition of the Waterslide Site Plan, this has not been done and Mr. Pandolfe will look into this.

Mr. Pandolfe advised Board he had been in touch with Sirche's attorney Gryss re major subdivision Brielle Road. Mr. Gross advised they are revising their plans in accordance with CAFRA's suggestions..

Mr. Winterstella presented Mr. Pandolfe's bill for services for April, May, June, July and August & Sept 1983 in the amount of \$2000. Motion made and seconded.

Draft of minutes of the Manasquan Planning Board Meeting Tuesday Oct. 4, 1983 held at Boro Hall at 8:00 PM. Members present were: Messrs. Newman, Winterstella, Donovan, Iannelli, Saake, Bolton and Mrs. Danish. Absent were Dr. Tassini and Mr. Stanley. Planning Board secretary and attorney were also present.

Worksession at 7:30 to review agenda for the evening. Mr. Pandolfe read resolution he prepared for Site Plan Approval of B & D Gulf's construction of canopy over pumps. Meeting called to order at 8:00 PM by Chairman Mr. Newman. Minutes of Sept. 6, 1983 accepted.

Mr. Pandolfe advised the board that Mr. Wight, attorney for Stuart Marketing had called him and informed him that his client was having difficulty with the Boro of Brielle re sewer hook-ups and they therefore requested postponement of their Site Plan Application.

Board reviewed Mr. Szymanski's bill for planning services and review of St. Denis Site Plan in the amount of \$154.45 and the secretary was advised to forward the bill to Mr. Carlton, attorney for St. Denis.

Discussion of Mr. O'Brien's letter of Sept. 20th requesting an informal hearing with the Board for purposes of discussing GMB (F. Bertucci) paving lot without site plan approval. Secretary directed to send letter requesting they attend the November 1st Planning Board meeting.

Discussion on sidewalk repair at 161 Main St., G. Hartranft in regard to Site Plan Approval condition. Mr. Donoyan and Mr. Iannelli advised the Board they had reviewed the repairs and were satisfied. Other members mentioned they too would like to review the repairs and will have comments for the next planning board meeting November 1st.

Regarding Informal Discuss. hearing requested by Ritz Bakery for Site Plan Application for addition to their existing building on Route 71, applicant was not in attendance. Secretary will write and advise they will be on Nov. agenda.

Motion made, seconded and accepted for Site Plan Approval of Trimarco Corp T/A B & D Gulf on Union Ave. for construction of Canopy over pumps. Conditions of approval 1) canopy to be constructed in accordance with plans submitted 2) lighting shall not interfere with houses in area and directed at pumps only 3) no advertising on canopy other than Gulf logo.

Mr. Pandolfe advised Board that he was in contact with Mr. Gross, attorney for Schride Associat re Brielle Road Major Subdivision and they have been denied soil erosion certification and have to reapply. Since the Planning Board is not aware of changes requested by different agencies, Mr. Pandolfe advised Mr. Gross that after they obtain approval from these agencies, they will have to come before the Board for approval or disapproval.

Next on agenda was major subdivision-site plan application of Dave Veeder for proposed development of seven homes on Tarpon Ave. Mr. Veeder provided: 1) proof of making; 2) affidavit of publication of hearing; 3) certified copy of paid taxes 4) authorization from American Timber consenting to development on leased lands and Preliminary and final plat plans. Also entered as exhibits were reports from Boro engineer, fire inspector and construction code official. Mr. Veeder presented drawings showing his proposed development of homes and requested variances for zero side lines and front yard set backs. His concept is to develop back-yard living which would enhance the area. Home owners would have ten year lease and any second sale would have to be approved by three neighbors. Board moved into executive session and discussed paving of Tarpon, sidewalks, driveways, tree planting, curbing, variances requested. Moved out of executive session and motion made for attorney to prepare resolution for reading at November meeting. Roll call vote - 5 yeas, 2 nays. Motion also made, seconded and carried to waive deposit requirement for expertise used by Boro.

Next on agenda, Wm. Longstreet informal discussion regarding plans to renovate existing Pazzaz Hair Salon Main Street for offices on first floor and apartment on 2nd and also to construct building at rear of Lots 11B and 12 Block 65 for professional use on first floor and apartment on second floor, building to face Abe Vorhees Drive. Mr. Pandolfe advised Board this is possible a Board of Adjustment matter since Planning Board can not grant use variances. Mr. Pandolfe will research and advise Mr. Longstreet accordingly.

Board approved bill of \$154.45 P. Szymanski for services re St. Denis Site Plan. Bill to be sent to St. Denis for payment.

Meeting Adjourned 10:00 PM.

Sue Frauenheim, Secretary

Next meeting Tuesday Nov. 1, 1983 7:30 Worksession

Draft of minutes of the November 1, 1983 Planning Board Meeting. Members in attendance, R. Newman, W. Donovan, J. Winterstella, J. Iannelli, R. Danish, C. Tassini. Absent were Messrs. Saake, Bolton and Stanley, and attorney J. Pandolfe.

Work session at 7:30 PM to review agenda for the evening.

Meeting called to order at 8:00 PM by Chairman R. Newman. Minutes of Oct. 4th meeting accepted.

Mr. Winterstella read the resolution prepared by Mr. Pandolfe granting approval to Mr. D. Veeder for major subdivision and site plan for seven lots on Tarpon Avenue. Votes to accept were 4, against one, abstain due to absence at previous meeting - one and absent three. Resolution accepted by majority vote. Mr. Newman, Chairman read letter received from Mr. Farrel, Boro Engineer regarding performance guarantee for this subdivision. Mrs. Murray, present in the audience, asked to speak and expressed her disapproval of the subdivision and requested variances.

Several board members reported they had inspected sidewalk repairs at 161 Main St. Lot 17, Block 65, G. Hartranft and were satisfied. Motion made and carried to write to Mr. Miller, Construction Official to issue C.O. to Mr. Hartranft.

Mr. James Turner, owner of Ritz Bakery, and his attorney presented the board with their plans to expand the existing building by adding a 40-50 foot addition (2 story) to rear of building. Existing side door for deliveries would be eliminated and rear door delivery entrance constructed. Addition would be approximately 32' high, 12' ceilings on 1st floor and 10' ceiling on 2nd floor. Second floor would be used for storage only. Entire building would be 80' length, 30' front set back and 76' rear yard. They would conform to Board's requirements such as blocktopping parking lot, provide fire zone; provide adequate lighting around building. Building would be of concrete blocking and they would consult with our engineer re any drainage problems. Board advised Mr. Turner they viewed his plans favorably and suggested they submit their application.

Next on agenda informal discussion with Mr. J. Alitante, owner of Lots 17 & 18 Cowart Ave. regarding moving present division line 4.7' to the left of an existing garage so as to make one lot salable. Zone requirements call for 7000 square feet. Granting such a subdivision would make a non-conforming lot. Board suggested Mr. Alitante have garage moved and he would then have a conforming lot to sell.

Mr. F. Bertucci (GBM Corp.) and his attorney Mr. T. O'Brien next on agenda concerning the paying of lot 16A Block 65 without applying for a site plan approval. Mr. Bertucci explained that the Ocean County Bank, rentor of building directly in front of this lot asked Mr. Bertucci if they could pave the lot in the rear for parking and Mr. Bertucci advised them to check with Borough Hall. Mr. O'Brien said his client was unaware this was a violation of Resolution 7-1980 and advised the board they would concur with whatever the board required. Members were in agreement they would like sidewalks - rear portion of the lot facing on Abe Vorhees Drive as well as curbing installed. Mr. Bertucci was in agreement. Motion made to waive site-plan application requirements and secretary directed to have Planning Board attorney send Mr. O'Brien letter waiving site-plan requirements with the condition applicant will install sidewalks and curbing. Motion carried.

Next on agenda Mr. Chet Morgan re informal discussion concerning his application to subdivide Lots 8b, 9 and 10 Block 125. According to subdivision application requirements plats prepared by certified engineer must be submitted. Mr. Morgan advised that secretary will submit application and drawings as presented to the Planning Board attorney for his comments.

Mayor Donovan read letter he had received from Boro Engineer, Wm. Farrell advising that DEP has approved the alternate plan of St. Denis to reroute stream and suggested Mr. Pandolfe be directed to amend Resolution #11-83 accordingly. Motion made and carried.

Concerning Stuart Marketing's major Subdivision and site plan for development of 9 lots on Morris Avenue, motion made and carried to discontinue any further hearings until applicant pays outstanding bills for services rendered by Boro Engineer and Boro Consultant. Secretary directed to have Mr. Pandolfe advise applicant accordingly.

Board reviewed bill from Boro Engineer dated 10/26/83 in the amount of \$130.72 for services rendered with reference to Stuart Marketing Subdivision; also reviewed Engineer's bills for \$336.50 and \$117.45 for services rendered in connection with D. Veeder site plan and major subdivision. Secretary directed to submit bills to applicants for payment.

Mr. Winterstella brought up subject of increased traffic flow on South and Church Streets, possible due to new home developments in Brielle and Wall, and perhaps it would be beneficial to set up a meeting with the planning boards of these communities to discuss the problem. Lowering of speed limits, rerouting of egresses and ingresses in future home development could be possible solutions. To be discussed further.

No other business, motion made and carried to adjourn at 9:35 PM.

Sue Frauenheim, Secretary

Next Meeting 12/6/83 7:30 PM

orig.

Draft of Minutes of Manasquan Planning Board Meeting Tuesday December 6, 1983. Members in attendance were Chairman R. Newman, Vice-Chairman J. Winterstella, Mayor Donovan Mrs. R. Danish, J. Iannelli and E. Stanley and D. Saake. Absent were Dr. Tassini and Mr. Bolton. Also in attendance J. Pandolfe, Planning Board Attorney and S. Fraenheim, Secretary

Worksession at 7:30 PM to review agenda.

Meeting called to order at 8:00 PM by Chairman R. Newman. Minutes of Nov. 1, 1983 meeting were approved.

Mr. Pandolfe submitted Resolution #14-1983 St. Dennis Church Site Plan modifying Resolution #11-83 to show the rerouting of the stream shall conform to the plat prepared by Birdsall Corporation dated and amended 10/3/83. All members voted approval with Mayor Donovan abstaining.

Mr. Pandolfe submitted Resolution #15-83 Frank, Susan and Maria Bertucci wherein applicant applied for a waiver of Site Plan Approval for Lot 16A, Block 65 for paving of driveway. Site Plan application to be waived; applicant to construct sidewalks curbs and driveway entrance in accordance with specifications and approvals of the Borough Engineer and in the event sidewalks, curbs and driveway entrance not constructed in accord with Engineer's specifications, the resolution would be deemed null and void and applicant would have to submit formal site plan application. All members voted approval of Resolution with Mr. Saake abstaining.

Mr. Newman presented letter received from Borough Engineer, Wm. Farrell concerning Major Subdivision on Salman Avenue, Applicant Mr. D. Veeder has submitted an acceptable set of subdivision as-built plans and all improvements have been constructed and approved by the engineer. Mr. Farrell recommends the release of the Performance Guarantee subject to submittal by the developer and acceptance by the Boro of Manasquan of a Maintenance Guarantee. Mayor advised Performance Bond deposit to be returned to Mr. Veeder by Mayor & Council.

Minor Subdivision Application of Mr. & Mr. Neiberlien next on agenda. Applicant wishes to move line of Lot 1 Block 111 5' into Lot 2 Block 111 thereby creating one lot 80x100 and one lot 70x100. Mr. Pandolfe advised Board application all in order, conforms to all zoning codes. All members voted approval of minor subdivision and Mr. Pandolfe will prepare resolution for next meeting.

Next on agenda was continuation hearing on Stuart Marketing's major subdivision on Morris Ave. Mr. Wight, attorney for applicant advised board his client is waiting for a decision from Brielle re their connecting to Brielle sewer line. Mr. Wight introduced Mr. Peter Strong, license engineer to give testimony on drainage conditions on proposed development. Mr. Strong presented into evidence Exhibit #10 from his firm, Crest Engineering Associates in Highstown, N.J. to the Borough Engineer W. Farrell dated 9/12/83, listing the revisions made to preliminary plat. First revision was to provide 40' of pavement instead of 36'. Exhibit #11 Mr. Farrell's letter of 9/30/83 with his recommendations. Mr. Wight submitted into evidence Photographs #13 thru 21 depicting flooding, drainage ditches, etc. Exhibit #12 letter from DEP and State Wetlands Map 362-2166 concerning wetlands surround the proposed development. Mr. Sean Coffey, owner of Lots across the street from proposed development submitted into evidence photographs #21A thru 33 depicting flooding caused on his property from drainage of applicant's property, which would prohibit him from constructing homes on one lot. According to DEP Mr. Coffey's land is in Wetlands but Mr. Coffey disagrees since he inquired about building permit for property in question and was told it was buildable lot. Mr. Coffey urged Board to require applicant to drain their property easterly into Glimmer Glass. Mr. Strong did not feel their would be a severe runoff onto Coffey property. Mr. Farrell Boro Engineer feels it is encumbant upon the applicant to provide the Planning Board with evidence that satisfies the Board that the applicant has the legal right to increase the amount of runoff onto Lot 1A Block 72 without the permission of the owner of that lot. Mr. Farrell also advised board things could be done to alleviate the water runoff. Ditch could be made deeper, wider and piped. Also

Mr. Farrel would like to see the street 36' wide rather than 40' wide. Widening the street would necessitate the relocation of three utility poles along the southerly side of Morris Avenue

Other points discussed were the intersection of Mount Lane and Morris Avenue and paying of same; neighboring homes tying into sewer lines, possibility of tying into Manasquan sewer system (would require a pumping station). Board went into Executive Session at 10:40 PM, and reviewed all testimony, exhibits, etc. All members in agreement that applicant has to submit more definite information on the proposed sewer system as to exactly which sewer system they will be tying into. Board moved out of Executive Session.

Chairman advised Stuart Marketing their application will be continued at the January 3, 1984 Planning Board Meeting.

Mr. Pandolfe presented his final bill for services for October, November and December in the amount of \$700. All members approved payment.

No other business, meeting adjourned at 11:00 PM.

Sue Frauenheim, Secretary

Next Meeting 1/3/83