

Draft of Minutes of the January 7, 1986 Planning Board Meeting Held in Boro Hall at 8:00 PM. All members present except Mr. Stanley. Attorney and secretary also present.

Worksession at 7:30 to review evening's agenda.

Meeting called to order at 8:00 PM by Chairman and minutes of Dec. 3, 1985 meeting accepted.

First on the agenda was the appointment of Richard Newman as Chairman for 1986 and William Donovan as Vice-Chairman. John Pandolfe was appointed Board Attorney, William Farrell Board Engineer and Paul Szymanski Board Consultant. Public Meetings to be held first Tuesday of each month, in the event meeting date falls on a Holiday the meeting would be held the following Tuesday. Coast Star and Asbury Park Press were selected as Official Newspapers and Sue Frauenheim was appointed Secretary of the board for 1986. Resolutions 1 through 5 covering these appointments were voted upon and approved.

Board Attorney read Resolution 18-85 approving sub-division of Peters & Condon Lot 34, Block 9 South Street. Resolution approved.

Board Attorney read Resolution 19-85 approving Site Plan and Subdivision of Lot 10 Block 65 Abe Vorhees Drive submitted by Henderson, Mills and Wight. Before voting on the Resolution, Board discussed comments received from the Boro Engineer and the Board's consultant, Paul Szymanski. Applicant will conform to all of engineer's requirements/suggestions, with the exception of installing parking stalls for the handicapped. Board agrees with applicant that there are sufficient on street parking spaces in front of building to allow for handicapped persons to park. Applicant will conform to requirements/suggestions of consultant, with the exception of widening rear parking lot. Applicant advised this is to be used for employee parking only, and board approved 16-17 foot width. Hearing to be continued Feb. 3, 1986.

Next on agenda application of James M. Via and/or Virginia Via, his mother for minor sub-division of 2, 3B & 10 Block 105 into two lots. Applicant submitted letter authorizing him to act on behalf of his mother. Applicant's attorney, John Rihacek presented copies of deed and right of way restrictions. Board approved application and directed attorney to prepare Resolution for the Feb. 3, 1986 meeting.

Board approved payment of J. Pandolfe's bill for 1985 in the amount of \$1,500 and substitute attorney Peter Ragan's bill for \$2,105.60.

Regarding the appeal of Douglas & Deborah Hanna on the denial of the subdivision, Board voted to have Mr. Peter Ragan continue handling the case.

Mr. William Sinclair, attorney for Manasquan Lumber & Hardware appeared informally before the board to present proposed reconstruction plans for their building located on Main Street. Board requested applicant to contact the Boro Engineer and Board's Consultant to get their input and then to make application for a site plan approval. *Side*

Mr. William Baumert appeared informally requesting Board's permission to lease approximately 3000 sq. feet from Bechtel Associates to conduct cleaning, waxing and polishing business under the name of Wax Worled, Inc. Mr. Baumert advised to come before the Board in February for a Use Permit.

Robert & Victoria Boden appeared before the board informally to present their plans to purchase building located at 82 Taylor Ave (formerly Cumberland Farms and Electronic Parts Store) and open a restaurant for early morning breakfast and lunch (subs and sandwiches). Applicant to check with Construction Official re permitted use.

Secretary informed Board of problems with certain applications and determining what classification they fall into, if they should be sent to engineer or consultant. Board advised Secretary to accept application and advise applicant that the board will decide if they want the boro engineer or consultant to review application. Minor subdivisions are no problem, but major subdivisions and site plans will be presented to the board for their determination.

No other business, meeting adjourned 10:15 PM.

Next Meeting Feb. 3, 1986 7:30 Work Session

Sue Frauenheim, Sec.
Manasquan Planning Board

Portion of minutes of January 7, 1986 Planning Board Meeting pertaining to the informal discussion with Manasquan Lumber reference the proposed redevelopment of their property located on Main/Warren.

Mr. William Sinclair attorney for Manasquan Lumber advised Boar his client, Doug Schaeffer intends to revitalize his entire operation, put up new building, major unetaking and want to come before the Board to show the concept. This is not a detailed plot plan. It was prepared by marketing people - what they felt the facilities should be for marketing purposes, product display. We came here to get comments. We do intend to come in formally next month. Right now we are working on our field work. The building dimensions will be basically what they are. Mr. Schaeffer is here to answer any questions about the building itself and exactly what we are going to do.

Mr. Pandolfe: Where is Mr. Schaeffer? Are you going to completely renovate the exteriors of the buildings and redesign them?

Mr. Schaeffer: What we are going to do - first of all so that I don't seem too pretentious. I am not the owner of Manasquan Lumber. My father still owns Manasquan Lumber. My father still has a big say in the matter. He is a large stock owner so just put it on the record as it should be. We intend to ah - the buildings that are there now have all been added on since around 1946-1947 when my father began the building and local business. At least 16-17 additions and it is in a state of _____ to make it look attractive which we are trying to do. Basically we are going to take down all the structures that are there now

Jay: You are going to tear them all down?

Doug: Yes we are going to put up modern prefabricated steel building.

Jay: You are going to totally take down the building that are there?

Doug: Yes

Jay: How big are your existing buildings now? I am talking abut the size of the building you show on your concept now. Is that the approximate size of the building that exists?

Doug: I would say approximately. We are tearing down covered sheds, retail space. Then we are going to - propose one building basically as retail, warehouse complex.

Jay: I think that this is definitely one of those items that the applciant should run through with the planner before he comes here. The board has a professional planner, Paul Szymanski. There is a technical problem because I believe you are in a residential zone, aren't you?

Doug: No we are a conforming use.

Jay: Okay you are conforming use. I was little concerned about tearing down the whole front building.

Doug: To the best of my knowledge, what we propose wil comply with all ordinances

Jay: Okay then the best way I would suggest is to first touch base with Paul Szymanski - bring your concept to him. Get together with him and our engineer and your engineer and develop your plan so then you wont cross swors with any of them. Ater that come in with our concepn. If your use is accepted the board is going to look at the site plan and consider what you have on the site plan when you come in. Now

they will probaby tell you right now how they feel about what you want to do.

Jay: Jerry do you want to tell the aplicant how you feel about what he wants to do over there with this project?

Jerry: Its too deep for me. He is putting lumber in an industrial zone that is right up against a residential zone across the street. I don't know whether he can. Its too deep for me to say off the top of my head. The square footage, there is no problem up front, but his storing lumber - I don't know what he is going to do with the Eucild Ave. area. Is that boro property?

W. Donovan: Its dedicated street. Mayor & Council indicathec their wilingness to let them have it.

Sinclair: We were before Mayor & Council last night. If I state it correctly, there was a resolution passed and a "Vacation Ordinance" would be introduced next month. We are working right now with the utility company to make sure we take care of everything.

Dr. Tassini: Is the Boro going to vacate the propety for a price?

Donovan: Well \$5000 was the figure mentioned. It was not considered a sale. It was a vacation.

Tassini: There a sewer line goes through it.

Donovan: We know - in all probabilities a gas line is underneath it. The Schaeffer's through their attorney guarantee all easement provisions will be honored. There will be no buildings erected on the property.

Sinclair: We are working with ??? right now. We have been working with them for over a year. They will be out there locating ????

Tassini: Will there be a right-of-way? Can you walk across there. I always walk across there. Im surprised the Boro would sell it.

Donovan: They indicated their willingness last night.

Newman: Other than just an access from the other side of the trakcs, what would the Boro use it for?

Tassini: Commuters walk across there. I walk across it. Lot of people who live east side, cross there.

Newman: I know its a walkway

Newman: I think if the Board is agreeable to looking into study of it, I think they should go to the planner, get his comments, views and then come back to us. I see nothing wrong with it personally.

Winterstella:

I have no objection to it. The only thing I would like to see some sort of drainage . Im sure the engineer would require some drainage plan because of the area you are going to be covering over. Also Im sure we would like to see some sort of lighting

Jay:

This applicant here will have to fully comply with all the site plan regulations of the ordinance, which you probably intend to do. In drawing up your plans and specs, I would definitely check with our planner and engineer first, because if you come in without them, the board will turn your plans over to the engineer and the planner. So before doing them twice, you might just as well get together with them and develop your plan.

Sinclair:

This is the reason we wanted to discuss this tonight.

Jay:

As part of ou ordinance, you have to pick up the planner and engineer fees. On a development of this size, its been the board's history to send everything they get to them just as soon as they get it, so if you cross the bridge before you hit it, you will probably save yourself two months.

Doug Schaeffer:

I would like to bring up one other point. My father originally purchased the property which was back in 1946. He purchased title to the entire there was no paper street at the time and as far as Vacation goes, we are more or less asking for the right to use, rather than to purchase.

Sinclair:

The Schaeffers are actually the title holders to that street. ^{There was a dedication} The road was never opened. Technically a sale did not take place. We are merely asking for a vacation of the Boro's rights to come in and put money in and put a street in.

Jay:

Who actually owns the land?

Sinclair:

The Schaeffers.

Jay:

How could they own the land, then how does the town have any rights in it?

Sinclair:

By vacation.

Jay:

Then the Schaeffers dont own it?

Sinclair:

They have title to it. It is not a grant. It was a dedication by a filed map. They may only have a naked title, but its still title.

Jay:

They have a filed title do they have a filed map?

Sinclair:

Yes.

Jay:

Does the filed map indicate the road was dedicated to the town

Sinclair:

There is no language on the map. It shows a street which is tehncially a dedication which means it would be a right for the town to come in do something. Until the town formally acdepts it or opens it and puts in road, you cant sell the title. Thats vacation right.

Dr. Tassini - At one time the Boro graveled the road and it was used as a roadway until the barricade was put across it.

Sinclair: It may be, but we are trying ????????

Newman: Was it a crossing over the tracks there?

Tassini: No it was not a crossing but the road went down to the tracks. It was graveled and not too many years ago they put up the barricade so you could not get in. People used to park cars, commuters used to walk across

Donovan: Years ago Mayor & Council seriously considered making a road across the tracks there so as to have another access from West to East because of limited vacation possibilities East to West. They had hearings on it but had so many objections from the people in the area that they gave it up.

Dr. Tassini: Its State law now you can not create any grade crossing anywhere in N..

Newman: So other than just a walkway for pedestrians, it has no other use by the town. You have to weigh that.

Ruf: They tried to get Marcellus Ave. across, but it did not work.

Sinclair: If something corrective isn't done, you are perpetuating a hazard. What Mr. Schaeffer is doing with his property for security and safety reasons would be fencing it to eliminate the hazards. Again, the pedestrians could still go down to I believe its Cedar and Curtis and still cut across there, but it is eliminating a hazard

Doug: If it was fenced they would have to go around to Main or what I would call supervised crossing.

Newman: A designated Crossing.

Jerry: How many more feet are you talking possibly. You are talking warehouse stocking, retail stocking, retail sales. In other words warehouse stocking would also be lumber. Is that what it is.

Sinclair The old warehouse space would come down. Be just about same

Jerry: You talking about 1000 feet

Sinclair: You mean 1000 feet more. I can give you that. Wait, I don't have it with me.

Jerry: Obviously this will be questioned by the Board. Also the size of the building. The new life safety hazard code - you are going to have to abide by the new code which call for - 42,000 sq. feet. which is roughly what you have here. I think, as a member of the Board, any improvement and development is a improvement for the Boro. I can't see anything wrong with it as long as you meet all site plan requirements.

Donovan: I agree with Jerry I am in favor of the concept. Actually can't make a decision as to specifics until we get plans, but besides that I am in favor of the concept.

Newman: Board can vote on whether they should continue on, get more information, etc and come back.

Tassini: Have to come back with more specifics.

Newman: This is just an informal and they are here to see if we are in favor.

Sinclair: We wanted to have the Boards reactions before we had plans completed.

Dr. Tassini: You are going to demolish the building on Main St.

Doug: For structural reasons. Building old, heat in constant need of repair.
Best to take it down.

Draft of minutes from the Feb. 4, 1986 Planning Board Meeting. Mr. Stanley absent due to illness and Mayor Winterstella arrived 8:30 PM. Board Attorney and Board Secretary also present.

Worksession at 7:30 PM to review the evening's agenda.

Meeting called to order at 8:00 PM by Chairman Richard Newman and minutes from the January 7, 1986 meeting accepted.

Board attorney, J. Pandolfe read Resolution 6-1986 granting minor subdivision approval to James Via for Lots 2, 3B and 10, Block 105 Stockton Lake Blvd. Motion made, seconded and passed to grant approval.

Next on agenda, continuation hearing of Site Plan and minor subdivision application Henderson, Mills & Wight for Lots 9A and 10.01 Blk 65, Abe Vorhees Drive. Applicant submitted revised plans dated January 20, 1986 as Exhibit A-6; revised Building and Elevation Plans, Exhibit A-7; Letter from Boro Engineer Exhibit A-8 and letter from Paul Szymanski, Consultant, Exhibit A-9. Board reviewed engineer's letter with applicants who will conform to all requirements. Board reviewed Mr. Szymanski's letter with applicant and they will conform to same. Attorney read Resolution 7-1986 granting minor subdivision and variance and site plan for Lots 10.01 and portion of 9B in Block 65. Motion made, seconded and passed to accept Resolution as read.

Next on agenda site plan application of Victoria and Robert Boden Lot 44 Block 90, 82 Taylor Avenue. Applicant requested waiver of site plan requirements in that they were not changing the outside of building, just changing inside to accommodate kitchen facilities, four tables for serving. They intend to open for early morning breakfast, pizzas and subs. Hours to be 5:30 AM to 7 PM. Applicant was in touch with Traffic Safety Officer who suggested one entrance driveway on the southerly end of property and two exit drives on the northerly end of property. It was also suggested by the Traffic Safety Officer to install "No Left Turn" signs at the exits. Board attorney directed to prepare Resolution 8-1986 granting approval.

Next on agenda informal discussion with Attorney T. O'Brien for client Wax World, to operate car cleaning, polishing and waxing business in the Beachtree Building on Rt. 71 & Blakely Ave. Hours of operation will be 8:30 AM and 5:30 PM Monday thru Saturday and on several occasions during a month may stay open as late as 9:00. All work is done by appointment only so there will be no lines of cars waiting. Board questioned type of materials to be used and ventilation in the area to be rented. Board requested secretary to write to Fire Inspector to be sure of ventilation, etc. Attorney directed to prepare Resolution 9-1986 granting approval.

At this time Mr. O'Brien presented Mr. Strenz owner of Beachtree Associates Building who presented plans to the board on the improvements he plans to do to the building. Board advised Mr. Strenz to submit amended site plan application for the next Board hearing, with updated plans showing details required i.e., lights, signs, exits, entrances, height of building (after renovations). Board advised applicant they would restrict any storage of materials outside buildings and if possible, all deliveries in rear of building. Applicant will submit revised plans for amended Site Plan.

Next on agenda Minor sub-division application St. Denis Church Lot 65 Block 77 Marcellus Avenue. Plats as presented did not show proper subdivision line and applicant will revise to show proper lines and footage. Attorney advised board that the subdivision is minor and would be acceptable as it conforms to all zoning codes. Attorney directed to prepare Resolution 10-86 for presentation with revised plans at the March 4, 1986 Planning Board Meeting.

Board approved payment of Szymanski's bill for review of Site Plan Henderson, Mills and Wight in amount of \$489.11. (Applicant has received copy of invoice)

Board requested to submit 1986 budget. 1985 budget was \$7,500. Members felt this should be increased since we do have an appeal case (Hanna) and will be needing fees for Peter Ragan. Board felt \$8500 would be sufficient budget for 1986.

Secretary advised Board that she had been in contact with Mrs. Beckett, Business Administrator for Manassas Board of Education concerning copy of the plans for proposed improvements and additions to the school building. Mrs. Beckett advised they have not received official plans from the state. As soon as they do, she will forward a copy to the Board.

No other business, motion made, seconded and passed to adjourn at 10:15 PM.

Sue Frauenheim, Sec.

Next Meeting 3/4/86
Worksession 7:30 PM

Draft of Minutes Manasquan Planning Board Meeting Tuesday March 4, 1986. All members present except Dr. Tassini. Board attorney and secretary also present.

7:30 PM Worksession to discuss evenings agenda

Meeting opened at 8:00 PM by Chairman R. Newman and minutes from the Feb. 4, 1986 meeting accepted.

Resolution 8-86 Site Plan Application Victoria & Robert Boden to open restaurant 82 Taylor Avenue approved.

Resolution 9-86 Use Permit William Baumert, to open WaxWorld, Inc. in Beachtree Building for the cleaning, waxing, polishing of automobiles approved.

Resolution 10-86 St. Denis Minor Subdivision Lot 65, Block 77 Marcellus Ave. approved.

Next on agenda, Application of Beachtree Associates to amend original site plan approved by Resolution 15-85 dated November 13, 1984. Mr. Strenz represented by his attorney, T. O'Brien. Mr. O'Brien offered into evidence as Exhibit #1 amended plat plan showing new outside design of building. Members discussed restrictions such as no outside storage of materials, no parking on the east side of the building. Attorney directed to prepare Resolution #11-86 granting approval of amended site plan.

Board reviewed bills received from Paul Szymanski for review of Site Plan of Henderson, Mills & Wight on Abe Vorhees Drive in the amount of \$316.50 and one for Manasquan Lumber Pres-submission Review of Site plan in the amount of \$503.15; bills from Wm. Farrel for Review of Salmon Ave. major subdivision (D. Veeder) \$90, \$63.38 review of site plan Henderson, Mills & Wight, \$410.13 review of Glimmer Glas Subdivision, \$401.04 inspection Tombro - 4th Ave. major subdivision, \$90 review of preapplication Manasquan Lumber Site Plan, \$47.79 review of Glimmer Glass. Secretary to submit bills to applicants for payment.

Mayor Winterstella advised the Board he had reviewed the transcript of the Court Order issued by Judge Milberg with reference to the appeal of Mr & Mrs. D. Hanna on the denial of their minor subdivision application on Ocean Ave. Mayor Winterstella wanted it on record that he took offense to some of Judge Milberg's remarks concerning the Mayor (reference to Beer's Case) and remarks concerning the tape from the June 4, 1985 hearing. Mr. Winterstella advised the Board Members that he had written to the Ethics Committee concerning Judge Milberg's comments. Mr. Winterstella wanted it on record that he did indeed read the Beer's Case as well as the McLean Case and did object to Judge Milberg's implying the tapes were destroyed.

Mr. Pandolfe suggested the Board ask Mayor & Council request the Boro Attorney to investigate if there is a possibility of protecting, through zoning regulations, development in Beers/McLean case situations.

No other business, meeting adjourned 9:10 PM

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting April 1, 1986 8:00 PM
7:30 Worksession

Draft of minutes of the Mansquan Planning Board Meeting Tuesday April 1, 1986. Members presents were Messrs. Newman, Donovan, Iannelli, Stanley, Ruf & Mrs. Danish. Absent were Dr. Tassini, Mr. Winterstella and Mrs. Place. Board Secretary present Attorney Pandolfe absent.

Worksession at 7:30 to discuss evening agenda. Mr. Pandolfe had submitted Resolution 11-86 for reading. Mr. Newman read resolution and asked members for any comments, etc. All concurred with Resolution and Chairman advised it would be read at the regular meeting.

Board reviewed Quednau minor subdivision of Lots 9 and 10 Block 38 Atlantic Ave. Chairman read Mr. Pandolfe's letter dated April 1, 1986 advising Board that the subdivision conforms to all codes.

Chairman Newman opened meeting at 8:00 PM. Minutes from the Feb. 4, 1986 meeting were approved.

Mr. Newman read Resolution 11-86 granting approval to ammended site plan application of Beechtree Associates, Route 71 changing certain design features as per plans submitted by Richard Graham, Jr. last revised Feb. 11, 1986. Restrictions on lighting, parking, flow of traffic, signs, outside storage of materials included in the Resolution. Motion made, seconded and passed to approve Resolution 11-86.

Next on agenda was the minor subdivision application of Mr. & Mrs. Quednau to increase their lot size from 50 to 65.25 feet. Mr. Maguire presented their application and plat plans. Mr. Newman read Mr. Pandolfe's letter of April 1, 1986 advising the application is in order and both lots conform to the requirments of the zone. Motion made, seconded and approved to have attorney prepare Resolution 12-86. Secretary will advise Board Attorney to prepare resolution for next meeting.

Next on agenda informal discussion with Mr. & Mrs. Quirk of Westfield, N.J. owners of Lots 6A and 7A Block 160 Lake Avenue re subdividing their property into two lots 51.3' x 118'. One lot has a home on it and the other to be sold as a buildable lot. Property is in R-1 zone and requires 7000 sq. feet, however they would need a variance. Secretary to submit details to Board attorney for his decision as to appropriate application to be usbmitted.

Chairman presented bill received from Mr. Peter Ragan for \$679.85 covering professional services reference Hanna appeal. Motion made, seconded and carried to pay bill.

Secretary directed to write a letter to Mayor & Council requesting they have the Boro Attorney look into the possibility of amending zoning regulations to prevent future subdivision applications based on the Beers/McLean cases.

Mr. Iannelli brought up the Stuart Marketing Major Subdivision and the fact that lots are being sold even though improvements are not in. Members discussed situation and advised Mr. Iannelli that no building permits would be issued until sewer and water lines and curbs are installed.

No other business, meeting adjourned at 8:30 PM.

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting 5/6/86 7:30 PM

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Draft of Minutes from the June 3, 1986 Manasquan Planning Board Meeting. Members present are Messrs. Newman, Winterstella, Donovan, Stanley, Ruf, Iannelli and Mrs. Danish and one. Board secretary also present. Board attorney absent.

Work session at 7:30 PM to discuss evening agenda.

Meeting opened at 8:00 PM by Chairman R. Newman. Minutes from May 6, 1983 meeting approved.

Minutes from the May 20, 1986 Special Meeting for Chas. Johnson Resolution 13-86, Minor Sub-Division Approval, were approved.

Mayor Winterstella advised the Board members that he had received a letter from Dr. Tassini advising he had to resign due to ill health.

Mr. Newman read Resolution 12-1986 prepared by Board Attorney, John Pandolfe, approving minor subdivision application Jawn and Ruth Quednau for Lots 9 and 10 Block 38 Atlantic Avenue. It was noted the zone and name of the engineer were not on the resolution. The Secretary will include R-2 zone and name of engineer Thomas H. Stuart, Jr. in resolution.

Motion made, seconded and approved to accept Resolution, with Mayor Winterstella abstaining since he was absent when the application was heard.

Reference possible subdivision Lots 6-A and 7A Block 160, Lake Ave. Mr. & Mrs. Quirk, secretary requested to advise applicant to submit subdivision application. Secretary will so direct applicant.

Mr. Warren Apostolou, representing Mr. Sherman acquainted Board with request for minor subdivision and variance for property on Broad Street and Willow Way, Lots 1, 2, 9, 10 Block 46. Mr. Apostolou advised to submit formal application.

Board reviewed site plan application of Manasquan Lumber Company for development of their property on Main and Warren. Secretary directed to send plat plans to Fire Inspector, Chief Police, Shade Tree Commission, Manasquan Environmental Commission, Construction Official, Planner, Engineer and request their comments, suggestions, etc. for the July 1, 1986 hearing.

Mr. Iannelli acquainted Board with the question of set-back line on the Quay Major subdivision project on Fourth Ave, not shown on plat plan. Applicant can request amendment to Resolution approving subdivision to show rear line. Also, there is a problem with elevations; however, the Board would like to see Boro Engineer's report on differences in bench marks. Secretary to make copies of all correspondence and submit to members.

Concerning question of overhead wires pertaining to Henderson Site Plan development on Abe Vorhees Drive, secretary directed to write letter to Jersey Central Power & Light reference Board's concern with future development of Abe Vorhees Drive and Squan Plaza and their desire to see underground wiring. Secretary to write letter.

Chairman Newman advised members that Municipal Land Use Law Books with amendments since March 1984 were available at a cost of \$2.00 each. Secretary directed to order 10.

Chairman read letter from VEP Associates in West Caldwell who were commissioned by Freeholders of Ocean County and Monmouth County to obtain aerial photography. Board directed secretary to write for additional information.

Chairman read letter from board of Choen reholders inviting one representative as their guest at a breakfast catered by Harry Stevens at Monmouth Park's Terrace Patio on June 9th at 8:30 AM. No member available to go.

Other business, meeting adjourned at 9:30 PM.

Sue Frauenheim, Sec.

Next Meeting July 1, 1986 7:30 PM Work Session

Minutes from the May 5, 1986 Planning Board Meeting. Chairman Richard Newman called meeting to order at 8:00 PM. Roll Call Vote: Members present were Messrs. Newman, Donovan, Stanley and Mrs. Place. Absent were Messrs. Winterstella, Ruff, Iannelli, Mrs. Danish, and Dr. Tassini. Due to a lack of a quorum, meeting could not be conducted. Chairman Newman dismissed Board secretary and Board attorney.

A Special Meeting held Tuesday May 20, 1986 to hear the application of Charles Johnson for minor subdivision of Lot 1-3-4 Block 47 Broad St. Application was granted approval as per Resolution 13-1986. Members present were Chairman R. Newman, V. Chairman W. Donovan, Mayor Winterstella, Messrs. Stanley, Ruff, Iannelli, Mrs. Place and Mrs. Danish. Board Attorney J. Pandolfe and Board Secretary Sue Frauenheim.

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting June 3, 1986 7:30 PM

Draft of Minutes Manasquan Planning Board Meeting Tuesday July 1, 1986 8:00 PM.
Members Present were: Messrs. Newman, Donovan, Winterstella, Iannelli, Ruff, Stanley and Mrs. R. Danish. Mrs. Place was absent. Also present Board Attorney John Pandolfe and Secretary Sue Frauenheim

Work Session at 7:30 PM to discuss evening's agenda.

Meeting called to order at 8:00 PM by Chairman Richard Newman and minutes of the June 3, 1986 meeting were approved.

Mr. M. Apostolou, attorney, presented minor sub-division application of W. Lee & Elizabeth Sherman 175 Broad Street for Lots 1, 2 and 9, 10 Block 46 into two lots. Vice-Chairman W. Donovan made a motion to have attorney draw up Resolution approving the minor sub-division. Motion seconded by Mr. J. Iannelli and approved by roll call vote.

Mr. J. Tombro, Longstreet Agency appeared before the board because of a question on the rear set back line of the major subdivision - The Quay located on Fourth Avenue; is the rear line the bulkhead or eight feet in from the bulkhead. Mr. Tombro would like to have the Board amend Resolution 10-85, which granted him approval of the major subdivision, to set the rear line lot from the property line and not the bulkhead. Mr. Donovan made a motion to set rear line from the property line rather than the bulkhead line, seconded by Mr. Iannelli. Roll call vote 4-no, 3-yes. Applicant was advised to apply to the Board to amend the major subdivision and request a variance of the whole subdivision. Mr. Tombro advised if he does not reapply, each individual owner would have to go before the Board of Adjustment.

Due to the large group of people wishing to attend the meeting, and the overcrowding of the meeting room and standees inside and outside the building, a recess of ten minutes was taken. Board decided to accept the application and exhibits and postpone the meeting to August 5th and requested the secretary to make arrangements to hold the August meeting in the Elementary School. Motion made by Mr. Donovan, seconded by Mr. Stanley, all members in agreement. Manasquan Lumber was advised they could present their application this evening.

Mr. W. Sinclair, attorney for Manasquan Lumber & Hardware Co., 233 Main St. Manasquan, submitted application for Site Plan approval on development of Lots 30, 37 and 38, Block 84 and Lots 39, 40, 41, 48, 49, 50 and 51 Block 88. Application Marked as Exhibit A-1. Mr. Sinclair submitted Certification of Notice - Exhibit A-2; Affidavit of Publication - Exhibit A-3; A-4 is Plat plan dated May 15, 1986, Revised 6/23/86 - Exhibit A-5. Mr. Sinclair advised the matter was postponed until August 5, 1986.

Secretary presented bill from Mr. Peter Ragan in amount of \$13 covering costs incurred with handling the Hannah appeal. Board voted to pay invoice.

Mayor Winterstella advised Board he had attended Beach Association Meeting and there was a growing concern over the B-2 Business Resort zone allowing structures to be 55' high (4½ stories). Board members all in agreement that the maximum height should be 35' and secretary was directed to write a letter to Mayor & Council recommending they amend the zoning requirement to 35'.

Mayor also advised Beach Association and members of the Board of Adjustment are concerned with the increased interest in the condominium concept and multiple dwellings. Mr. King, Chairman of the Board of Adjustment would like to see some sort of zoning and guidelines set. Members suggested meeting with Board of Adjustment Members, Mayor & Council and the Board Planner, Paul Szymanski. Secretary directed to request meeting during work session on Sept. 8, 1986.

No other business, meeting adjourned 9:30 PM. Next meeting 8/5/86. Sue Frauenheim, Secretary

Mr. Schafer advised they will store treated lumber, framing and redwood. Asked if they would be receptive to limiting height of stored lumber, Mr. Schafer replied he could not say.

Audience was advised they could question witness. In reply to questions pertaining to fence, Mr. Schafer advised cyclone fence, but also possibly solid fence. Re loading and unloading, Mr. Schafer said this will be best answered by their Manager, Dennis Dore. Asked about sawing, Mr. Schafer advised this will all be done inside and Mr. Sinclair will provide data on nose levels. Asked about trucks entering, exiting, Mr. Schafer advised they took advice of Traffic Control Officer, Ptl. John Garrity and would have trucks entering Main St., unloading, exiting onto Warren, then onto Main. Asked about size, weight of trucks and time to unload, Mr. Schafer said his manager could best answer these questions.

Mr. Sinclair called General Manager, Dennis Dore. Mr. Dore sworn in and questioned by Mr. Sinclair. Mr. Dore advised trucks will come in from Main; size 45' long, 8-9' wide and could have two-three truck deliveries one day, maybe 8-9 another. Average would be 3-4 a day. No materials received by R.R. Asked if there would be objection to prohibiting right hand turn out of Euclid Ave. Gate onto Warren., Mr. Dore replied no objection. Asked about prohibiting certain weight trucks down Euclid and Cedar, Mr. Dore replied this could be done by ordinance. Asked if they anticipated increased deliveries for storage, Mr. Dore replied no - would be able to store capacity inside.

Next witness called was Professional Planner and Engineer Raymond Carpenter. Mr. Carpenter was sworn in and questioned by Mr. Sinclair. Both reviewed Boro Engineer's comments in his letter of June 30, 1986: 1) will prepare calculations on drainage for Mr. Farrel; 2) will meet with Mr. Farrel and determine extent of pavement repair; 3) Will place buffer on private property rather than on right-of-way (sidewalk area) 4) did eliminate 3 parking spaces off Main to create islands at entrance and 5) Building set back 5' in order to install sidewalks and curbing along Main St.

Chairman R. Newman advised applicant and audience meeting would adjourn as it was after 10:00 PM and Board still had other business to attend to.

Secretary advised Board a meeting was set up for all members of Planning and Board of Adjustment to meet with Mayor & Council and Boro Planner, Paul Szymanski to discuss zoning and guidelines. Meeting set for Worksession Sept. 8, 1986.

Meeting adjourned 10:30 PM.

Sue Frauenheim, Secretary
Manasquan Planning Board

Next Meeting Tuesday Sept. 2, 1986 8:00 PM Manasquan Elementary School

Draft of Minutes of Manasquan Planning Board Meeting held Tuesday August 5, 1986 at the Manasquan Elementary School on Broad Street. Members in attendance were Messrs. Newman, Donovan, Winterstella, Iannelli, Stanley, Ruf and Mrs. Danish and new member Mrs. Margaret Ronan. Also in attendance Board attorney J. Pandolfe, Board Consultant Paul Szymanski and Board Secretary Sue Frauenheim.

Worksession at 7:00 PM to discuss the evenings agenda. Mayor Winterstella introduced newly appointed Board Member, Margaret Ronan.

Chairman Richard Newman called meeting to order at 8:00 PM and advised members and the audience that the meeting would end at 10:00 PM. July 1, 1986 minutes approved.

First on the agenda was the reading of Resolution 14-86 granting minor subdivision approval to Mr. & Mrs. W. Lee Sherman, 175 Broad Street for Lots 1, 2, 9 and 10 into two lots. All members voted approval with Mrs. Ronan abstaining.

Mr. Kevin Thomas, attorney for Charles Peters and Nicholas Condon submitted a Major Subdivision application to divide Lot 1, Block 145 Main St. into four single family building lots, and submitted plat dated July 12, 1986 into Evidence as Exhibit I, Affidavit of Publication as Exhibit II and Certification of Service as Exhibit III. Mr. Pandolfe advised the Board the application was in order and could be accepted. Mr. Pandolfe advised applicant to contact the Boro Engineer and Boro Consultant to obtain their views, comments. Application to be heard Sept. 2, 1986.

Next on the agenda was the hearing of the Site Plan Application of the Manasquan Lumber Company, Lots 30, 37, 38 Block 84 and Lots 39, 40, 41, 48, 49, 50 and 51 Block 88. Mr. Pandolfe suggested applicant waive time period for approval. Mr. Sinclair, attorney for the applicant, waived time period. Mr. S. Kean, attorney for objector Mark McCabe accepted waiver of time.

Mr. Sinclair advised board they may seek a variance on the parking requirement and would like an interpretation of parking requirements since the ordinance does not specifically cover their particular use which is lumber yard, warehousing and retailing. Mr. Szymanski advised ordinance does provide criteria and guidance to determine parking spaces required and cited Code 107.45 and footnotes.

Entered into evidence as exhibit A-6 was Architectural drawing prepared by Robert Houseal and as Exhibit A-7 Revised plat plan dated July 29, 1986.

Chairman advised audience that the applicant's attorney would call his witness, after testimony the Board members would direct their questions. that the audience could direct questions only, not statements to the witness. Mr. Sinclair called Mr. Douglas Schafer as the first witness. Mr. Douglas was sworn in, gave a brief history of the Manasquan Lumber Company and gave his testimony as to what they propose to do with the property. Mr. Schafer advised they propose to take the parking and activity (loading/unloading etc) off Warren Avenue side of building and relocate same on railroad side. The present shed and storage areas would be solidified under one single roof - approximately 15,625 sq. feet for retail sales 7,500 sq. feet for warehousing. After hearing testimony, Board members directed questions.

In reply to various questions, Mr. Schaefer advised the Lumber Company would be open seven days a week, late on Friday evenings; they sell wholesale and retail, would not anticipate great increase in business. Would need additional on-site parking for employees who now park on Warren; might change current business hours. Mr. Keane, objector's attorney then questioned Mr. Schafer regarding height of building; A. 24' high; questioned about sidewalks and curbs, Mr. Schafer replied they will have curbing and sidewalks on Warren up to side gate; will have fencing along property on Warren and will have lighting inside offencing. Mr. Schafer advised the Shade Tree Commission requested they leave area on Warren in natural state. Asked if any lumber will be stored outside

Draft of Minutes of the Manasquan Planning Board Meeting held on Tuesday Sept.2,1986 at the Manasquan Elementary School. All members were present. Board attorney, Board Consulant and Board secretary were also present.

Worksession at 7:30 to discuss the evening agenda.

Meeting called to order at 8:00 PM by Chairman R.Newman. Minutes from the Aug.5,2986 meeting were accepted.

Coninuation hearing on the Manasquan Lumber Site Plan Application

Applicant's attorney, Mr.Sinclair recalled witness Raymond Carpenter, Professional Engineer and Planner. Submitted as Exhibit A-VIII was the June 30,1986 letter from the Manasquan Boro Engineer, William Farrell. Mr.Carpenter advised that he had submitted drainage calculations to the Boro ngeiner but had not received Mr.Farrell's comments. Mr.Farrell's comments as to pavement repair, evergreen screening will be discussed later on when they review Mr. Szymanski's recommendations. They did comply with the Engineer's recommendation to eliminate three parking spaces to create islands at the entrance and will provide wheel stops at front of building.

Mr.Sinclair then submitted as Exhibit A-IX, Paul Szymanski's report dated June 30,1986 and questioned Mr.Carpenter on each item. Reference D-Parking variance, Mr.Sinclair advised he will present a traffic expert to reply to this item. Item E Landscaping: Applicant will comply with E.1, will add landscape details, identifying botanical and common names of plants, sizes, etc. E2, will retain existing 24" caliper Pin Oak located at Main and Warren and incorporate same into parking area; E-3, will comply with front yard /parking/building landscaping, E-4, will comply with refernce to street trees per recommndations of shade Tree Commission. E-5 reference to buffer zone on Warren Ave. South of Euclid, plan to erect stockade fence. At this point, Mr.Szymanski advised the Board that two weeks early he had met with Mr.Schafer and requested applicant take inventory of what already exists in buffer zone, and submit alternate plans as to how to buffer the area; i.e., fencing, depth of buffer, trees to be retained. This information is needed before the board could make any decision as to whether they will require sidewalks in the area. E-6 will comply with buffers between parking and loading areas and residential zoned area. E-7 concerning plantings along railroad right-of-way, applicant's enginner advised this area will be parking lot and would rather not landscape it. Reference F-Fencing, applicant has decided to use stockade fencing. Reference G-lighting, G-1 all lighting will be shielded to shine away from residential properties; G-2 will comply with type lights and G-3 will have freestanding lights in concrete footing with post. Ref. H Signs: H-1 will retain Ace Hardware sign in its present location and will landscape base of sign and H.2 will conform with Article XVIII of zoning code. Reference I. Other: I-1 will show RR tracks, crossing gate on plat; I-2 Traffic Expert will discuss width of driveway I-3 building elevation drawing will be provided and I-4 will comply with this item.

At this time Applicant's Engineer- Mr.Carpenter's testimony was completed and the Board Members questioned Mr.Carpenter and then Objector Mr.McCabe's attorney Mr.Keane questioned witness reference to roof drainage, etc. Mr.Carpenter advised roof drainage will consist of gutters which will go into draingage pipe and will be graded to rear of proepty (R.R. catch basin). Board advised applicant they will have to see Mr.Farrel's comments and recommendations on the drainage calculations applciant submitted. Secretary to write to Mr.Farrel for this information.

At this time audience was advised they could question the applicant's witness. Some questions could not be answered by this witness but would be directed at the traffic expert they expected to call at the next hearing meeting.

Mr. Sinclair submitted into evidence Exhibit A-X, letter from Manasquan Shade Tree Commission who recommended the area bounded by N.J. Transit, Warren and Euclid be left in its natural state to provide an efficient buffer for railroad noise and exhaust. At this point, Mr. Szymanski again referred to applicant taking inventory and submitting alternative plans

Submitted into evidence as Exhibit A-XI was Manasquan Construction Official's letter dated June 17th recommending handicap parking space located next to the main entrance and a rear driveway for exit from rearshed area onto Warren Ave. Applicant has conformed to these recommendations.

Submitted as Exhibit A-XII was Manasquan Fire Official/Inspector Kenneth Miller's letters July 1 and August 4th, approving site plan as presented 7/29/86.

Entered into evidence as Exhibit A-XIII was Ptl. John Garrity's letter dated Aug. 4, 1986, William Sinclair's letter July 16, 1986 and Ptl. Garrity's letter June 27, 1986. Ptl. John Garrity, is Traffic Officer for the Manasquan Police Department and his letter of June 27th made recommendations based on his belief that the proposed new building would be three times the size of the existing building. Mr. Sinclair's letter of July 16th advised Chief LaVance that the proposed building would actually be lesser square footage. Based on this updated information, Ptl. Garrity then submitted his recommendations dated August 4, 1986. Mr. Keane, objector's attorney questioned the qualifications of Ptl. Garrity as an expert and the Board Secretary was directed to obtain data to verify Ptl. Garrity's expertise. Questions asked such as could weight restrictions of trucks be enforced; no right turn from Euclid Ave. gate or perhaps left hand turn only be enforced. Mr. Carpenter ended his testimony with the statement they will incorporate proposed changes and have same ready for next meeting.

Next witness called by Mr. Sinclair was Mr. Robert Houseal, architect who explained his architectural drawing, Exhibit A-VI submitted August 5, 1986. Building would be 24' high, 125' x 125' retail sales and 75' x 100' warehousing. No basement area. Balcony will contain lunchroom, toilet and office. Mr. Houseal answered questions pertaining to construction of building, roof construction, drainage, etc.

This was last witness for applicant. Their traffic expert could not make this meeting but will be at the October hearing.

Next agenda was Major Subdivision application of Charles Peter and Nicholas Condon for Lot 1, Block 145, 475 Main Street to make four buildable lots. Applicants propose to demolish the two structures currently on property and to discontinue the current, non-Conforming commercial use of the Marina. Applicant represented by Mr. Kevin B. Thomas submitted Plat dated 7/12/86 prepared by Ray Carpenter as Exhibit A-1, Affidavit of publication as Exhibit II, Certification of Service as Exhibit III, Waiver of Time Requirement Monmouth County Planning Board Exhibit A-IV, Manasquan Boro Engineer's letter dated Aug. 25, 1986 Exhibit A-V and Manasquan Consultant Paul Szymanski's letter 8/29/86 Exhibit A-VI. Applicant advised boat slips would go with each lot. Board questioned what parking would be available to these rented slips. and would like applicant to supply information as to parking for next meeting date Oct. 7, 1986.

Secretary advised Board that the Ritz Bakery is about to develop their property located Lot 40, Block 61, however Resolution 7-1984 granting approval for their site plan application has expired. Secretary was advised to inform Ritz Bakery that they must request an extension and also apply for site plan for the parking lot they intend to install on north end of property.

Meeting adjourned 10:45 PM. Next Meeting 10/7/86 in Borough Hall.

Sue Frauenheim

Draft of Minutes of the Manasquan Planning Board Meeting Held Tuesday Oct.7,1986 in Borough Hall. Members Present were: Messrs.Newman,Donovan,Diamond,Iannelli,Ruff and Messrs.Ronan and Danish.Absent were Messrs.Stanley and Winterstella.Board attorney and Secretary were present.

7:30 Work Session to review the evening agenda; Manasquan Lumber Site Plan, Condon & Peters Major Subdivision. Mr.Iannelli, Code Enforcer advised Board that Mr.Strentz,owner of the building on Blakey and Rt.71 is in violation of Resolution granting approval to redesign the front of the building,known as BeachtreeBld. All modifications were to be completed on or before Sept. 30,1986. Mr.Iannelli advised to write to Mr. Strentz and inform him of the violation and that he must come in for an extension.

8:00 PM Meeting called to order by Chairman R.Newman who advised there was a change in agenda. Mr.Kean,attorney for objector to Manasquan Lumber Site Plan had advised the Board Secretary and Mr.Sinclair (attorney for Manasquan Lumber) that he would not be able to attend the hearing until 9:00 PM. Mr.Sinclair advised it was okay with his client to be heard at that time.

Minutes of the September 2nd meeting approved.

Informal discussion held with Mr.& Mrs. Murnane, represented by Mr.Thomas reference subdivision Lot 16 Block 165 First Avenue. Lot presently has two dwellings -one fronting Beachfront and one fronting First Ave.Applicant would request variance because of under-sized lots and attorney cited Beers and McLean cases where judge ruled in favor of the applicant. Board advised applicant they presently have a case pending wherein they denied an applicant a subdivision of the same type and the applicant appealed the denial and the case is presently pending. The Board advised they would prefer wait for the outcome of the Hannah appeal before hearing any subdivision application.

Next on agenda informal discussion with Dr. & Mrs. McCue,Jr. reference Lots 6,7,8 Block 134 Perrine Blvd.which presently consists of parking lot 20'x90', a wood deck 5'x95' six boat slips and three catwalks (45'long), and riparian rights. Applicant wishes to subdivide each lot into riparian and having two slips each lot. Board advised applicant to submit subdivision application and request variance and deed would have to stipulate no buildings can be constructed.

Next on agenda Cond/Peters Major Subdivision Lot 1,Block 145, 475 Main St into four buildable lots. Mr.Kevin Thomas, applicant's attorney present Revised Plat dated 10/6/86 as Exhibit A-7 and advised Board boat slips would be divided 6/6/8/8 and all lots would face Perrine Blvd,applicant would install sidewalks,curbs on Perrine and if Board required, around to Euclid. Jay Pandolfe inquired if rear set back was from Bulkhead and Mr.Thomas advised they were. Mr.Thomas presented Mr.Jeff Truesdale general manager of Clark's Marina in Pt.Pleasant who testified that their marina has 200 boat slips and have approx.90-100 parking spaces. They also service boats and sell marine equipment. Testified that they have never had all boats out at one time- on an average 10-15% out and on weekend 33% so their parking facilities are adequate. Mr.Raymond Carpenter, applicants planner,engineer testified plans revised in accordance with Mr.Farrel's letter of Sept.29th,and advised Board the applicants would provide two additional parking spaces for slip owners; any house to be erected would not be higher than 35' from ground and would meet all elevations required in Flood Zone A-5.Presented into Evidence as Exhibit A-8 was Mr.Farrel's letter dated 9/29/86.. Audience questioned sanitary sewers,storm sewers. Engineer advised they may need pump. Board advised applicant they would like to see Mr.Farrel's comments reference their revised plat dated 10/6/86.Hearing to continue Nov.5,1986.

Next on agenda continuation Manasquan Lumber Site Plan application.Applicant's attorney Mr.Sinclair presented Richard Macer,licensed professional planner and traffic engineer who advised he had reviewed site.His opinion is that the the 50'wide driveay on Main could be tightened up to 40"; could see no problem with trucks blocking Main St; all driveways on the property have good sight visibility; customer parking in front is beneficial;

Warren Avenue driveway exit for trucks more desirable than exiting on Main St; site has adequate on-site parking. Board members asked questions such as tractor trucks approaching drive on Main be in conflict with crossing gate - A. not in his opinion; 2) Can trucks exiting on Warren negotiate left turn. Mr. Macer said it would be difficult and perhaps a 50' no parking from Euclid Ave. intersection would be helpful. Mr. Kean, objector's attorney questioned Mr. Macer if he had done any traffic surveys. Mr. Macer said he did on Saturday and at 3 PM on weekday. Mr. Kane asked if he had seen the site during the Summer. Answer was no. Mr. Kean asked if he had a written report - answer saw no need for same. No questions from audience.

Next witness from Mansquan Lumber was Mr. R. Houseal, architect who presented into Evidence: Exhibit XV Buffer Options; A-XVI Proposed Drainage Plan and A- XVII Existing Buffer Zone. Mr. Houseal reviewed the Buffer Options Exhibit XV - 4 difference options 1) Remove 5' buffer, plant evergreen 4' high, provide curb and 6' wood fence. In storage area keep mature trees near fence; 2) Existing trees and understory growth to remain, Provide 6' high wood fence; 3) Exist. mature trees remain, remove all other growth, provide curb and 6' wood fence. Provide supplemental street tree planting and grass and 4) remove all trees and understory growth. Provide evergreen trees 4' O.C. staggered 4' high and provide 6' high wood fence and grass. Mr. Sinclair asked Mr. Houseal in his professional opinion which Option would he recommend. Mr. Houseal recommends Option II. Mr. Pandolfe questioned how many trees would remain - A. 40. Mr. Ianeli advised ordinance require fence 25' from street line, the plat shows fence 15' from street line - the applicant would require a variance for fence. Mr. Szymanski advised ordinance states buffer area should be 15" wide and 10' should be tree planted screen on property itself. They show 10' buffer in total. Mr. Szymanski would like to see 10' inside property line - they would only have 5' inside property line. Mr. Szymanski advised Board they would have to decide whether they want sidewalks on Warren Ave. before they can decide which Option would be best. Questions from the audience - what purpose does 6' fence serve - Mr. Houseal advised fence by itself no purpose, but with trees and growth would provide adequate buffer. Due to time, hearing to be continued Nov. 5th.

Under old business Mr. Iannelli advised Board that Mr. K. Miller, Fire Inspector had visited the major subdivision site on 4th Ave - the Quay and noticed they only had a fire hydrant on 4th Ave and on the Cul-De-Sac but not halfway down Captain Court which he had recommended in his letter to the Board April 1, 1945. The Board requested secretary to write to John VanDorpe of JVD Engineering who works with our Supt. of Public Works and request he visit the site and let us have his advices.

Secretary advised the Board she had written a letter to the owners of the Ritz Bakery reference Resolution 7-84 site plan approval to construct an additional building. She advised them they would have to come in for an extension as the resolution is now null and void, due to elapsed time.

Secretary distributed Municipal Laund Use Law with amendments through 1985 Legislative Session.

Because Election Day falls on Nov. 4, 1986 the regular meeting night for the Planning Board, members voted to hold their November meeting on November 5th, Wednesday and Secretary will so advertise meeting in papers.

No other business, meeting closed at 10:45 PM.

Sue Frauenheim, Sec.

Next meeting Wed. Nov. 5, 1986 7:30 Work Session

Draft of Minutes Manasquan Planning Board Meeting held Wednesday November 5, 1986 at Boro Hall. All members in attendance except Mr. Ruff, Secretary and Attorney also present.

Work Session at 7:30 to discuss the evening agenda.

Meeting called to order at 8:00 PM by Chairman R. Newman. Minutes of the Oct. 7, 1986 hearing accepted.

First on the agenda was the continuation hearing of the Site Plan Application for the Manasquan Lumber Company. Mr. Sinclair recalled their engineer, Raymond Carpenter who testified about drainage concerns, i.e. flow of water from downspouts, etc. Mr. Kean, attorney for the objector, M. McCabe, questioned the witness re drainage basins on Warren. Mr. Newman requested Mr. Carpenter get in touch with the Board's Engineer, William Farrell to review the drainage and similar concerns. Mr. Szymanski, Board's Planner suggested paving an area at the proposed rear gate of the site where trailers would turn left onto Warren so as to preserve the roadbed and help reduce the amount of dirt on the street.

Mr. Sinclair introduced their last witness, Philip C. Schwier, real estate broker who was accepted as a qualified witness. Mr. Schwier testified regarding real estate value in the area of the lumber yard. He said the proposed construction would have a positive effect overall on the town and adjacent properties and that proper buffering on Warren Ave. would have a positive effect on the value of homes across from the lumber storage areas. Mr. Schwier said he could see no detrimental aspects to the proposed development and that alternatives could be to keep building in present condition and also since it is an industrial zone, the rear portion of the property could be subdivided and something else could be erected that would not be compatible and this would have a more negative effect on the neighborhood. Mr. Schwier felt the improvements as proposed would enhance the value of the surrounding homes and that it would be more difficult to sell a home with the site as it now stands (buildings in disrepair) etc.)

Applicant having no further witnesses, the Board called on Mr. Kean, attorney for objector Mark McCabe. Mr. McCabe testified as to present traffic problems on Warren in regard to tractor trailer deliveries, noise from motors left running and bad flooding on Warren, near Cedar, during rain storms. Mr. McCabe said he would prefer the buffer zone along Warren to be 20' strip of plantings beginning at the right-of-way line for the street rather than the edge of the pavement. Mr. Kean then called as a witness for the objector, Mr. Larry Benson, real estate appraiser, testified that he believed the value of Mr. McCabe's home would drop up to 20% if the lumber company is permitted to place its facility closer to Euclid Ave, and that stacking lumber across the street from Mr. McCabe's house definitely would affect the property's resale value. His determination is based on examining similar economic depreciation in other areas. He was asked questions as to assessed value of homes across from the lumber yard being lesser than homes in other areas of town, and he replied they would be lesser assessed value.

Testifying on behalf of the Planning Board, was Ptl. John T. Garrity, Traffic Officer for the Manasquan Police Department. Ptl. Garrity had reviewed the site plan and recommended the counter-clockwise flow of traffic would aid in relieving congestion in and around the lumber yard. Also beneficial would be additional on-site parking and the creation of more structured parking on the street, with the installation of curbs. Ptl. Garrity asked the driveway to the lumber yard be made an entrance only on Main St. and this would help eliminate the possibility of tractor trailers backing up near the R.R. tracks and also would prevent traffic jams by cars wanting to exit Main Street to go West. Ptl. Garrity suggested weight limitations of trucks on those streets

surrounding the lumber yard, Wyckoff, Cedar, Euclid . Asked if a No Right Turn sign at the Euclid Ave. Gate would help with trucks going down Euclid or Cedar, Ptl. Garrity said it would have to apply for passenger vehicles as well unless the sign indicated vehicles of certain weight be prohibited from making Right handturn. Ptl. Garrity was asked if Warren Avenue were wider, would this make it easier for trucks to exit onto Warren. Ptl. Garrity advised he was not qualified to answer. Ptl. Garrity advised that vehicles could be prevented from parking on Warren Ave 25' from crosswalk and 25' from intersection (as per state laws) s

Mr. Paul Szymanski, Planning Board Consultant & Planner testified as to the variances being sought by the applicant; side yard set back on Warren to be 10', zone requires 20'. Mr. Szymanski advised board this would not adversely effect the municipality as the area is across from a park and that there is a five foot set back with the present structure. Applicant seeking parking variance and Mr. Szymanski felt the parking proposed will be sufficient for the project. Applicant seeking a variance on the buffer zone - 20' required, applicant proposing 10'. He would like to recommend an additional 5' be added to the buffer zone. Planner also suggested limiting stacking of lumber (Warren Ave) Also would not recommend sidewalks on west side of Warren as they would reduce the buffer zone and since there were no houses on the west side, sidewalks not necessary. Regarding the planting in the buffer zone, he recommend Plan #1. He felt no parking on east side of Warren would alleviate problem with trailers pulling out of Euclid Ave. Gate.

Hearing on the site plan application of Manasquan Lumber to be continued at Dec. 2, 1986 meeting.

Due to time, board unable to continue hearing of Condon/Peters Major Subdivision application, and postponed same until December 2nd, 1986.

Under old business, Board reviewed letter of Mr. VanDorpe of JVD Engineering wherein he recommended an additional fire hydrant be installed on Captain Court (Major sub-division on 4th Ave.) Board members felt that based upon testimony, they rejected the inclusion of a 3rd fire hydrant as recommended by the Fire Inspector. They felt all requirements were met and, therefore, no need for a third hydrant..

Reference Beachtree Associates' violation of Resolution 11-1986 concerning sign requirements, Board members advised Code Enforcer to issue a summons to Mr. Strenz.

Meeting adjourned 11:00 PM

Sue Frauenheim, Sec
Manasquan Planning Board

7:30 Work Session Dec. 2, 1986.

Draft of Minutes of the Manasquan Planning Board meeting Held Dec.2,1986 at Boro Hall. all members except Mr. Ronan present. Also present were Board attorney, Secretary and Consultant.

Work Session at 7:30 PM to discuss evening agenda. Chairman R. Newman advised Board members that he had attended the meeting on November 25, 1986 with Mayor and Council members of the Board of Adjustment, Paul Szymanski, etc. reference zoning as in beach area. Citizens of the Borough were also in attendance to discuss various items such as existing 25' lots, problem on Brielle road, multiple dwellings possibly on First Ave., cleaning the Kiddie Beach. No definite changes were discussed.

Board Attorney J. Pandolfe advised members that the attorney for the Manasquan Lumber Site Plan and the attorney for the objector would be giving their closing statements. Then the Board could hear members of the audience give their statement. (One statement per individual. After hearing members of the audience, the Board would then go into Executive Session to review item by item. Also, Board will hear testimony on the Condon/Peters Major Subdivision on Main/Perrine reference number of docks per each lot owner, walks, curbs, paving of street. Members of the audience could give their testimony, then Board would go into Executive Session and review the application.

Meeting called to order at 8:00 PM. Minutes of the November 5, 1986 meeting were accepted.

Mr. Kevin Thomas, attorney for Condon/Peters Major Subdivision. Applicant will have riparian grant recorded for each piece of property and will revise plats to show meets & bounds. Presented into evidence was letter November 5, 1985 from Boro Engineer Exhibit A-11 and letter from Boro Engineer 11/25/86 Exhibit A-12. Applicant reviewed each item covered in Mr. Van Dorpe's letter. Reference problem with sewers on three lots that would connect with Euclid Ave. Sewer, each home owner would have to install ejection pump. Mr. Pandolfe advised Board that the Board could make this part of resolution and map would have to indicate each house have an injector pump. In this way every subsequent purchaser would have to put in their own ejector pump. Discussion on improving Euclid Ave. with curb, sidewalk, shrubs and possibly three parking spaces. Applicant completed testimony presented and floor open to audience. Mr. John Ippolito, resident, presented into evidence (marked 0-1-6) pictures depicting Summer of 1986 and problems with high water level 19 pictures marked 0-2 depicting property during flood tide and 6 pictures marked 0-3 depicting winter storm of 1984. Mr. Ippolito was concerned if applicant would be raising properties to avoid such flooding. Applicant's attorney summed up presentation and Board entered into Executive Session. After reviewing testimony presented, Board voted to have attorney prepare Resolution approving major subdivision.

Next on agenda continuation hearing for the Manasquan Lumber Company Site Plan. Meeting was open to the audience for their statements. Major concern was over the size of the buffer zone and many residents would like to see the buffer zone 20". Mr. Kean, attorney for the objector Mark McCabe presented his summation and expressed concern over stacking lumber higher than the fence, 20" buffer zone. Mr. Sinclair then presented his summation for the applicant, Manasquan Lumber. Board entered into Executive Session and reviewed all testimony presented by both the applicant and the objector, the Board voted to have the attorney prepare a resolution approving major subdivision, with certain conditions of approval. Resolution to be read at January meeting.

Mr. Strenz, owner of Beachtree Associates Route 71 was in to discuss summons he had received from the Code Enforcer reference his violation of four Resolution 15-84. Mr. Strenz was advised to submit an application for an amendment to the resolution.

No other business, meeting adjourned 10:30 PM.

Sue Frauenheim, Sec
Manasquan Planning Board

Next Meeting 1/6/86 7:30 Work Session