

Draft of minutes from January 3, 1984 meeting of the Manasquan Planning Board held in Boro Hall. Members Present were: Chairman R. Newman, Messrs. Donovan, Stanley, Winterstella, Iannelli, Tassini, Mrs. Murray and Danish. Planning Board attorney J. Pandolfe and Secretary S. Frauenheim. Absent Mr. Bolton.

Worksession at 7:30 to review agenda.

Meeting called to order 8:00 PM by Chairman, R. Newman. Mr. Newman advised Mr. Saake resigned from board due to personal reasons and Mayor & Council appointed Mary Murray to the Board. Also, Mr. Newman advised Mr. J. Bolton would be resigning due to health reasons. Minutes from Dec. meeting accepted.

First on agenda was Reorganization. Board voted Mr. Newman as Chairman and Mr. Donovan as Vice Chairman; Mr. J. Pandolfe, Planning Board Attorney; Mr. P. Szymanski Planning Board Consultant; Mr. W. Farrell, Planning Board Engineer; Sue Frauenheim, Planning Board Secretary; Coast Star & Asbury Press as official newspapers and the first Tuesday of every month as the regularly scheduled Planning Board Meeting.

Mr. Pandolfe read resolution prepared approving the minor subdivision of Lots 1 & 2, Block 111, N.E. corner of Fletcher & Minerva Aves. presented at the Dec. 1983 meeting by Mr. & Mrs. R. Neiberlien, 40 Minerva Ave., Manasquan. Resolution approval voted upon receiving six yes and two abstain.

Next on Agenda, Site Plan Application for construction of 40' addition to existing Ritz Bakery building on Route 71 presented by Mr. & Mrs. J. Turner, owners. Presented into evidence were: Exhibit A plat plan prepared by Charles Alfred Spitz; Exhibit B-1 Proof of service, B-2 Affidavit of publication of hearing; Exhibit C comments of K. Miller, Fire Protection Inspector Boro of Manasquan; Exhibit D memo from Manasquan Construction Official Daniel Miller; Exhibit E letter dated Dec. 28, 1983 from W. Farrell, Boro Engineer; Exhibit F comments from Chief of Police. After hearing Mr. Turner's presentation, Board called on audience for their comments. Complaints received of early morning garbage pick-up at bakery (5:00 AM); fear of lights shining into neighbors' windows; would like more parking spaces. Board went into Executive Session to review all comments received. Applicant advised to revise plans to show drainage as per Engineer's letter of 12/28/83; pavement composition per Engineer's letter 12/28/83; type of screening to be provided in buffer area as per Engineer's letter 12/28/83; type of fence around trash container as per Engineer's letter 12/28/83; check with Fire Inspector Ken Miller re providing 1 Fire Zone parking in front of building and possible one handicap parking area; show type of finish to be used on outside of building; white line down driveway to separate egress and ingress lanes; modify lighting; check with garbage collector re Boro ordinance which prohibits collecting before six AM. Applicant will comply and return for continuation hearing Feb. 7, 1984.

Next on agenda continuation hearing of Major Subdivision Application of Stuart Marketing. Mr. Wight advised Board his applicant was turned down by Borough of Brielle and cannot tie into Brielle Sewers. Mr. Wight presented copy of letter dated Dec. 27, 1983 he received from DEP, entered as Exhibit 34 concerning Wetlands Inquiry Block 72, Lots 1A, 92, 90 & 88. Mr. Wight presented pencil sketches on two alternate sewer plans. Board advised applicant these sketches were not acceptable and to consult with the Boro Engineer and submit revised plat plans. Hearing to be continued February 7, 1984.

Next on agenda, informal discussion Mr. Arlington Bensen to convert existing storage garage at 427 1st Avenue into retail beach apparel shop. Mr. Bensen advised to submit a Site Plan Application.

Next on agenda informal discussion with Dean Carman concerning possible subdivision of Lots 6,7,8 Block 143 Perrine Blvd. Currently one lot with building on it. Mr. Carman advised this would be a non-conforming use and he would have to come before the Board of Adjustment.

No other business, meeting adjourned at 11:20 PM.

Sue Frauenheim,
Secretary

Next meeting Tues. 2/7/84 7:30 PM worksession

Draft of Minutes of the Manasquan Planning Board Meeting held Tues. March 6, 1984 in Boro Hall. Members Present were: V. Chairman W. Donovan, Mayor Winterstella, E. Stanley, W. Ruff and Mrs. Danish and Murray; also attorney J. Pandolfe and secretary S. Fraunheim. Members absent were Mess. Tassini, Tannelli and Chair R. Newman. Boro Engineer Mr. W. Farrel was also in attendance.

Worksession at 7:30 PM. Mr. Pandolfe brought the members up-to-date on the Stuart Marketing Major Subdivision application. Applicant had submitted revised plans dated 3/5/84 showing sanitary sewer lines along the back property line of the nine lots on Morris Ave. across So. Mo. Regional property to basin at Marcellus and Mount Lane, which would necessitate easements. Drainage pipe would be installed along rear of property into pipe located on Lots 93 & 95 under roadway. Two existing homes on Morris Ave. could not hook into this system because sewer line is too high. If easement can not be secured from So. Monmouth Regional, plan can not be accepted. Mr. Farrel comments he would prefer to see connection to Robert Swamp Brook interceptor in Morris, however, this plan as revised is an acceptable alternative. Also, if an agreement can be reached between So. Mo. Regional, Brielle, Manasquan and Wall, prior to applicant's installation of sewer lines, they would go to interceptor. Mr. Farrell recommended proposed sewer line be encased in a concrete cradle where it crosses over the proposed 24" RCP drainage line between lots 93 and 95. Also in the westerly 3/4 lots of subdivision ground elevation above sanitary sewer line would be between 2' to 3 feet above the bottom of the swale which would result in a relatively steep slope. He would like details of the slope stabilization methods to be utilized in this area. Also, revised plans call for 40' wide roadway, he would prefer 36' roadway and extension of improvements on Morris so southeast with a turn-around area on Mount Lane as show in preliminary plat originally submitted.

Meeting called to order at 8:00 PM by Vice-Chairman, W. Donovan. Minutes of February 7, 1983 meeting accepted.

First on agenda was reading of Resolution prepared by J. Pandolfe approving site plan application of Ritz Bakery for 40' addition to existing building on Route 71, with conditions pertaining to buffer zone, payment of expertise fees, etc. Motion made and carried to accept Resolution.

Next on agenda, Mr. Wight, attorney for Stuart Marketing presented into evidence as Exhibit #40, revised plat dated 3/5/84 showing sanitary sewer profile. Entered into evidence as Exhibit #41 was Boro Engineer, Wm. Farrell's letter of 3/6/84. Board went into Executive Session and discussed Mr. Farrell's letter. Out of Executive Session, Board discussed each point of Mr. Farrell's letter and applicant was in agreement. Mr. Pandolfe read Resolution #8-1984 approving applicant's major subdivision with certain conditions; i.e. easements obtained, taxes and expertise bills paid, planting and shrubbery, installation of all off-tract improvements should So. Mo. Reg. deny easement, applicant to resubmit sewer plans, Mount Lane be restored underground electrical service and telephone lines, etc. Motion made and carried to accept resolution.

Mayor Donovan brought up subject of rezoning of R.R. Station property to Commercial and suggested Planning Board Secretary send letter to Mayor & Council stating Planning Board has no objection to rezoning to Commercial.

Motion made and carried to send the Manasquan Environmental Commission a copy of Birdsall's letter of February 29, 1984 concerning CAFRA's approval of the storm water management system submitted by Schride Associations for their proposed 39 lot major subdivision on Brielle Road. Also, Freehold Soil Conservation District has indicated acceptance of proposed storm water system treatment.

Next on Agenda Informal discussion W. Smith, 16 Church St., Block 23, Lots 3/4 for minor subdivision. Applicant did not appear.

Continuation of draft of minutes from the Manasquan Planning Board Meeting held Tuesday March 6, 1984

Motion made and carried to accept bills submitted by Boro Engineer for services rendered in behalf of Ritz Bakery Site Plan Application and Stuart Marketing Major Subdivision. Secretary to forward bills to applicants for payment.

Secretary advised Board she had obtained three copies of Municipal Land Use Law. (1 copy to Planning Board Attorney, one to Planning Secretary and one submitted to Mr. W. Ruf, Planning Board Member) Secretary advised to purchase additional copies for each member.

No other business, meeting adjourned at 9:00 PM.

Sue Frauenheim, Secretary
Manasquan Planning Board

Next Meeting April 3, 1984 7:30 PM

Draft of Minutes Manasquan Planning Board Meeting Tuesday 4/2/84. Members present Messrs. Newman, Donovan, Winterstella, Stanley, Ruhf, Tassini and Mrs. Murray & Danish. Also present Planning Board Attorney, J. Pandolfe and Secretary S. Frauenheim. J. Iannelli absent due to illness.

Work session at 7:30 to discuss evening agenda.

Meeting called to order 8:00 PM by Chairman R. Newman. Minutes of March 6, 1984 meeting were accepted.

First on agenda informal discussion Mr. J. Tombro, Pres. Longstreet Agency regarding proposed major sub-division Lot 1 Block 174 Longmier property 4th Avenue. Mr. Tombro informed board he would like to develop 13 lots on Short Avnue. A 14th lot is located on fourth avenue and he would like to have a minor subdivision to cover this lot first. and requested a waiver to obtain a Minor subdivision for this lot. Mr. Tombro advised board he obtained DEP approval for bulkheading; all wiring would be underground, all lots would conform to zoning with the exception of one lot which would require a variance. He has also received DEP and Army Corp's approval for a catch basin on 4th Avenue into the lagoon. Mr. Pandolfe advised Mr. Tombro that legally he would not be able to obtain a minor subdivision on one lot because of the "creeping subdivision" law in the Land Use Act. Mr. Pandolfe suggested Mr. Tombro get in touch with the Planning Board Consultant (at Mr. Tombro's cost) , and also the Borough Engineer and then come in before the Board with plans. Mr. Tombro also advised the board property also involves 25' of the most southerly portion of the service lane which crosses Short Avenue. They had obtained this property but the title had not been transferred because deed was not filed. They are requesting Mayor & Council to vacat said property which would be split half each to Longstreet Agency and the other half to Mr. Ippolito owner of Lot 11, Block 172B.

Next on agenda was Kevin Thompson of Brielle, N.J. re development of Lot 1C, Block 32 Corner Osborn/Atlantic. He wishes to construct office for tree business and apartment upstairs for his residence. Mr. Thompson was advised by Jay Pandolfe that this was not a permitted use in B-1 Zone and he should apply to the Board of Adjustment.

Next on agenda was minor subdivision application of Mrs. Margaret McGrath for lot 25, Block 64 Broad Street. Mr. Pandolfe advised board subdivision conforms to all zone requirements. Motion made and carried for attorney to prepare resolution approving subdivision.

Discussion on necessity of ordinance to set fees for payment, by applicants, of attorney and secretary fees for special meetings that might be called. Jay to follow-up with Ken Fitzsimmons.

Mr. Newman read copy of letter to Mayor Winterstella from Catherine Faughnan and Mary Blore concerning the drainage problem that exists in their back yard at 157 Marcellus Avenue, caused by Lee Morton's filling in adjoining lands. Mr. Pandolfe stated this problem would be taken care of by Stuart Marketing when they commence their building.

Dr. Tassini brought up subject of warehouse condominiums on Route 71 and his understanding that no certificates of occupancy could be issued until all construction, landscaping, etc. completed. Secretary directed to write Construction Official and get report on how project stands.

Bill for purchase of nine copies of Land Use Act approved for payment.

No other business, meeting adjourned 8:35 PM.

Sue Frauenheim, Secretary

Next Meeting May 1, 1984 7:30 Work Session

Draft of minutes from the May 1, 1984 meeting of the Manasquan Planning Board. Members in attendance were Chairman Richard Newman, Messrs. Tassini, Donovan, Ruf Winterstella, Iannelli, Mrs. Murray. Also present was the Planning Board and Secretary Sue Frauenheim. Absent were Mrs. Danish and Mr. Stanley, and Attorney Pandolfe

Worksession opened at 7:30 PM and a meeting of the Community Citizen Participation Group was called to order by its Chairman, Richard Newman. In attendance were Messrs. Tassini, Donovan, Ruf, Mayor Winterstella, Mr. Iannelli, Mrs. Murray and Mr. Rudolph Graf, Community Development Representative. Mayor Winterstella suggested several possible projects that might be eligible for funding. After some discussion, the Review Committee decided to concentrate on two projects:

- 1) To study the sewer system and televise it and after this inspection, repair it. The mayor reported that on one day in late March during heavy rains and flooding, a million gallons of ground water infiltrated the sewer system. He further cited that this expense is costing everyone a lot of money.
- 2) The rehabilitation of the Railroad Station into a recreational facility for both the young and elderly

Meeting was adjourned and at 7:40 PM a second meeting of the Community Citizen Participation Group was called to order by its Chairman, Richard Newman. In attendance were Messrs. Tassini, Donovan, Ruf, Iannelli, and Mrs. Murray. Also in attendance was Mr. Rudolph Graf, Community Development Representative. A discussion was held on Community Block Grant Applications and Projects, in addition to the two projects discussed at the earlier meeting. Mr. Iannelli suggested a plan to control flooding and drainage be included. This item was discussed and it was decided that the original application for the sewer study could be amended to include this. Meeting was adjourned.

At 7:50 PM a Public Hearing was called to order for the purpose of reviewing the Community Block Grant Applications. In attendance were Messrs. Newman, Tassini, Ruf, Donovan and Mayor Winterstella, Mrs. Murray and Mr. Graf, Community Development Representative. Mayor Winterstella asked if there was anyone in the audience who wished to comment on the applications or suggestions for other projects. Hearing none, the Committee decided to go forward with their existing applications. The meeting was adjourned.

Mr. Newman then called the Regularly Scheduled Planning Board Meeting to order. Board accepted the minutes from the April 3, 1984 meeting. Mr. Newman read the Resolution #9-1984 prepared by Board attorney J. Pandolfe approving the minor subdivision of Mrs. M. McGrath Lot 25, Block 64 Broad Street. Motion made and carried to accept Resolution.

Next on agenda, Informal Discussion with John Curtis, owner of Atlantic Marine Distributors on Curtis and Mount Ave. Mr. Curtis proposes two additions to the existing building, one warehouse 98x65 and one 50x50, for bulk storage. Mr. Curtis advised board they have their own trucks and do have occasion pickup by local carriers. Hours of business are 8AM to 5PM and during the Summer Season stay open two nights 6 to 7PM. Board advised Mr. Curtis they would like to see landscaping, curbs, sidewalks, parking facilities, fire zones, outside lighting, storage of flammable materials in cement building and suggested he contact Boro Engineer re drainage and Construction Code Official re possibly updating existing building. Proposed development was received favorably by Board.

Mr. Iannelli advised Board that Mr. Bertucci, owner of property on Main Street rented to Ocean County Bank, has been in constant touch with Boro Engineer re curbing and sidewalks at rear of property and work should be started shortly.

Next on agenda, review of Engineer's bill to Dave Veeder for services rendered in regard to Tarpon Ave. Subdivision in the amount of \$465.69. Secretary advised Board Mr. Veeder had reimbursed Borough for this invoice. Bill was approved for payment.

Next discussion on outstanding Engineer bills for Stuart Marketing Major Subdivision project on Morris Avenue. Secretary advised Board several follow-up letters have been sent to Stuart's attorney, Richard Wight and no payment has been received. Board discussed possibility of requesting Construction Official to withhold any building permits and asked secretary to have attorney Mr. Pandolfe write a letter to Mr. Wight advising they have thirty days to pay outstanding bills for Engineer's Services or Major Subdivision approval will be considered null and void.

Regarding completion of landscaping, fire and emergency areas for the condominium warehouse located on Route 71, owned by United Investors, Mr. Miller, Construction Official sent Board Secretary letter advising that their Temporary CO expires on April 30, 1984 and no other CO will be issued until all work is completed.

Next Meeting June 5, 1984 7:30 PM
In All Purpose Room 2nd Floor
Public Hearing Room tied up with Election

Sue Frauehim, Secretary

Draft of minutes of the Manasquan Planning Board Regular Meeting held Tuesday, June 7, 1984 at 8:00 PM in Borough Hall. All members were in attendance along with secretary Sue Fraunheim. Planning Board Attorney Jay Pandolfe was absent and Attorney W. Peter Ragan attended for him.

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

Meeting called to order at 8:00 PM by Chairman Richard Newman.. Minutes of May meeting were approved.

Minor Subdivision Application of George & Cynthia Dempsey, for Lots 147B and 148B, Block 70 was presented. Applicant to remove existing 1½ story frame dwelling on these lots, placing same in middle of proposed new lot. Subdivision conforms to all zoning requirements. Motion made and carried to approve subdivision and attorney to prepare Resolution.

Mr. J. Wooley presented Site Plan Application of Kevin Thompson, Spring Lake for construction of business building on Lot 1C Block 32 Westerly corner of Atlantic Avenue and Osborn Ave. Mr. Wooley advised only business to be done on the premises will be general office, bookkeeping, storage of vehicles and equipment, some maintenance on vehicles. All work will be conducted during daylight hours. Construction official and Police Chief foresee no problems with traffic, zoning etc. Boro Engineer, W. Farrel submitted letter with his comments, suggestions concerning incomplete plat plans. Mr. Wooley requested waiver of the site plan requirements but will revise plats to show spot elevations, water/sewer connections. Mr. Donovan made a motion to grant approval, subject to certain conditions and instruct attorney to draw up resolution. Seconded by Mrs. Danish. All members voted approval.

Next on agenda was review of bills. Bill received from Mr. Farrell, borough attorney for work through March 31, 1984 on Veeder Major Subdivision on Tarpon Ave. Secretary directed to submit bill for payment to Mr. Veeder.

Secretary advised board that Ms. Stuart, Stuart Marketing, submitted her check for the payment of three outstanding Engineer's bills. The fourth bill was not paid (\$185.80) as Ms. Stuart wanted to get in touch with Mr. Farrel concerning a duplication of billing. Question arose as to how long Stuart Marketing has before work is started. Attorney directed to look into this matter.

Board reviewed Boro Attorney's letter May 14, 1984 concerning resolution prepared relative to establishing the compensation to be paid to the Clerk of the Planning Board for attendance at special meetings, 1/12 th of annual salary. Motion made and carried to approve same.

Mr. Ianneli advised that the Consturciton Official was approached by owners of the Osprey located in B-2 Resort Zone, about the possibility of their tearing down the building and constructing townhouses. Board members would favor such a change.

Chairman read letter received from Brielle Planning Board advising of an amendment to their Master Plan designated certain lots in Block 104 , 120 and 007.7 as R-5A medium density family dwelling.

Also discussed letter received from Monmouth County Planning Board concerning Bus Stop Sign Program addressed to Mayors and Planning Board of Monmouth County Municipalities. Secretary advised Board that Chief of Police and Traffic Control Officer were in touch with state concerning the two bus stops in Manasquan, one on Highway 71 and Main (front of Weirs Drugs) and one on the opposition side in front of Acme Parking Lot. There are certain state requirements concerning bus stop signs.

No other business, meeting adjourned at 9:00 PM.

Next meeting 7/3/84 7:30 PM work session.

Sue Fraunheim, Secretary

Draft of minutes of the Manasquan Planning Board Meeting held Tuesday July 3, 1984. Members present were: Messrs. Newman, Donovan, Tassini, Ruf, Stanley and Mrs. Murray and Danish. Also present Board secretary Sue Frauenheim and Mr. Peter Regan, substituting for Board Attorney J. Pandolfe. Absent were Messrs Winterstella and Tannelli.

Worksession at 7:30 PM to discuss evening's agenda. Meeting called to order at 8:00 PM by Board Chairman, Richard Newman.

Minutes of June 5, 1984 meeting accepted.

First on agenda reading of Resolution #11-1984 Mr. & Mr. G. Dempsey, applicants for approval of minor subdivision of Lots 147B and 148B Block 70. Board approved Resolution and approval given to Mr. & Mrs. Dempsey.

Next on agenda reading of Resolution #10-1984 granting site plan approval to Kevin Thompson for construction of office, shop and garage for tree business. Board approved Resolution and approval given to Mr. Thompson.

Next on agenda, Site Plan Application St. Denis Church for proposed new parking lot adjacent to the church on the N.E. corner on Virginia Avenue.. Applicant advised board they would like to return before the Board in August as they will be amending the site plan submitted to improve on exit lanes from the parking lot. Applicant will be in touch with Boro Engineer to get his comments, suggestions, etc. and will return in August.

Next on agenda review of bill from Boro Engineer for Tarpon Ave. Major sub-division applicant D. Veeder and also Boro Engineer bill for Kevin Thompson, site plan applicant for construction of office, shop and garage on Osborn Avenue. Board approved payment of same.

Chairman Mr. Newman read letter to members advising of a seminar to be held on Sept. 15, 22, 29 at the Farmingdale Community Center on "Introduction to Planning And Zoning".

Mr. Newman advised the Board that Schride Associates have received approval from Feehold Soil Conservation for the Soil Erosion and Sediment Control Plan for Block 136, Lots 1 and 2 Brielle Road. Also read a letter from Schirde attorneys advising they have applied to DEP for a waterfront development permit to legalize preexisting fill located on subject property.

Mr. Newman advised Board members that Mr. Kurmin, architect representing Broadlawn Investment (Osprey) had called to cancel their appearance at this meeting due to inclement weather in Long Island preventing one of the owners from traveling. Informal discussion will be put on the August agenda.

Mr. Newman also advised the Board that Chief LaVance had written to Mayor and Council concerning the possibility of making Virginia Avenue one-way eastbound between Highway 71 and Mount Lane on Sundays only. After discussion, members felt this would create problems on Curtis and Marcellus for cars trying to enter onto Rt. 71 and would cause traffic tieups at these streets. They felt it would be safer to have cars to exit at Virginia where a traffic officer can control the flow. Monsignor O'Connor, pastor of St. Denis advised the Board that he will continue to advise parishioners to use caution exiting from the parking lots and suggest they also exit via Mount Lane. Board instructed Secretary to write to Mayor & Council advising their views and requesting that Virginia Ave. remain a two-way street.

No other business, motion made to close meeting at 8:45 PM.

Next meeting 7:30 PM worksession 8/7/84

Sue Frauenheim

Draft of minutes from the Planning Board of Manasquan Meeting August 2, 1983. Members present were Messrs. Newman, Tassini, Donovan, Saake, Stanley, and Mrs. Danish; Attorney J. Pandolfe and Secretary S. Frauenheim. Members absent were Messrs. Winterstella, Bolton and Ianelli.

Work Session at 7:30 PM to review the agenda; continuation of Stuart Marketing Major Subdivision of 9 lots on Morris Ave., Site Plan Application of B & D Gulf for canopy over pumps; Site Plan Application St. Denis Church for construction of new building.

Meeting called to order at 8:00 PM by Chairman R. Newman. Minutes of July 5, 1983 meeting approved..

Mr. Pandolfe asked if B & D had a lawyer present. since they are only leasee and owner is a corporation, they are required to have a lawyer present. Gulf did sign a waiver giving their engineer authority to represent them, but Mr. Pandolfe advised they will have to return to the September meeting with a lawyer.

Mr. Robert Saxton, represented Stuart Marketing (in place of Mr. Wight) in their Major sub-division continuation hearing. Mr. Pandolfe presented as Exhibit 9A, Boro Engineer William Farrel's letter of Aug. 1st, 1983 outlining his comments. Applicant reviewed Mr. Farrel's letter with her attorney and discussed each point with the Board. They were in agreement with most of Mr. Farrel's comments but made exception to 1. b Drain line to the south within the right of way of Morris Ave. discharge directly into Glimmer Glass Harbor rather than the existing drainage ditch on Lot 1A, Block 72.. They would prefer to go along with Mr. Farrel's suggestion i. c. re drainage into existing ditch. The Board moved to continue this item at next meeting. Re Comment 3 - moving utility poles, Board wants applicant to put in underground utilities; Re Item 6 - a paved turnaround at the intersection of Morris & Mount, Board would require applicant to put through street. Re street lighting, Board would require applicant to adhere to recommendation of J.C.P. & Li. Applicant advised hearing will continue at next meeting, at which time applicant will submit revised plat plans.

Next on Agenda St. Denis Site Plan Application. Attorney J. Carton introduced Monsignor O'Connor pastor of St. Denis who advised Board the Church proposed to add two class rooms for kindergarten use; a parish center to be used for athletic and social affairs. Mr. Alan Hilla, licensed Engineer and Planner for Birdsall Corporation presented as Exhibit A-2 plat plan and explained to Board no further parking would be required. (They presently park 3 deep for church services) Mr. Carton then introduced their architect who explained the one addition would be 70x100 and would house the gymnasium and regulation size basketball court. Mr. Carton advised the Board they were seeking a variance for the rear yard behind classroom.

Mr. Pandolfe presented into evidence as Exhibit 1, Chief LaVance's memo of August 1, 1983 advising he has no objections; Mr. Miller, Construction Official's memo of 8/2/83 re Engineer's inspection, bonding etc., as Exhibit 2; Mr. K Miller, Fire Inspector's letter of July 25, 1983 requesting fire lane to rear of bldg on Marcellus Ave. Exhibit 3, Also entered into evidence, Exhibit 4, Boro Engineer's letter of August 1, 1983; Exhibit 5, Boro Consultant Paul Szymanski's memo of July 28th. Mr. Szymanski reviewed his letter with the Board and applicant. Board went into executive session to review all suggestions, comments and recommendations. Motion made, passed to have Mr. Pandolfe draw up resolution with conditions.

Mr. Szymanski presented bills for St. Denis Site Plan in amount of \$508. Approval given to submit to applicant for reimbursement to the Boro.

Mr. Szymanski referred Board to his Suggestion "K" in the St. Denis Site Plan Review wherein he made reference to Boro owned Lot 155, Block 77 which is not shown on the Master Plan or Official Map for any public use or purpose. He suggested perhaps this could be provided (under law) to the Church for inclusion into their proposed development. Board felt this could come up for discussion outside this application at a future date.

Secretary brought up the subject of an "Escrow Agreement" to be prepared for future applicants. Mr. Pandolfe will review and prepare agreement,

Mr. Szymanski presented Board with his Memorandum 8/2/83 concerning building height restrictions in the B1 and B2 zones. Currently the permitted height of building these zones is 4½ stories or 55'. Mr. Szymanski recommended the permitted height be reduced to 3 stories and 40/45 feet as he felt the 55' high bldgs are out of character with the design of the business areas and would be too massive and bulky; 55' high bldgs would generate undesirable impact on parking demand and traffic because of additional floor area which would be developed and the few high existing bldgs are white elephants and should become non-conforming and not the "as-of-a-right" standard. Board will review his suggestion at another meeting.

No other business, meeting adjourned 11:30 PM

Draft of Minutes of the Manasquan Planning Board Regularly scheduled Meeting held on Tuesday August 7, 1984 at 8:00 PM in Boro Hall. Members in attendance were Messrs. Newman, Donovan, Iannelli, Mrs. Danish, Mrs. Murray. Dr. Tassinì arrived late at 8:45 PM. Absent were Mayor Winterstella, Messrs. Ruf and Stanley. Also present Board attorney J. Pandolfe and secretary S. Fraunheim.

Work Session called to order at 7:30 PM by Chairman, R. Newman to review agenda for the evening. Mr. Pandolfe advised the Board that Monsignor O'Connor of St. Denis Church had brought up the question of the Remedial Trailer being placed behind the school for the Fall Session. Mr. Donovan advised the Board that the State of New Jersey has requested that the Monsignor let them know if they can provide the trailer again and the Monsignor would like to know the procedure he has to follow. Mr. Pandolfe advised that St. Denis School would have to apply for a Site Plan Approval. Monsignor O'Connor will be so advised when he appears before the Board this evening.

Meeting called to order at 8:00 PM and minutes of the July 3, 1984 meeting approved.

First on the agenda was the Minor Subdivision application of Mr. & Mrs. Shevlino for Lot 10 Block 65 Main Street to create a new lot on Abe Vorhees Drive. Mr. Jamison, applicant's attorney, presented into evidence Plat dated June 30, 1984 prepared by Joseph Tombro, N.J.L.S. 17434 Plat showed a ROW of 9.0' which Mr. Jamison advised Mr. Shevlino owns 4.5 feet and Lot 12, Block 65 4.5 feet. Mr. Pandolfe asked Mr. Jamison if there is an easement in the deed covering this ROW but Mr. Jamison and applicant could not say. Mr. Jamison advised applicant had no plans to develop property but would offer property for sale. Board moved into Executive Session at 8:15 PM. Mr. Iannelli advised Board subdivision meets all zoning requirements. Board discussed jagged rear line and would like to see applicant either remove or relocate existing garage in order to have the subdivision's rear line straight across. Out of Executive Session into regular meeting. Mr. Pandolfe advised Mr. Jamison the Board could pass a resolution at the September meeting with the condition that a) a 10' easement be included on the Right of Way to facilitate emergency vehicles and that (b) Applicant remove or relocate garage to provide a straight rear line division. Also Mr. Pandolfe advised Mr. Jamison the plat as presented should be corrected to show the B-1 zone, Not R-5; show storm drain, indicate easement and show lot size after the rear line correction. Mr. Jamison advised Board his client would like to discuss these conditions and would like to carry the hearing over to the September meeting.

Next on Agenda, St. Denis continuation hearing on Site Plan Application for development of parking lot on Virginia Avenue next to the church. Mr. Carton presented into evidence, Exhibit #5 revised plat dated July 20, 1984. Motion made to direct Attorney to prepare Resolution approving Site Plan with condition that it meets approval of the Boro Engineer. Motion carried. Mr. Iannelli made a motion to waive Site Plan Application fees, motion seconded and approved. At this time, Mr. Pandolfe advised Mr. Carton that it would be necessary for St. Denis School to submit an application for Site Plan Approval on the placement of a remedial trailer on school property.

At this time, Mr. Jamison, attorney for Mr. & Mrs. Shevlino approached Board and advised he and his client had discussed the conditions of approval on the subdivision and would like to be heard again later in the evening. Mr. Felton, owner of the Osprey was in the audience to be heard informally before the Board and made the suggestion to the Board that they rehear Mr. Shevlino's subdivision before his discussion. Hearing on the Shevlino Sub-division reopened, Mr. Jamison advised Board his client agrees to a 10' fire line easement and will either remove or relocate the garage to make the rear line more conforming. Motion was

made directing attorney to prepare a resolution to be read at the Sept. 4, 1984 meeting, granting approval to Mr. Shevlino's subdivision with the conditions of removing or relocating the garage to make the rear line straight across and to include a 10' easement on Shevlino's property in the deed. Motion seconded and approved.

Next on agenda, informal discussion with Mr. Felton, owner of the Osprey requesting the Board's views on the possibility of changing the zone of their property to allow the development of townhouses. Mr. Felton had no idea of the concept but advised they will level the existing building, no bar, no liquor store, possibly 30 units of one-two bedroom, approximately 1400 sq. feet per unit, building would be 3-4 stories high. Property approximately one acre. Mr. Pandolfe advised Mr. Felton that the Planning Board does not have the jurisdiction to change a zone but can make recommendations to Mayor & Council. If the applicant went before Mayor & Council requesting a change in the zone, Mayor & Council must advise the Planning Board and request their recommendations. Mr. Pandolfe advised Mr. Felton the Planning Board could hear Mr. Felton's proposed development but could make no decision this evening. Mr. Felton introduced his architect, Mr. Kurmin. Mr. Kurmin advised board that if the zone were changed and Mr. Felton went ahead with his plans, it would mean a ratable of from five to six million dollars. The structure would be concrete, in the \$100,000 to \$150,000 price range and would be controlled by a Condominium Association who sets rules and regulations pertaining to rentals, etc.. Mr. Pandolfe asked Mr. Kurmin if any plans were being considered for on site parking. Mr. Kurmin advised at this time none were being considered.

Mr. Pandolfe advised Mr. Felton that if there is a zone change in the area, it could not be done for one piece of property only as spot-zoning is not permitted; Council would have to ammend the zoning code and after the zone change the applicant would have to come before the Planning Board for Site Plan Approval. The Board advised Mr. Felton they would have to have their consultant investigate the feasibility of such a change; however since no monies are allocated in the budget for such a survey, motion was made to write to Council re possibility of funds for such a study and also to inquire of their consultant, Mr. Szymanski the cost of such a project.

Mr. Newman presented bill from Boro Engineer for for services rendered for Veeder's Tarpon Ave. major subdivision for \$294.12. Secretary requested to submit same to Mr. Veeder and motion made to approve payment to Mr. Farrell.

Mr. Newman read a copy of a letter Mr. Tombro of Longstreet Agency wrote to Boro Engineer re proposed 14 lot sub-division off 4th Avenue Lot 1, Block 174., advising they had received all DEP permits for bulkheading and Army Corp. permits and requesting Mr. Farrell to review the plans and advise of any engineering problems. Mr. Tombor has not submitted a major subdivision application but had been in for an informal discussion on April 2, 1984.

Mr. Newman read letter from Councilwoman Murray regarding the services of "Product Information Network" available from McGraw Hill.

Ms. Murray advised Board of her efforts to obtain grants for preservation of R.R. Station and aid for the beachfront and will keep the board advised of her progress.

Mrs. Murray also advised the Board of th property the Boro owns behind lots 3A, 3B and 3C, Block Stockton Lake Blvd.-just east of railroad asking if they were interested in purchasing property directly behind their lots. This would prohibit the possibility of developing a fourth buildable lot.

Mr. Newman advised Board he had been in touch with the Mayor & Council regarding the definition of and the legality of "Condominium properties" i.e. converting two-family homes or apartments into condominiums. Mr. Pandolfe advised board that as long as no structural changes or remodeling is done, they can be converted. He will check into matter further.

Mr. Iannelli advised board there is a problem defining where Acme's property in B-1 zone ends and where Industrial zone begins on the easterly side of Acme's parking lot. Secretary was directed to write to Consultant Paul Szymanski to receive copy of milar of zoning map since the current zoning and tax maps are worn so thin one can not determine the boundary line.,

Mr. Iannelli advised the board that Mr. Bertucci has completed the sidewalks and curbs on the proeprty on which Ocean County Bank is located.

Dr. Tassini inquired if all the landscaping has been completed on the Condominium Warehouse located on Route 71 and Stockton Blvd. Secretary was directed to write to Construction Code Official to obtain said information.

No other busines, meeting adjourned at 9:00 PM.

Sue Frauenheim
Secretary

Next Meeting Tuesday Sept. 4, 1984 at 7:30 PM

Draft of minutes of the Manasquan Planning Board meeting held on Tuesday Sept. 4, 1984 at 8:00 PM in Borough Hall. Members in attendance were Messrs. Donovan, Newman, Iannelli Ruf and Winterstella and Mrs. Danish & Mrs. Murray. Also present were Board secretary and Board attorney. Absent members were Dr. Tassini and Mr. Stanley.

Worksession at 7:30 PM to discuss the agenda for the evening.

Meeting opened at 8:00 PM. Mr. Newman directed secretary to make a correction on the Page 3 of the minutes of the August 7, 1984 meeting re his meeting with Mayor & Council.

First on Agenda was scheduled reading of Resolution 13-84 granting approval to Bernard and Julia Shevlin for a minor subdivision of Lot 10, Block 65. However neither applicant nor their attorney were present and Mr. Pandolfe deferred the reading to later in the meeting to give applicant an opportunity to arrive. (Later postponed to 10/2/84)

Resolution 12-84 granting approval of site plan application to St. Denis Church for construction of enlarged parking lot next to church was read. Motion made, seconded and carried accepting resolution.

Resolution #14-84 - Hearing of site plan application of St. Denis School for placement of temporary classroom on school property, for remedial classes. Mr. Carton, attorney for applicant presented into evidence as Exhibit 1 plat plan showing location of proposed trailer and as Exhibit 2, affidavit showing proof of mailing of notification to adjoining property owners, and Affidavit of Publication in Asbury Park Press. Monsig. O'Connor explained the state law requirement concerning remedial reading classes and also separation between state and church, whereby State teachers are not allowed to enter any church building. Therefore, the state provides a trailer to be placed as close as possible to school building. Monsignor advised the last trailer they had was approximately 8x20 feet and was placed on school property facing Mount Lane. Now that construction is taking place in that area they would like to place the trailer behind the school on Lot 65 (4x20' area) and planned to plant 6" high white pines. Board asked applicant questions then opened meeting to audience. A Mr. Jerry Ruck of 130 Marcellus presented a petition signed by 19 residents of Marcellus Ave. objecting to the temporary or permanent placement of this trailer. Mr. Pandolfe asked if all 19 petitioners were present and was advised no. Mr. Pandolfe explained Board could not accept this petition into evidence unless all petitioners were present for questioning. Mr. Pandolfe explained to the audience anyone wishing to make a statement could come forward. After all parties were heard, they could then direct questions to the applicant. Several residents came forward and stated their objections to the site plan; unsightly, unsafe adverse effect on the value of their property, and requested the applicant place the trailer elsewhere. Monsignor asked questions by the audience and advised that he would be willing to construct a fence across the entire lot to hide the trailer and would place sufficient evergreens in front of fence. This site was picked because of its proximity to the school and if placed elsewhere would interfere with fire lanes, traffic, etc. Mr. Iannelli made a motion to go into Executive Session. Motion Carried. Members were in agreement that they would like to see fence across lot and shrubbery and ask Monsignor if the state would be willing to move the trailer at the end of the school year and return it at the beginning of the next session. Motion made, seconded and carried to move out of Executive Session. Motion made, seconded and carried to waive application fees. After further discussion, motion made, seconded and carried to have attorney prepare Resolution 14-84 granting approval to the site plan with conditions such as erection of fence at least 8' high, plantings, foundation of trailer to be enclosed and if possible, removal of trailer during summer school closing.

Application #15-84 - Site Plan Application of Beachtree Associates. Mr.T.O'Brien, attorney for applicant, presented plat plans concerning property located corner Blakely and Route 71, Lots 23A-31D Block 47 B-1 zone currently used for light industrial, business and residence-non-conforming. His client would like to upgrade by constructing professional office, warehousing and less industrial. Mr.O'Brien advised his client had been advised by Manasquan Construction Official to come before the Planning Board. Due to the fact there was a Use change involved, Mr.Pandolfe suggested to Mr.O'Brien that we hear the application informally. Mr.O'Brien contends the existing non-conforming light industrial zone has never been abandoned. They are seeking to make improvements on the property which will not expand the non-conformity, but decrease it by making more professional office area; keep some light industrial and divide into sections as tenants are acquired; do not propose to change outside aesthetics; not going for multiple use in light industrial zone, but rather uses they are asking are in B-1 zone. Mr.Pandolfe advised each tenant would have to come for a use permit. Mr.Pandolfe advised Board he believes applicant belongs before Planning Board and advised applicant to present plans, etc. at October 2nd, 1984 hearing.

Application #16-84 Mr. & Mrs. Drew, owners of Lots 1A & 1B, Block 155, Pearce Court re their plans to improve their property. Advised to present a minor-sub-division w/variances application to the board. (Mr.Pandolfe will call applicant re variances)

Motion made, seconded and carried to approve Boro Engineer's Invoice 844458 \$50.01 for inspection services through August 8, 1984 Tarpon Avenue Major Subdivision D.Veeder.

Chairman R.Newman read letter received from M.C.Planning Board announcing Fall Semester Course on N.J.Planning Structure & Practice to be held at Douglass College beginning September 5, 1984

Board Discussed Consultant Paul Szymanski's Letter of August 23, 1984 outlining work required and cost to the Borough to assist in the evaluation of permitting a zone change in the beach area to allow for condominiums. Secretary directed to submit a letter to Mayor & Council, along with copies of Mr.Szymanski's letter, recommending Mayor & Council look into this possibility of a zone change.

Mr.Newman read Mrs.Murray's letter regarding Dredging of Crabtown and Watson's Creek and DEP's proposal that the dredge spoils from this project be located on Borough owned property in Fisherman's Cove. This is a scheduled agenda item for Mayor & Council work session Monday Sept.10, 1984.

Next on agenda was discussion of Paul Szymanski's letter of August 21, 1984 concerning J.Ianelli's inquiry about the zoning lines adjoining the Acme property (east side) as they appear on the zone map. Lines should be corrected and Mayor Winterstella advised Board he would take it up with Mayor & Council. It was also suggested that Mayor & Council look into a new printing of the tax map.

Secretary handed each member a copy of a plat plan received from Mr.Tombro, Longstreet Agency, along with comments from Boro Engineer concerning three proposals for development of Lot 1, Block 174 Fourth Avenue. Board to review for Informal Discussion at 10/2/ meeting.

No other discussion meeting adjourned 10:45 PM.

Sue Frauenheim

Next Meeting 10/2/84 7:30 work session.

Paul F. Szymanski, AICP, PP

PLANNING • ZONING • COMMUNITY DEVELOPMENT CONSULTANT

49 WOODLAND DRIVE • EAST WINDSOR • N.J. 08520

TELEPHONE 609•448•8497

September 6, 1984

Mrs. Sue Frauenheim, Escretary
Manasquan Planning Board
P.O. Box 199
Manasquan, N.J. 08736

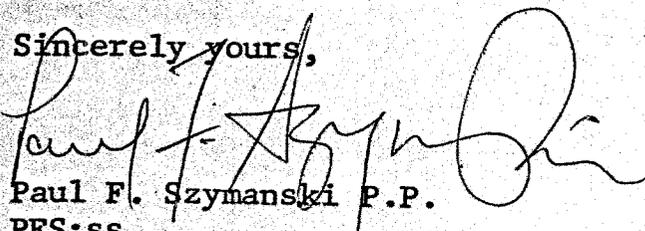
Dear Sue:

This is to acknowledge and comfirm the receipt of planning proposals for a subdivision on Fourth Street known as Glimmer Glass Estates to be developed by Mr. Joseph Tombro and to indicate that it is understood that I am to review these plans and provide a report to the Board for its scheduled October 2nd meeting. I will attend this meeting to discuss the proposed subdivision.

It is my understanding that Mr. Tombro has agreed to pay the costs incurred relative to the review.

If the above differs from uour understanding of this matter, please advise.

Sincerely yours,



Paul F. Szymanski P.P.

PFS:ss

cc: Mr. Joseph Tombro

Draft of minutes of the Manasquan Planning Board Meeting held Tuesday Oct. 2, 1984 in Borough Hall. Members present were Messrs. Newman, Donovan, Stanley, Winterstella, Iannelli, Tassin & Ruf and Mrs. Murray. Mrs. Danish was absent. Also present Board Attorney J. Pandolfe and Secretary S. Frauenheim.

Worksession at 7:30 PM to review evening agenda.

Meeting called to order at 8:00 PM by Chairman Richard Newman. Motion made to accept minutes of the September 4, 1984 meeting, however, Dr. Tassini noticed an error in the spelling of Mr. Jerry Rauli's name. Secretary asked to correct same. Motion made, seconded and carried to accept minutes of the September 4th meeting with correction.

Chairman Richard Newman requested the Board hear the Informal Discussion of W. Rizzi, 16 Broad Street, Lots 30/31 Block 64 re adding on to an existing garage to be used for repairing furniture. Board advised Mr. Rizzi this involved a change in use and he should first apply to the Construction Official to see if this was a permitted use in the zone and then apply to the Planning Board for site plan approval.

1. Resolution 13-84 Minor Subdivision Shevlino Lot 10, Block 65 Main Street
Mr. Pandolfe advised the Board this would be a Continuation Hearing since the applicant submitted two amended plot plans; 1 showing a 9' right of way from Main Street to the Plaza with 5½' Ft. on Shevlino lot and 4½' on Longstreet adjoining property. The second amended plot shows 10' R.O.W. on Shevlino property only. Board approved the Amended Plot Plan I and Mr. Pandolfe corrected Resolution 13-84 to show the 9' right of way. Resolution 13-84 read, motion made, seconded and passed approved granting Minor Subdivision as per Amended Plot dated
2. Resolution 14-84 St. Denis School Site Plan for placement of Temporary Classroom on Lot 65 read. Motion made to approve, seconded and passed.
3. Resolution 15-84 Site Plan Application Beachtree Associates Lots 23A-31D (inclusive) Block 47 for light industrial, business and residence. Mr. T. O'Brien presented into Evidence Exhibit A-1. Plot Plan dated August 15, 1984, Revised Plat Plan dated 9/13/84 Exhibit A-2; Landscape Plan dated 10/2/84 Exhibit A-3; Exhibit A-4 Exterior Plan; Proof of Service Exhibit A-5 and Affidavit of Publication A-6. Mr. O'Brien advised board applicant desires to section off 32,068 sq. foot for light industrial into 6 to 11 sections; Office Commercial into 6,390 sq. ft and Residential above Office Commercial 1,230 sq. feet. They did not know who the tenants would be as of this meeting and if they didn't get approval for the residential apartment they would make it additional office space and if they did get approval either the owner or possibly a Security watchman could use the apartment if approved. As far as exterior of building was concerned they would remove the existing sign on the building, repaint building, new windows, new facades, new shutters. They plan to landscape southerly side and rear property line. They would be willing to erect fence along rear line. Lighting would be reflected towards building, not towards residents in rear. Would use Blakely Avenue and Route 71 driveways. Meeting was open to public and a few residents complained about noise early in the morning both from last tenant and the workers doing reconstruction. They also objected to language being used by these workers. They would like restrictions on type of industrial operations and times of operation. Board went into Executive Session where Board discussed various conditions such as an apartment being permitted provided Office Commercial underneath apartment does not change; all industrial use tenants would have to come before the Board for Use Permit; Board would like to see applicant erect a "Right Hand Turn Only" for exiting onto Route 71. Rather than a fence across rear property, Board would like shrubs placed 3.0' apart across to form an evergreen screen. Motion made, seconded and passed to move out of Executive Session. Motion made, seconded and passed for Attorney to prepare a Resolution to be read at the November meeting.

4. Informal Discussion: Mr. J. Tombro,, Longstreet Agency for development of Lot 1 Block 174 Fourth Avenue. Mr. Tombro presented to the board 3 different proposals for the development of this property. 1) Subdivision into 14 building lots, 4 lots requiring variances for lot frontage; 2) Subdivision into 15 building lots conforming to R-4 zone and 3) Subdivision into 21 building lots conforming to the R-4 zone. Mr. Szymanski, Board Consultant was present at the meeting to review all proposals; Chairman presented Board Engineer's comments 8/24/84. After reviewing all proposals, Board advised Mr. Tombro they favored Proposal #2 with minor revisions and for him to present his application for Major Subdivision.
5. Board approved payment of Invoice 852087 Boro Engineer, for review of sketch plan for major subdivision Tombro Lot 1, Block 174 in the amount of \$158.26.
6. Chairman advised Board Meeting of Monmouth County Freeholders to be held on Wednesday Oct. 31, 1984 at the Sheraton Gardens in Freehold.
7. Secretary advised Board Members that the November 6, 1984 scheduled meeting was Election Day. Board passed motion to hold November meeting on Tuesday, November 13, 1984. Secretary to write and so advise both Coast Star and Asbury Press.
8. No other business, motion made and carried to meeting at 10:45 PM.

Next Meeting 11/13/84 7:30 Worksession

Sue Frauenheim, Secretary
Manasquan Planning Board

Draft of minutes from the November 13, 1984 Planning Board meeting held in Boro Hall. Members present were: Messrs. Winterstella, Newman, Stanley, Tassini, Ruff, Donovan, Mrs. Danish and Murray, Planning Board attorney J. Pandolfe. Absent were J. Tannelli and secretary S. Frauenheim

Meeting called to order at 8:00 PM. Minutes of the October 2, 1984 Planning Board meeting approved.

Jay Pandolfe read Resolution 15-84 Beachtree Associates for preliminary and final approval of Site Plan Application for Lots 23A through 31D Block 47 along with variance for residence above business portion of building. Conditions of approval include removing large sign from atop and along Blakely side of building; all tenants to apply to Zoning Official re permitted uses and to be directed to Planning Board if use permit is required and if so, no Certificate of Occupancy shall be issued until permit is granted; partment is to be located over office area only and not over industrial businesses; Right Hand Turn Only sign at Route 71 exit; lighting to reflect toward building; all improvements in accord with Site Plan dated 9/13/84 prepared by Birdsall Corp. and to include conditions herewith; planting of shrubs 3' on center rear and southerly sides; Motion made, seconded and passed by vote of 7 yes, 1 abstain and 1 absent.

Next on agenda review of comments from Board Engineer Wm. Farrell and Consultant Paul Szymanski re final major sub-division application of Schride Associates for their development of 38 lots on Brielle Road. Mr. Winterstella raised question of fire hazard caused by the Buffer zone behind each lot. Mr. Pandolfe advised board that Article 11 of resolution concerns statement "without detriment to the public good" and if natural growth causes a hazard, it can be corrected. Ms. Murray questioned whether the applicant would warn potential owners of the flooding conditions. Condition 12 of Resolution 11-82 states "Applicant, prior to sale of property, shall advise Purchaser either in contract or in lease that roadways are subject to flooding. Applicant shall also post two signs indicating roadways are subject to flooding. Motion made, seconded and carried to have Jay Pandolfe prepare Resolution for the December 2, 1984 meeting to include directives of the consultant and engineer.

Mrs. Murray advised Board that Mayor & Council held Open Hearing concerning the feasibility of a survey into changing certain beach area zones to allow for multiple dwellings. Audience were mostly negative for a change and advised that Mayor & Council would like to hear from Planning Board. Planning Board members felt most residents are set in their belief about condos (unsightly highrisers, etc.) and not aware that the Planning Board has control over density, parking, height of buildings, etc. Mr. Donovan stated the Planning Board is in no great hurry to make any drastic changes in zoning. Motion made, motion seconded to defer any further study into a change in zone in the beach area until the mandated review of the Master Plan is undertaken by the Planning Board. Motion not carried. Motion made, seconded and carried to table motion made to next meeting.

Mayor Winterstella advised Board members that he would be attending a meeting with Jersey Transit to act on the lease of the R.R. Station and Manasquan had received a \$9000 grant to renovate the R.R. station.

Mayor Winterstella also advised members that several young doctors wanted to settle in Manasquan and possibly locate in the Beachtree Associates building on Route 71.

Next on agenda review of open bills. Motion made, seconded and carried to pay bill of \$3,500 for Planning Board Attorney Jay Pandolfe's services January through December 1984. Also approved, Paul Szymanski's bill for \$462 for review of Schride Associates Final Major Sub-Division Application.

No other business, meeting adjourned.

Typed from Tapes.

Sue Frauenheim, Secretary

Draft of Minutes from the December 4, 1984 Planning Board Meeting held in Boro Hall. Members in attendance: Messrs. Newman, Donoyan, Tassini, Ruf, Iannelli, Stanley, Mrs. Murray, Mrs. Danish. Also present Board attorney, J. Pandolfe and Secretary S. Frauenheim. Absent Mayor Winterstella.

7:30 Worksession to review evening agenda.

Meeting called to order at 8:00 PM by Chairman R. Newman. Minutes of the November 13, 1984 meeting reviewed and Mr. Iannelli questioned a condition of approval of the Beachtree Associates Site Plan Application pertaining to "No Left Turn onto Route 71" as noted in Paragraph 1 of the minutes. In the Resolution it stated "Right Hand Turn Only". Secretary will correct minutes to show "Right Hand Turn Only".

Resolution 16-84 - Schride Associates - Mr. Michael Gross, attorney for Schride Associates presented application for Final Preliminary Approval and Final Map for major subdivision of Lot 182 Block 136 into 38 buildable lots. Mr. Gross introduced Mr. Birdsall, Engineer for the applicant who presented revised plat and map showing Conservation Easement as per Cafra; Fishing Pier off Brielle Road, and minor engineering changes as per Borough Engineer's recommendations as well as those of Boro Planner, Paul Szymanski. Presented into Evidence as Exhibit I Final Map originally dated 9/20/84, revised 11/29/84; Exhibit II, Final Preliminary Plat originally dated 1/26/82, revised to final Revision dated 11/30/84; Exhibit III - Letter from Paul Szymanski dated November 6, 1984; Exhibit IV, letter from William Farrell dated November 5, 1984; Exhibit V letter 11/3 from Birdsall Corporation explaining revisions; Exhibit VI Letter dated 5/23/84 from Freehold Soil Conservation; Exhibit VII Letter from DEP dated June 7, 1984 regarding Sanitary Sewers; Exhibit VII letter Birdsall Corporation dated 11/5/84 re construction and discharge permits; Exhibit IX letter from M.C. Planning Board dated regarding preliminary approval; Exhibit X DEP Permit 82-0589 Cafra. After presentation of all evidence, motion made and carried to go into Executive Session.

Executive Session Discussion Resolution 16-84 Schride Associates Members discussed various problems associated with construction of Fishing Pier (a requirement by CAFRA) which applicant would dedicate to the Boro; i.e. upkeep, littering, maintaining shrubs; etc. Mr. Pandolfe advised Board if the Pier were dedicated to the Boro it would be the Boro's responsibility to maintain parking lot, pier. Mrs. Murray inquired if the dock were damaged would the Boro have to rebuild, especially if hazardous conditions prevailed such as uplifting of pilings due to ice. Mr. Donovan advised Engineer could design pilings to prevent uplifting by possibly using a bubblyzer. Mrs. Murray inquired if the applicant could maintain parking lot and pier for a two year period. Mr. Pandolfe advised members that when property is dedicated to the Boro, it becomes Boro property and the Boro is responsible for upkeep, including repairs. If a hazardous condition exists, it can be removed. Also recommendation made that the pier would not be constructed until such time as the Boro has evaluated all areas and means of getting pier eliminated. Poll taken of members for and against pier - 7 in favor, 1 against. Mr. Pandolfe read proposed resolution containing conditions as set forth in Resolution 11-82 dated May 4, 1982 granting preliminary major sub-division approval and containing the following additional conditions: applicant to modify final plat to show deed restriction of an average 50' conservation area as shown by dimension on each lot line; plat to show distance on each lot from street to conservation area; applicant's engineer to design pilings to prevent uplifting by significant embedment depth; approval of final map as revised by this resolution and revised preliminary plat be subject to review and approval of Boro Engineer; revise plat to show planting of Japanese shore juniper 4' on center as recommended by Boro Planner Paul Szymanski. Motion made and passed to move out of Executive Session. Motion made and passed to waive reading of resolution. Mr. Pandolfe presented into evidence as Exhibit XI, letter dated 12/3/84 from Board Secretary reporting conversation with Boro Planner Paul Szymanski and his recommendation on plantings.. Roll call vote, eight in favor.

Draft of Minutes from the December 4, 1984 Planning Board Meeting held in Boro Hall. Members in attendance: Messrs. Newman, Donoyan, Tassinif, Ruf, Iannelli, Stanley, Mrs. Murray, Mrs. Danish. Also present Board attorney, J. Pandolfe and Secretary S. Frauenheim. Absent Mayor Winterstella.

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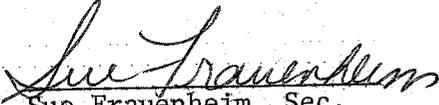
Mr. Pandolfe advised board there is a need for Mayor & Council to adopt an ordinance to enforce conditions set forth by the Board of Adjustment and the Planning Board on applications received as well as to institute fines. Motion made and carried to have Planning Board attorney get in touch with Boro attorney to discuss such an ordinance.

Mrs. Murray advised Board members that on any Green Acres funding, we will need -Engineer's services and requested board members to consider any areas you feel may need funding so as to include monies in the 1985 budget for the engineer's services.

Mr. Newman advised members he had attended a Beach Association Meeting held at the Elks Club wherein discussion held on the possibility of rezoning beach area. Mr. Newman stated residents very concerned about allowing condominiums all along the beach area. Mr. Newman assured them we were not rezoning and the Planning Board only had an informal discussion with owners of the Osprey. Mr. Newman advised them any study on rezoning would take place when the Master Plan for the Borough has to be completed. Mayor Donovan commended Mr. Newman on his presentation.

Board reviewed and article entitled "How to Zone for Earth Terminals" and the Boro's need for an ordinance to erect satellite antennas. Mr. Newman advised members to thoroughly read article and tabled subject to next meeting. Mr. Newman thanked Mrs. Kazenmayer, Sec. Board of Adjustment for submitting this article to the Board.

No other business, motion made and passed to adjourn meeting at 9:20 PM.


Sue Frauenheim, Sec.
Planning Board

Next Meeting Tuesday January 8, 1984 7:30 PM - (Reorganization)