

Draft Minutes of Manasquan Planning Board Meeting Held Tuesday Jan. 6, 1987 at 8:00 PM in Borough Hall. All members present, including Consultant Paul Szymanski, Attorney John Pandolfe and Secretary Sue Frauenheim.

Mrs. Ronan, Board member submitted affidavit to Secretary that she heard the tapes from the December 2, 1986 meeting.

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

Minutes from the Dec. 2, 1986 meeting approved. This was a Reorganization Meeting and the following Resolutions were approved:

Resolution 1-1987 - Appointment of Richard Newman, Chairman
Appointment William Donovan, Vice Chairman

Resolution 2-1987 - Appointment John Pandolfe, Jr. Attorney
Appointment Paul Szymanski, Consultant

Resolution 3-1987 - Designating the 1st Tuesday of Each Month Official Meeting Date, If a Holiday falls on the 1st Tuesday, the following Tuesday is the meeting day.

Resolution 4-1987 - Designating the Coast Star as the Official Newspaper and the Asbury Press as Secondary.

Resolution 5-1987 - Appointment of Sue Frauenheim, Secretary.

Next on agenda was the Reading of Resolution 46-1987 Charles Peters and Nicholas Condon, Major Subdivision Approval for Lot 1 Block 245 into four buildable lots. Motion made, seconded and carried to approve Resolution with certain conditions.

Mr. Pandolfe read Resolution 7-1987 Douglas Schafer Site Plan Approval for property located on Main Street known as Manasquan Lumber. Condition 4 concerned with the height of stacking lumber on the most southerly end of the property which is behind the buffer zone. The stacking height had not been determined at previous meetings. Mr. Iannelli made a motion to allow 16' stacking. Discussion followed re possibility of stacking 12' from buffer easterly to midpoint of the triangular property and then stacking 16' midpoint to the R.R. line. Motion made to stack 12' on the easterly portion midway, then 16' midway westerly to tracks. Motion carried. Remainder of the conditions of Resolution were read. Motion made, seconded and carried to approve the Resolution with certain conditions.

Next on the agenda informal discussion with Houseal Architects, representing Michael Brennan owner of Lots 7 A, 8 and 9, Block 27 Main to develop property for shops and offices. Board reviewed rendering submitted by Mr. Houseal and Mr. Brennan was advised to apply for a site Plan Application.

Next on agenda was informal discussion with Gem Associates for development of Algonquin property on Main Street, but applicant did not appear.

Time allowed the hearing of a minor sub-division application of Robert & Claudia Pincus, 55 Curtis Ave., Lots 37/39 Block 67. After reviewing subdivision, board directed the attorney to prepare Resoluiton 8-1987 granting minor sub-dvisiion approval.

Under old business, Mr. Iannelli questioned validity of Resolution 9-85 4/2/84 granting major sub-division approval to Stuart Marketing. Attorney to research to see if the time limit has expired and if Resolution is null and void.

Secretary advised Board that the Planning Board agenda and related business is interfering with her regular job as Police Records Secretary and the Police lines (3) are constantly tied up with Planning Board Calls. The Secretary advised the Board that in 1985 Chief LaVance had suggested to ^{former} councilwoman Murray that perhaps a separate phone line could be installed for Planning Board and that the Records Bureau could also utilize the line as they receive many inquiries which tie the police lines. Mayor Winterstella advised secretary to look into installation of a new line. Secretary also advised that she would take care of Planning Board business after her regular hours of 8:00 AM to 3:30 PM and would advise applicants to come in after 3:30 PM.

Also, Mr. Pandolfe suggested Paul Szymanski look into revising the application blanks presently used and devise a check list and guide lines for applicants. It was also suggested that the secretary accept applications and advise applicant it will be presented to the Board at the next scheduled meeting and after that a hearing date would be scheduled. This would give the members the opportunity to set the following month's agenda.

February's agenda was set for reading of Resolution 8-1987 granting minor sub-division approval to Mr. & Mrs. Pincus for lots 37/39 Block 67 Curtis Ave; Minor sub-division application of Mr. & Mrs. W. Wight, Union Ave. Lots 55 & 56 Block 77; and informal discussion with Robert Meyer reference Gem Associates development of Lots 19 & 20, Block 65, Main Street known as Algonquin Theater building.

Meeting adjourned 10:25 PM

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting 2/3/87 7:30 PM Work Session

Draft of Minutes Manasquan Planning Board Meeting Tuesday Feb.3,1987 8:00 PM
Borough Hall. All members, consultant, attorney and secretary present.

Review of minutes of January 6,1987. Secretary to make correction page two, paragraph one reference to Councilwoman Murray. This should be "former" councilwoman Murray. Minutes approved.

Resolution 8-1987- Granting approval of minor subdivision to Mr. & Mrs. Pincus, 55 Curtis Ave., Lots 37/39 Block 67, was read by Mr. Pandolfe with condition that applicants submit engineer's plot plan and map to be filed in Freehold to Mr. Pandolfe for his review, and obtain Monmouth County Planning Board approval if applicable before the Chairman and Secretary of the Board affix their signatures.

Application 9-87 - Mr. K. Thomas, representing Mr. & Mrs. William Wight, 106 Union Ave. presented their application for a minor subdivision of Lots 55/56 Block 77 and side yard set back variance. Marked as Exhibit I was Subdivision Map dated Jan. 28, 1987 prepared by Walter J. Partington; Exhibit II Affidavit of Service and receipts for Certified Mailings. Applicant requesting a side yard variance for 13.10 feet in place of required 15 feet. Applicant would like to subdivide into three lots. The lot presently containing the 2½ story frame building will have four parking stalls. The Marcellus Ave. 10' sewer easement would get service to the new third lot. Applicant advised to get in touch with the Dept. of Transportation in Trenton reference installing a driveway on Rt. 71 for the new lot and they will not give permission unless they know the use. Also, the applicant advised to submit plans to the Board's planner, Paul Szymanski and the Board's Engineer for their review. Hearing to be continued in March.

Mr. Robert Meyer of Meyer Design Atelier representing Gem Associates, presented applicants plans for development of Lots 19 & 20, Block 65 Main Street, known as Algonquin Theater Building for informal discussion. They would like to use the first floor for commercial use, the 2nd for professional/commercial and the 3rd for profession/residence. Each floor having approximately 12,000 to 14,000 sq. feet. Building would be brick veneer, fireproof, sprinkler system, elevators and some on-site parking. Asked about the driveway on the most easterly end of the property which goes through to Abe Vorhees Drive, Mr. Meyer advised there is a right of way involved. Their intention is to enter off Main and exit into the Plaza. Would like to develop property in two phases and would anticipate completion of project in 1½ to 2 years. Applicant advised that if they were to use part of building for apartments, the Board would like them to provide a few parking spaces. If applicant wants more than allowable apartments, he would have to go to Mayor & Council for an ordinance allowing more apartments and Mayor & Council could require on-site parking. Applicant advised they are not going for more apartments, but emphasizing more space for business. Applicant also asked if they would possibly make provisions for present tenants to return to new building as they have had their businesses in town for many years. Applicant was agreeable. Audience was advised they could ask applicant questions. Mr. O. Clayton, owner of the Manasquan Flower Shop advised that there is a 40' right of way to allow for delivery of his flowers and for tractor trailers to deliver to the Monmouth Health Shop. The Health store has no deed. Board advised Mr. Clayton that Gem Associates could get together with him and come to some sort of agreement regarding using the back of their property for deliveries. All board members were favorable to the concept but would like to see more of a colonial type architecture, more parking spaces. Applicant advised to submit Site Plan Application.

Secretary advised Board she had received an application from Beachtree associates for an ammended site plan approval regarding the building sign on the building located on Highway 71 and Blakely Ave. Application to be heard at the March 3,1987 meeting.

Secretary advised that a minor subdivision applciation was received from Mr. & Mr. W.Smith, 18 Church Street for Lot 3,Block 23. Application to be heard at the March 3,1987 meeting.

Secretary advised Ritz Bakery on Route 71 applied for site plan approval for installation of new parking lot on their property known as Lots 40,7A,13 and 14, Block 61. Secretary to advise them to submit their plans to the Board's engineer and consultant and to put them on the March 3,1987 meeting.

Mayor Winterstella advised Board members that Schride Associates had purchased property property directly adjacent to the Boro's Water & Sewer plant and they were scheduled for a major subdivision hearing in Brielle on Wed.Feb.4,1987. Mayor had planned to attend and invited other board members to attend as the proposed plans called for 40-45 single family homes and this would cause a direct impact on traffic, water flow etc to Manasquan.

No other business, meeting adjourned at 9:45 PM.

Sue Frauenheim

Next Meeting Tuesday Mar.3,1987 at 8:00 PM
Work Session 7:30

Minutes of the Manasquan Planning Board Meeting held Tuesday March 3, 1987 in Boro Hall. All members present except Messrs. Iannelli and Diamond. Board Attorney and Secretary also present.

Minutes of the Feb. 3, 1987 meeting accepted.

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

Application 9-1987 Wight Minor Subdivision, 106 Union Avenue continuation hearing. Entered into evidence as Exhibit III. Memorandum 2/26/87 from Paul Szymanski Board's Consultant. Mr. Szymanski's comment #4 pertained to whether or not the Planning Board or the Zoning Board had jurisdiction over this subdivision. Applicant's attorney Kevin Thomas advised the Board that he had been in touch with Mr. Ragan, attorney for the Board of Adjustment, and Mr. Pandole, Attorney for the Planning Board in December 1986 and it was their opinion that the Planning Board should hear the application. Mr. Szymanski's comment #7 (Proposed Parking) - he found parking plan unacceptable. Mr. Wight testified that he had planned four parking stalls at the rear of lot with existing building and planned for gravel driveway for better drainage. Applicant would be willing to get together with Paul Szymanski and come up with an acceptable alternative plan for parking. Applicant is willing to install curbs and sidewalks. Board went into Executive Session at 8:20 PM. They would like to see revised plans showing curbs, sidewalks, utilities that have been approved by the Boro Engineer and alternative acceptable parking plan. Out of Executive Session, a motion was made and approved to have the Board Attorney prepare Resolution 9-1987 granting minor Subdivision approval to William & Sharon Wight, Block 77, Lots 55/56 with conditions outlined above as pertains to parking, curbs, sidewalks, utilities.

Mr. T. O'Brien, attorney for Mr. R. Strenz, Beachtree Associates, submitted Application 11-87. Amended Site Plan dated 3/3/87 submitted as Exhibit I. Sign facade revised. Mr. O'Brien introduced Richard Graham, licensed architect who described revisions made and the problem they had with water drainage. Board went into Executive Session 9:30 PM. Discussion as to the previous revision submitted 2/11/86 which the Board approved with Resolution 11-86. Members were agreeable previous plans were more in line with what they would expect. New revised plans seem only to call for repainting, leaving original sign facade, which Board felt was too high. Members would like to see plans as per those accepted in 1986 and would like Beachtree to advise their renters of certain conditions of rentals, such as no articles lying up against building no trucks parked on front lawn, and tenant would be in violation of these conditions and subject to summons and penalties. Board back into regular session and advised applicant they prefer plans as submitted in 1986 and to revise those presented this evening. Applicant continuation hearing to be Tuesday May 5, 1987.

Next on Agenda Application 10-87 minor subdivision William & Lillian Smith, 16 Church St., Lots 3 & 4 Block 23. Applicant explained a garage currently exists which will have to be removed since it will encroach on new lot to be formed. Application asked Board if permission could be granted to allow the garage to stand until completion of house which they, applicants, will build on the new lot. They would like to use garage for storage of building materials and equipment. Mr. Pandolfe advised applicant that a condition of approval would be that no CO could be issued until the garage is totally removed, including foundation and slab. Motion made and carried directing attorney to prepare Resolution 10-87 approving minor subdivision.

** Under new business, Mr. O'Brien advised the Board that Ms. Lyn Stuart, Stuart Marketing had sent in an application for an extension of time on Resolution 9-85 granting major subdivision approval of nine lots on Morris Ave. Time period is up 4/5/85. Mr. Pandolfe advised Board that since applicant had application in before April 5, the Board could give her a hearing date. Hearing set for June 2, 1987

** Application of the Ritz Bakery Site Plan for Parking was not heard as applicant was not present nor anyone else to present their proposal.

Secretary advised Members that an Informal Discussion was requested by Mr. Venino, attorney for Mr. Angersbach, owner of property located on N. Main & Atlantic Ave. (old Mobile Station) and plans to erect mini-mall. Sec. advised to put this on April Agenda.

Application received from Mr. M. Brennan for site plan approval on his property on Main St. Lot 7,8,9 Block 25 to erect professional offices. Hearing set for May 5.

Also, received request from Mr. K. Thomas for informal for Mr. Borab reference property on 131 Union Ave. Hearing set for May 5.

Application received from Dr. & Mrs. McCue for minor subdivision of Lots 6,7,8 Block 134 Perine Blvd. Hearing set for June 2, 1987

Also Secretary advised Board that Mr. Longstreet called from Florida requesting an informal in June reference property on Abe Vorhees Drive. Hearing set for June 2nd.

Mr. Newman inquired as to status of meeting reference zoning review. Mayor Winterstella advised that Mayor & Council would like Shade Tree Commission, Environmental Commission, Paul Szymanski, representatives of Planning and of Adjustment to all meet. Mayor and Council are setting money in the budget to have Paul Szymanski review matter and make suggestions and recommendations.

Secretary inquired of Mr. Pandolfe if he had received proper plats from Mr. & Mrs. Pincus on their minor subdivision of property on Curtis Ave which the Board had approved (Resolution 8-87). He advised he had not. Chairman Richard Newman advised Board the Pincus' has informed him their engineer was backlogged, but as soon as prints were available, they would submit copy to Mr. Pandolfe.

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

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting Tues. April 7, 1987

Draft of minutes of the April 7, 1987 Meeting of the Manasquan Planning Board held on Tuesday April 5, 1987. All members except Mrs. Danish were present. Board attorney and Secretary also present.

Worksession 7:30 to review evening agenda.

Minutes from the March 3rd, 1987 meeting were accepted.

Resolution 9-87 - Minor Subdivision Approval William H. & Sharon Riordan Wight Lots 55 & 56, Block 77, 106 Union Ave., Manasquan. read by Board Attorney J. Pandolfe. Motion made, seconded and passed to approve Resolution. Messrs. Diamond and Ianneli abstaining as they were absent during the hearing of the application.

Resolution 10-87 - William and Lilian Smith, 16 Church St. Minor SubDivision approval Lot 3 & 4, Block 23 read by Board Attorney J. Pandolfe. Motion made, seconded and passed to approve resolution. Messrs. Diamond and Ianneli abstained from voting as they were absent during hearing.

Resolution 8-87 Minor Subidivision Application Robert & Claudia Pincus Lots 37 and 39 Block 67. Board attorney J. Pandolfe submitted revised plat plans which he had approved for signatures of chairman and Secretary and advised Chairman and Secretary they could sign Resolution 8-87

Next on agenda was Site Plan application of James & Carol Nash, 405 Morris Ave., Spring Lake for Lot 24, Clock 65, South Street. Mr. Dempsey, attorney for the Nashs presented into evidence the following: Exhibit I, Application, II-Certified Mail Receipts, III-Affadvit of Publication, IV Plat dated 12/23/86, V-Letter dated 3/25/87 from the Boro Engineer and VI-letter dated April 6, 1987 from Board Consulant, Paul Szymanski. Applicant proposes to enlarge rear of property adding 16' 2-story brick addition. Ground floor to be utilized as utility, storage room and for access to 2nd story. Mr. Dempsey advised his client was originally going to convert the 2 apts upstairs to one for use by Mr. & Mrs. Nash; however the present tenant of one of the apartments is an elderly woman who has been a tenant for many years and his client would not want to evict her. His client would ask for the site plan approval, abandoning one apartment use for the present. Mr. Pandolfe questioned the condition of the alleyway at the southerly portion of the property which is used for access to Jaspas Hardware and the new Borden Building. Mr. Nash advised it is in dire need of repair and there is a problem with water runoff. Mr. Nash would be agreeable to repaving his portion if the other two owners would repave their portions. Board reviewed Mr. Szymanski's letter of April 6, 1987 reference to the oil storage tank located in the rear yard. Mr. Nash advised board he will remove it as he is converting to gas heat. Board went into Executive Session to review the application and a motion was made, seconded and passed to direct the Board Attorney to prepare Resolution 12-87 approving the site plan application.

Next on agenda was Informal discussion with Gerhard Angersbach reference property located on N. Main & Atlantic Ave, which he plans to develop into a mini-mall consisting of first floor storefronts and office space and second floor apartments. Mr. Angersbach advised he would like to construct building containing four stores and one apartment over each store, each store and apartment seperated by fire walls. He would provide 28 parking stalls. Mr. Angersbach advised Board he is aware he would have to go to the Board of Adjustment for a variance if this were the plan he used. He presented an alternative plan whereby he would subdivide into four lots. Mr. Pandolfe advised he could subdivide into four lots, erect one bulding with four stores and one apt. above each, but he would have to have a "Home Owner's Association" to cover common areas such as care of parking lot, building upkeep, etc., which would be incorporated into the deed. Mr. Angersbach advised that he would be the only owner for the present.

Mr. Angersbach was also informed he would have to get in touch with the Monmouth County Planning Board since the property was located on a County Road. He was also advised to contact the Board's planner and engineer for their comments as well as the Traffic Officer in the Boro of Manasquan. Total square footage of property would be approximately 21,000 sq. feet; the building approximately 5,000 sq. feet. Mr. Szymanski suggested perhaps the ordinance governing one apartment over one store be reviewed/worded such that a minimum square footage be included since it would be foolish to have just one apartment over a 5,000 sq. foot store(s). Board looked favorably upon Mr. Angersbach concept, and advised him to submit formal application.

Draft of Minutes from the Manasquan Planning Board Meeting held on Tuesday May 5, 1987. All members were present and Board attorney and secretary.

7:30 PM Work Session - to review evening agenda

April 7, 1987 Minutes approved and accepted.

Board attorney Read Resolution 12-87 granting site plan approval to Mr. & Mrs. Nash for the addition of 16' to the existing building located 10 South St., Lot 24 Block 65. Motion made, seconded and passed to approve Resolution 12-87.

Informal Discussion - Mr. George Borub, owner of 131 Union Ave. and Mr. Engineer who prepared plots advised the Board they wanted to develop the property for professional use and would ask a waiver of parking requirements of six spaces. Their Plan I called for parking in rear of property and ingress and egress from Union Avenue. Alternate Plan II called for just three (3) on site parking spaces and driveway on Morris Avenue. Applicant advised to consult with Boro Engineers for best parking arrangements, as well as Board Consultant, Paul Szymanski, then submit application.

Site Plan Application - Michael Brennan, Lots 7, 8, 9 Block 27, Main Street. Mr. R. Houseah, Architect, Planner submitted plans for the development of this property into a two story structure for retail and professional use. Marked as Exhibit I was plat dated 2/ 26/86; Exhibit II, Architectural rendering of South Elevation; Exhibit III survey showing existing property. Exhibit IV Letter from Boro Engineer outlining his comments and suggestions; Exhibit V Letter from Paul Szymanski, Consultant outlining his comments, suggestions, etc. Board reviewed each exhibit with applicant who will contact Engineer & Consultant. Hearing to be continued June 2, 1987.

Site Plan Application - Gem Associates - Mr. Robert Meyer of Meyer Design Atelier, Planner and Architect for Gem Associates along with Robert Lefebvre and Mr. George Gussis submitted their proposal for the development of Lots 19, 20 Block 65 Main St. most commonly known as Alconquin Theater Building. Exhibit I, Application, Paid Tax Bill, Right of Way-Agreement. Exhibit II Plat dated 1/19/87; Exhibit III Review of Board Consultant, Paul Szymanski; Exhibit IV Easement; Exhibit V, Review of Boro Engineer Wm. Farrell. Applicant plans to tear down existing structure and erect 3-story building on Main Street having a walkway through from Main to Squan Plaza on the most westerly side of the building. They plan to erect a 2nd 3-story building facing Squan Plaza on the rear westerly side of the property. Buildings will be fire-proof and conform to all building and fire codes, both buildings to have elevators. A portico will tie two buildings together. They plan to have shops on the first floor, and offices on the 2nd and third floor. Gross Floor area of 48,300 sq. feet is proposed. Right of Way exists between this building and the Manasquan Flower Shop which is used for deliveries to the Flower Shop. Applicant to meet with owner of Flower Shop property to discuss feasibility of utilizing a portion of this 40' right-of-way for additional parking. The Board requested applicant to provide statistics concerning impact of additional traffic, etc to Squan Plaza. Hearing to continue June 2nd.

Secretary advised Board members that Mr. Tombro, Longstreet, Major Subdivision Fourth Avenue, known as Captains Court, was in arrears \$2,352.32 for Boro Engineer's review of the project. Secretary advised to write to Mr. Tombro informing him that the Construction Official of the Boro of Manasquan will be directed not to issue any Certificates of Occupancy until the past due bills are paid.

Cotinuation of draft of minutes from the Manasquan Planning Board Hearing 5/5/87

Secretary advised Board that on May 5,1987 she had received ammended plats on Beachtree Associates Site Plan. Applicant had been scheduled for hearing this date but did not submit revised plans in sufficient time. Board advised secretary to put applciant on agenda for June 2,1987 hearing.

No other business,meeting adhjournald 10:45 PM.

Sue Frauenheim,Secretary
Manasquan Planning Board

Next Meeting June 2,1987
7:30 PM Work Session

Draft of Minutes of the Manasquan Planning Board Meeting held Tuesday June 2, 1987
All members in attendance. Board's attorney John Pandolfe, Secretary Sue Frauenheim
and Consultant, Paul Szymanski also in attendance.

7:30 Work Session to discuss evening agenda.

Meeting called to order 8:00 PM and Chairman Mr. R. Newman advised audience of a
change in the agenda. Ammended Site Plan application Beachtree Associates postponed; and
Stuart Marketing request for extension of Resolution 8-84 and 9-85 would be heard first
as it would only take a few minutes.

Minutes of the May 5, 1987 meeting were approved and accepted.

STUART MARKETING - Mr. T. O'Brien, attorney for Stuart Marketing requested an extension
of one year on Major Subdivision approved April 1985 Resolutions 8-84 and 9-85. Mr.
Pandolfe inquired if the plans as submitted in 1984-1985 were changed and Ms. Stuart
advised Board no changes were made. Mr. O'Brien advised they are awaiting permits from
D.E.P. and Monmouth County Regional Sewer's approval to tie into their sewer system.
Motion made and approved to extend subdivision one year. Attorney directed to prepare Resolution

Dr. & Mrs. J. McCue, 103 Beachfront- Minor Subdivision, 394 Perrine Blvd., Lots 6, 7, 8
Block 134. Entered as Exhibit A, Map dated 2/21/87 prepared by Richard K. Heuser, Engineer
Exhibit B, Affidavit of Publication, Exhibit C Composite of four photos of property taken
by Consultant Paul Szymanski and Exhibit D, Mr. Szymanski's report dated 5/28/87. Dr. McCue
advised Board he will subdivide into three lots, each having two boat slips and parking
on each lot, and there will no construction on the properties. Motion made and approved
to have attorney prepare Resolution 14-87 approving subdivision with conditions restricting
any building construction other than for docking of boats, no commercial activities to be
conducted on property, deed restrictions to run with the land. Dr. McCue's attorney will
submit wording of deed to Board attorney for review.

Michael Brennan Site Plan continuation - Development of Lots 7, 8, 9 Block 27 Main Street
into two-story building for professional and retail use. Applicant had no further witnesses
to call. Board's consultant, Paul Szymanski submitted his memo of May 28, 1987 into evidence
and marked as Exhibit VI. Also presented into evidence Mr. Houseal's letter dated 5/25/87
Exhibit VII. Marked as Exhibit VIII Mr. Szymanski's composite of photos of the site. Board
reviewed Mr. Houseal's letter and Mr. Szymanski's comments. Board members were concerned
with parking; however, since subject property is within 300' of public parking, he is not
required to have any on-site parking. Applicant plans to have 8 retail shops on first
floor and 8 professional/retail on second floor. Mr. Richard Maguire, attorney with
offices on Abe Vorhees Drive, questioned Mr. Szymanski about the ordinance that Mayor &
Council are considering reference to eliminating that portion of the zoning ordinance
waiving off-street parking the B-1 Business zone within 300' radius of a public parking
facility. Mr. Maguire asked whether the proposed ordinance change would affect the applicants
presently before the board. Mr. Pandolfe told Mr. Maguire if the ordinance is passed during
the hearings, the applicant would be required to conform to the ordinance. Mr. Szymanski
advised the applicant would not only have to provide parking for new development, but also
for any existing buildings on the property. Mr. Houseal and Mr. Brennan were recalled for
further questioning concerning parking. Mr. Houseal advised Board if the Boro had total
plans for the Boro parking lot in the future, they would be willing to conform with the
Boro's plan. Members wanted to continue hearing and get more input on parking; however
Mr. Pandolfe advised the Board that the applicant has statutory rights and that 95 days
from submission of his application (March 3, 1987) he is entitled to a vote. Applicant's
application was accepted 3/3/87; 1st hearing was May 5, 1987 and this is second hearing
Board heard all testimony and has to act on application tonight. Because of the lateness
of the hour and in fairness to the Gem Association application, Board voted to put this
application in recess for forty-five minutes; hear the Gem application, then go into
Executive Session to vote on Brennan site plan.

Gem Associates - continuation hearing development of Alconquin Theater property.

Mr. Meyer, architect, advised Board he tried to get information on how many parking spaces on Main and how many parking spaces in the Plaza, but there was none available. He did obtain information from Dept. of Transportation dated 1984. Mr. Meyer advised he had study conducted by Vincent Casserra, Professional Traffic Expert on various days and at various times on Squan Plaza, Main Street, Miller Preston Way, and presented report. Marked into evidence as Exhibit VI, was applicant reply 6/2/87 to Mr. Szymanski's and Mr. Farrell's letters of May 5, 1987; Exhibit VII Revised plans dated 6/2/87; Exhibit VIII Parking and Traffic Impact prepared by Meyer Design and Exhibit IX Mr. Cassera's Report. Mr. Kevin Thomas, attorney with Lautman, Henderson, Mills and Wight with offices on Abe Vorhees Drive requested a copy of Mr. Cassera's report to read.

Hearing open to the public. Mr. Orray Clayton, owner of forest located to the East of the Alconquin building said he questioned the validity of the parking spaces Gem was proposing. Mr. Richard Maguire, attorney with offices on Abe Vorhees Drive presented into Evidence as Exhibit IX his letter dated June 2nd advising the Board of the traffic congestion and parking situation on the Plaza and urging the Board to carry this application, as well as others until the public parking problems in the municipality are thoroughly researched and studied.

Mr. Gussis advised the Board he had been in touch with Chadwick Beach Co. owners of adjoining lot 21A, Block 65 requesting the right-of-way established by deed be modified to permit off-street parking for the applicant's proposed use. Mr. Maguire, attorney for Chadwick Beach Co., presented his letter dated June 2nd advising the Board that his client declines to modify the agreement to permit any parking the area to the rear of its premises.

Mr. Frank Bertucci, owner of Maria's Restaurant located adjacent to the applicant's property advised the Board that if Gem were to construct the building in the rear, there would be no way for garbage trucks to pick up nor would he be able to have deliveries nor could fire equipment get to the rear of his building. Mr. Pandolfe advised if Mr. Bertucci has no right-of-way the applicant does not have to provide ingress and egress to Maria's. Mr. Donovan said he would like to see the applicant and Mr. Bertucci get together and reach some feasible decision. Hearing to continue July 7, 1987

Chairman Mr. Newman left at 10:30 and Vice-Chairman called the Board into Executive Session to discuss the Michael Brennan Site Plan, and in specific parking. Mr. Pandolfe advised Board a condition of approval would be the applicant would have to conform with any future parking plan our engineer would come up with, even if it were five years from now. Also restrictions could be put on time parking, perhaps 3 hrs. Also, Motion made by Mr. Stanley, seconded by Mr. Diamond to approve plan with stipulations as outlined by our attorney. Roll Call vote four yes; three no; Mr. Newman and Mrs. Ronan were not present.

Mayor Winterstella advised the members that the Board should recommend to Mayor & Council that the parking waiver change in the B-1 zone be implemented as soon as possible. Secretary requested to write letter before Council's June 15th meeting.

Board apologized to Mr. Longstreet who had appeared for an informal discussion concerning his property Lots 11b and 12, Block 65 Abe Vorhees Drive. Through a misunderstanding secretary did not realize Mr. Longstreet had returned from Florida and, therefore, she did not put his request on the agenda. Mr. Longstreet was advised the Secretary would be in touch to set up a hearing date.

No other business meeting adjourned at 11:40PM.

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting July 7, 1987 7:30 Work Session

Dear Member:

Enclosed please find draft of minutes of the July 7, 1987 meeting of the Manasquan Planning Board. The Agenda for the August 4, 1987 meeting is:

1. Minutes of the July 7, 1987 meeting
2. Reading of Resolution 16-87 denying site plan application Gem Associates.
3. Hearing of minor subdivision application Mr. & Mrs. T.Hinx Lot 14E, Block 49.
4. Hearing of minor subdivision application Mrs. McSpirtt Lots 34, 35, 36 & 37 Block 121
5. Informal Discussion William Longstreet re development Lots 11B & L2, Block 65 Main St.
6. Informal discussion Dr. & Mrs. Ira Schulman re subdividing Lot 16, Block 165 First Avenue

Sue Frauenheim, Sec.

Worksession 7:30 PM

Draft of minutes of the July 7, 1987 Manasquan Planning Board held in Borough Hall. All members present except Mr. T. Diamond. Board's Attorney J. Pandolfe, Planner P. Szymanski and Secretary Sue frauenheim were present.

Worksession at 7:30 PM to review Evening's Agenda.

Meeting called to order at 8:00 PM by Chairman R. Newman and roll call taken. Mr. T. Diamond was absent.

Minutes of the June 2, 1987 meeting were approved.

Resolution 13-87 granting Stuart Marketing an extension on their Morris Avenue Major Subdivision was approved by a vote of eight yes.

Resolution 14-87 granting minor subdivision approval to Dr. & Mrs. McCue for three lots on Perrine Blvd. to be used for parking only was granted by a vote of eight yes.

Resolution 15-87 granting Michael Brennan site plan approval of lots 7, 8, 9 Block 27 Main St was granted with conditions by a vote of 5 yes, 1 no and 2 abstaining.

Next on agenda was continuation hearing of Gem Associates' Site Plan Application for construction of two three-story buildings on Lots 19 & 20 Block 65 Main Street known as the Alconquin Theater Building.

Mr. G. Gussis requested a waiver from Boro Ordinance 1419 passed on June 15th changing the waiver of parking requirements in the B-1 zone, reminding the board they had an informal discussion with the board on Feb. 3rd 1986 and had received favorable acceptance to their proposed plan; had submitted their application March 14, 1987; could not be heard until May 5, 1987, had a continuation hearing June 2nd and this was their third appearance before the Board and did not receive the Manasquan Fire Inspector's comments until July 2nd. Mr. Gussis felt the Board should grant their waiver or they could demolish the existing building and fence in the property, and the Boro would lose a good tax ratable. Mr. Meyers stated he had all his documents submitted in April but they could not come before the Board until May. No further witnesses for the applicant.

Board attorney called Manasquan Fire Inspector K. Miller who presented his suggestions for relocating the dumpster at the rear of the property as he would like the Fire Lane presently existing on the north side of the adjoining lot Main Street continued through to the Plaza. He also would like to see an additional fire hydrant installed on the S.W. corner of the property. Mr. Gussis cross examined the witness.

Board member E. Stanley had to leave the meeting at this point.

Board's attorney then called the Board's Planner Paul Szymanski. Mr. Szymanski advised the board that a project this size would require at least 114 parking spaces - the applicant has provided 15. If the applicant provided more parking, he would have to reduce the size of the buildings. Mr. Gussis asked Mr. Szymanski if he had surveyed other businesses on Squn Plaza to find out how many spaces they have and has he counted all the parking spaces available in the Plaza. Mr. Szymanski replied no. Mr. Gussis should the board should consider the fact that they don't have all the information on parking available.

Next witness called for the Board as Patrolman John Garrity, Traffic Officer. Ptl. Garrity felt the project would have no major impact on traffic in the Plaza but parking spaces would be a problem.

The Board's testimony was concluded and the audience was invited to ask questions.

Mr. Langella said the Board should not consider dollars or threats of loss of tax money. The Board is not so poor that we need the tax money generated by the applicants building.

Mr. John Hall said applicant has not provided enough parking for shoppers or employees of the anticipated retail shops and offices.

Mr. Kevin Thomas, attorney with offices on the Plaza said he had a legal argument- he did not believe you can grant a waiver if the applicant has not given legal notice for a variance. Mr. Pandolfe advised Mr. Thomas the new parking ordinance was passed after the applicant had filed his application, and the Board does have the authority to waive certain requirements.

Applicants case closed and the Board case closed, the Board moved into executive Session to discuss applicants request for waiver.

Board came out of Executive Session and a motion was made, seconded to deny the waiver. Waiver denied by a vote of seven. Motion made, seconded and approved by a vote of seven to have the Board's attorney prepare Resolution #16-87 denying waiver.

Meeting adjourned at 10:45 PM.

Sue Frauenheim, Secretary
Manasquan Planning Board

Nex Meeting Tuesday Aug. 4, 1987
Worksession 7:30 PM

Draft of Minutes of the Manasquan Planning Board Meeting held in Borough Hall on Tuesday August 4, 1987. Members present, Vice-Chairman W. Donovan, Mayor Winterstella, Messrs. T. Diamond, E. Stanley and J. Iannelli, Messrs. R. Danish and M. Ronan. Absent were Chairman R. Newman and Mr. W. Ruff. Board Attorney John Pandolfe, Jr. and Board Secretary S. Frauenheim present.

Evening Agenda discussed at 7:30 Worksession.

Vice-Chairman W. Donovan called meeting to order at 8:00 PM and roll call taken.

Minutes of the July 7, 1987 Meeting were approved.

Board Attorney J. Pandolfe read Resolution 16-87 denying site plan application of Gem Associates for development of Lots 19 & 20 Block 65 Main Street. Roll Call Vote to deny application was six yes, one abstain.

Minor Sub-division application of Mr. & Mrs. T. Hinz, 115 Sea Girt Avenue. Lot 14 E Block 49 into two lots, was approved and attorney directed to prepare Resolution 17-87 to be read at the September 1, 1987 meeting.

Minor Sub-division application of Mrs. McSpiritt, 351 Cedar Ave., Lots 34, 35, 36 and 37, Block 121 into two lots was approved, and attorney directed to prepare Resolution 18-87 to be read at the September 1, 1987 meeting.

Next on agenda was Informal Discussion with Mr. William Longstreet, Jr. reference development of Lots 11B & 12, Block 65, Manasquan. Mr. Longstreet presented proposed plan to construct a 2-story building on Squan Plaza; 2000 sq. feet upstairs for two offices and 2000 sq. feet downstairs for 2 offices, and would provide onsite parking. Board receptive to concept and suggested Mr. Longstreet contact Board's Planner, Paul Szymanski.

Next on agenda was Informal Discussion with Dr. & Mrs. Ira Schulman, owners of Lot No. 16 Block 165 First Avenue who are interested in subdividing their lot into to lots. Property is 20.56' wide and 160' deep and is a non-conforming lot in an R-4 zone which requires 40' frontage and 10' setback. Property contains two houses; one fronting on Ocean Avenue and one fronting on Beachfront. Board felt that granting a subdivision would make a non-conforming situation more non-conforming and this is not what they would like to see in Manasquan. Applicant advised by Board Attorney that they would have to submit proof that a hardship exists and to seek legal advice.

Under old business, Board discussed Resolution 11-87 Beachtree Associates and applicant's plans to amend plans for sign over front of building. Secretary requested to advise applicant and applicant's attorney that their Amendment will be put on the September 1, 1987 agenda.

Secretary advised Board she had received a letter from William Schmeling, attorney, along with two minor subdivision applications for Mr. & Mrs. Mariott, Lots 6, 7, Block 151 Lockwood Avenue and Mr. & Mrs. Riordan, Lots 16 & 17, Block 45A, Old Squan Road. Tax maps show that property is subdivided and two separate tax bills sent. Board's attorney will review applications.

Meeting Adjourned at 9:30 PM.

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting Tuesday Sept. 1, 1987
Worksession 7:30 PM

Draft of Minutes of the September 1, 1987 Manasquan Planning Board Meeting held in Borough Hall. Members present were Chairman R. Newman, Vice-Chairman W. Donovan, Messrs. E. Stanley, W. Ruf, J. Iannelli, T. Diamond, Mrs. M. Ronan. Absent were Mrs. Danish & Mayor J. Winterstella. Board Attorney J. Pandolfe and Board Secretary Sue Frauenheim present.

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

Meeting called to order at 8:00 PM by Chairman R. Newman and minutes of the August 4, 1987 meeting were approved.

Board heard an informal request from Kevin Thomas, representing Robert Yanger, acting on behalf of his mother Margaret Yanker who owns Lots 5a, 5b, Block 160 Stockton Lake Blvd between N. Jackson and Potter Avenues. Request was for a proposed subdivision of the lot which fronts on both Stockton Lake Blvd. and Lake Avenue. Property is located in R1 zone and zoning calls for 7,000 sq. foot per lot. They propose one lot of 6,000 sq. feet on Stockton Lake and one lot 5,000 sq. ft. on Lake Avenue. Applicant advised that variances would be required and applicant would have to show proof that a hardship exists (other than a monetary hardship). Applicant to consider further.

Resolution 17-87. Board attorney, John Pandolfe read Resolution 17-18 memorializing the Board's granting of approval of Minor Subdivision to Mr. & Mrs. T. Hinz for Lot 14E Sea Girt Ave. Roll Call vote for approval 5-Yes, 2 Abstain, 2 Absent.

Resolution 18-87. Board attorney, John Pandolfe read Resolution 18-87 memorializing the Board's granting of approval of Minor Subdivision to Mrs. M. McSpirtt for Lots 34, 35, 36, 37 Block 121 Cedar Ave. Roll all vote for approval 5-yes, 2-Abstain, 2-Absent.

Amendment Resolution 11-87 Beachtree Associates. Applicant's attorney, Mr. T. Brien submitted revised plans for signs, dated 8/26/87 as Exhibit I; revised plans for lighting dated 8/26/87 as Exhibit II. A colored rendering of proposed building improvement by Richard Graham as shown as Exhibit III (returned to applicant after hearing completed). Applicant proposes parking for renters as well as parking for customers; no merchandise will be placed outside building, especially on Route 71 side. Renter of Matress business stated he used to have to load and unload on Route 71 since there was no space provided for him in the rear of the building but they will now have loading in the back. Board attorney advised applicant to make provisions in the lease to insure no loading in front of building. Applicant plans to post a sign "No Left Turn" on the southerly exit onto Route 71. Board called on Boro Planner Paul Szymanski for testimony. Mr. Szymanski presented into evidence as Exhibit IVA his memo of June 2, 1987 and as Exhibit IVB his supplemental memo dated June 3rd. Entered as Exhibit V was a composite of photos of the site. Each item of Mr. Szymanski's report was reviewed. Planner suggests rear lot screening should be filled in to make a heavier screen in winter; would like some landscaping around directory signs; trailer in rear should be removed; dumpster to be enclosed; suggests some plantings in front of building; re Blakey Ave. sign at parking entrance, would like to have plantings there and the sign posted on building. Also, plans do not show signature block.

Board went into Executive Session at 9:15 PM. Board accepted new roof sign as presented but would like the Blakely Ave. directory posted on the building and would like designated parking spaces marked for tenants. Sign in front should show parking spaces in rear designated for customers. Front of building should be designated Fire Zone (except for two door area); no outside storage of materials. Lighting plan as presented was acceptable. Board went out of executive Session into public hearing meeting.

Reviewing Mr. Szymanski's comments, applicant advised Board that the reason for no shrub planting in front is that gas and oil tanks are located in the front of the building and have to be kept clear for deliveries. He is willing to plant some low shrubs. Mr. Campbell, owner of the Mattress Place advised members that they need the walkway for customers and would suggest low shrubs would not obscure the building. Planting trees, however, would obscure building.

At this time the Board went back into Executive Session. Discussion held on leaving asphalt in front of building but perhaps planting low shrubs. Discussion on Parking Space 18 on the most n/w corner on Blakely is next to private home. Board would like that space eliminated. Driveway on Rt. 71 has fence attached to building and the opening is only 17'. The drive runs right next to building. Board would like to see driveway moved to the South. Board would like rear planting filled. Board out of Executive Session at 9:45 PM and back into public hearing. Motion made, seconded and carries to grant amended site plan approval subject to conditions. Board attorney directed to prepare Resolution for reading at the October Meeting.

Mr. Szymanski advised the Board he had received a letter from George Borub, Inc. informal discussion applicant May 5, 1987 refusing to make payment of Mr. Szymanski's fees for reviewing his proposal. Board secretary directed to write a letter to Mr. Borub re payment.

Concerning Major Subdivision Captain Court on Fourth Avenue, secretary directed to write a letter to Manasquan Construction Official requesting the status of the sub-division and if there are any changes or differences in the requirements set forth by the Board in the conditions of Resolution 10-85.

Board requested Mr. Szymanski to prepare a report for the October meeting as to what has to be done to update the Master Plan in 1988.

Mr. Pandolfe reviewed letter from Mr. William Schmeling attorney for Mr. & Mrs. Riordan - lots 16, 17 Block 45A Old Squan Road who requested minor sub-division and will remove garage existing on Lot 17. Mr. Schmeling advised to submit subdivision application and plans.

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

Sue Frauenheim, Sec.
Manasquan Planning Board

Next Meeting Tuesday Oct. 6, 1987
Worksession 7:30 PM

Dear Member:

Enclosed please find draft of minutes from the Planning Board Meeting held Tuesday Sept. 1, 1987. The Agenda for the October 6, 1987 Meeting is:

1. Minutes of 9/1/87 Meeting
2. Reading of Resolution 19-87 approving Ammended Site Plan Beachtree Associates.
3. Minor Subdivision application Walker, 43 Lakewood Road, Lots 41,42,43 Block 10.
4. Minor Subdivision application Riordan, Lots 16 & 17, Block 45A Old Squan Road. Will demolish or move garage presently existing on Lot 17.
5. Informal Discussion south Monmouth Multiple Listing Lot 3, Block 24 South St. Reference adding 2nd story to be used as meeting room.
6. Conditional Use Application First Baptist Church, 47 South St. requesting approval to use 2nd floor for three Sunday School classrooms 1 hr. each Sunday morning.
7. New Business
8. Old Business

Oct. 6, 1987 Meeting 7:30 Worksession

Sue Frauenheim, Sec.
Manasquan Planning Board

Draft of Minutes of the Manasquan Planning Board held on Tuesday Oct. 6, 1987 in Borough Hall. Present were Chairman Newman, Vice-Chairman Donovan, Messrs. Diamond, Stanley, Ruff, Mrs. Danish, Mrs. Ronan. Absent were Mayor Winterstella and Mr. Iannelli. Board attorney J. Pandolfe and Secretary Sue Frauenheim present.

Worksession at 7:30 PM. Mr. Pandolfe advised Board Members they would be served with a Civil Action Summons from Superior Court filed by Gem Associates. A member of the Monmouth County Sheriff's Office served summonses to those members present. Mr. Pandolfe advised the Board he would be preparing answers on behalf of the Manasquan Planning Board and its individual members.

Board attorney reviewed applications for Riordan Minor Subdivision and Conditional Use application for First Baptist Church. Attorney also advised Board of the Resolution 19-87 covering amended site plan Beachtree Associates.

Chairman Newman called meeting to order at 8:00 PM. Roll call taken and minutes of the September 1, 1987 meeting were approved.

Resolution 19-87 - Amended Site Plan Beachtree Associates Lots 23A, 33D, Block 47 Route 71. Board Attorney read Resolution and a motion made, seconded and passed to Approve same.

Minor Subdivision Mr. & Mrs. Scott Walker 43, Lakewood Road, Lots 41, 42, 43, Block 10 Lakewood Road. Applicant's attorney Evan W. Broadbelt presented application and Plats dated 9/9/87 prepared by Thomas H. Stuart, Jr. into evidence as Exhibit I. Subdivision conforms to all zoning codes and motion made, seconded and passed to have Board attorney prepare Resolution approving Minor Subdivision.

Minor Subdivision Riordan, Lots 16, 17, Block 45A Old Squan Road. Application not heard as no one appeared. Application hearing postponed until November meeting.

Condition use Application First Baptist Church on South Street - No one was present to resent application - application postponed until November meeting.

Informal Discussion - South Monmouth Multiple Listing - Mr. Kevin Thomas, attorney representing applicant, advised Board applicant proposed to add a second story to the existing building to contain a meeting room and rest room and presented a schematic, along with land layout. The existing building is non-conforming as far as front set-back is concerned and an existing encroachment on South side of 2.3' and 10' set back on north side. Applicant would renovate the entire building. There will be no increase in amount of employees - they presently work 8:30 AM to 5-6 PM. Any meetings held in the upstairs addition would be afterhours for approximately 1 - 1½ hours and about 10-15 people would attend. Applicant would like a waiver of parking requirements. They propose to install two parking spaces in the rear but would dedicate these to the Borough for general public use. Applicant advised to check with Boro Planner.

New Business - Schride Associates representative, Attorney John Giunco advised the Board that the applicant could not get title insurance because of a Reverter Clause (Condition 15-5) of Resolution 16-84 granting approval of Major Subdivision on Brielle Road. This condition prohibits any construction in the conservation area. Any violation of this condition would revert the title to the grantor. Applicant said it would be very difficult to enforce this condition in the event of a property change. Board attorney advised Mr. Giunco that the Final Maps of the Major Subdivision could be amended to show, in writing, that no construction is allowed below high water line and if property changes a title search would refer to the amended map. Also, deeds could contain restrictions. Applicant advised to have amended maps prepared for Board signatures and submit application. Mr. Giunco also requested an extension of time until December 4, 1988

Continuation of Draft of Minutes from the Oct.6,1987 Planning Board Meeting

Motion made to have Board attorney prepare Resolution 22-87 granting the extension of time and to revise map to include Condition 15-5 and that deeds refer to the amended map. Motion carried.

Mr. Pandolfe advised the Board he had received a letter from Mr. John Drew with reference to Resolution 12-85 approving Minor Sub-Division John & Frances Drew, Lot 1A, Block 155. The Army Corps of Engineering questioned property lines as they pertained to Bulkheading. Motion made to have Board Attorney prepare Resolution 23-87 to revise property lines as required. Motion Carried.

Mr. Pandolfe advised Board he had received a letter dated Sept. 18, 1987 from Michael J. Gross, attorney for Schride Associates concerning a water easement and a deed extinguishing same. Planning Board Secretary directed to write a letter to Borough Attorney advising the Board had no objections, but requesting he review same and let them have his comments.

Mr. Kevin Thomas, attorney for Condon & Peters advised the Board that the Final Major Subdivision Maps for Lot 1, Block #45, Perrine Blvd. showed a filing date on or before July 15, 1987 which was 190 days from Municipal Approval. Major Subdivisions have to be filed on or before 95 days. His applicant requested that the Board grant an extension until October 31, 1987. Motion made and carried to have Board attorney prepare Resolution 21-87 granting the extension. Mr. Thomas advised the Board that he had been in contact with Mnemouth County Clerk Jane Clayton who requested a letter from the Planning Board advising her of their decision. Planning Board Secretary directed to submit letter accordingly.

Secretary reminded members that the next scheduled meeting would fall on Election Day November 3rd, and that according to a Resolution passed in January 1987 setting Planning Board Hearings, if a meeting falls on a Holiday, the meeting would be held on the 2nd Tuesday of the Month. Secretary directed to submit notice to Coast Star advising Residents that the November meeting would be held on Tuesday November 10th, 1987.

No other Business, Meeting Adjourned.

Sue Frauenheim, Secretary
Manasquan Planning Board

Next Meeting Nov. 10, 1987
Worksession 7:30 PM

Dear Member:

Enclosed please find minutes of the August 4, 1987 Planning Board Meeting. The Agenda for the September 1, 1987 Meeting is:

1. Minutes of 8/4/87
2. Informal Discussion Minor Subdivision Yangner, Stockton Lake Blvd. - attorney Kevin Thomas
3. Reading of Resolution 17-87 granting minor subdivision approval Mr. & Mrs. T.Hinz.
4. Reading of Resolution 18-87 granting approval minor subdivision Mrs. McSpiritt
5. Application Beachtree Associates amending Site Plan for signs.-Attorney T.O'Brien.

Sue Frauenheim, Sec.

9/1/87 Worksession 9/1/87

Dear Member:

Enclosed please find draft of minutes of the Manasquan Planning Board Meeting Tuesday Oct.6,1987.

Following is the agenda for the November 10,1987 Meeting:

1. Reading of Resolution 20-87 granting Minor Subdivision approval Lots 41,42,43 Block 10 -Mr. & Mrs.S.Walker
2. Reading of Resolution 21-87 Condon-Peters Major Subdivision Perrine Blvd. for Extension of time.
3. Reading of Resolution 22-87 - granting Extension of time Major Subdivision Schride Associates - Brielle Road.
4. Reading of Resolution 23-87 Mr.& Mrs. J.Drew,Lots 1A,Blk 155 Minor Subdivision - changing property lines as they pertain to bulkheading as requested by the Army Corps of Engineering.
5. Minor Subdivision Riordan lots 16,17 Block 45A Old Squan Road
6. Conditional - Use Application-First Baptist Church-South Street
7. Site Plan Application Manasquan Library Broad Street
8. Informal Discussion Mr.Frank Salley,L.S.I.Engineering representing T.S.I.(Transatlantic Telecommunication Systems,Inc.) concerning development of property known as Lot 2,Block 54 (near Sea Girt Camp).
9. New Business
10. Old Business

Sue Frauenheim,Sec.

7:30 PM Worksession 10/10/87

Dear Member:

Mr.Salley called from Virginia and advised he had conversation with Mayor Winterstella and would sincerely appreciate it if he could be heard at the November 10th meeting.

The minor subdivision of Riordan and the Site Plan of the Library conform to all zoning requirements and should not take much time. The Reading of the three Resolutions will be short also.

Draft of Minutes of the Manasquan Planning Board Meeting held Tuesday Nov.10,1987 in Borough Hall. All members present except Mrs. R.Danish and Messrs. Iannelli & Diamond. Board attorney and secretary also present.

Worksession at 7:30 PM to discuss evening agenda.

Minutes of the October 6,1987 Planning Board Meeting were approved.

Resolution 20-87 - Board attorney, John Pandolfe, Jr. read Resolution 20-87 granting approval of minor subdivision application of Mr. & Mrs. S.Walker for lots 41,42 and 43 Block 10 Lakewood Road. Motion made, seconded and passed to approve Resolution.

Resolution 21-87 - Board attorney John Pandolfe, Jr. read Resolution 21-87 granting approval of a request for an extension of time until October 31,1987 to file map in Monmouth County for major subdivision lot 1, Block 145 Perrine Blvd. Motion made, seconded and passed to approve Resolution. C.Peters & N. Condon.

Resolution 22-1987 - Board attorney, John Pandolfe, Jr. read Resolution 22-87 granting approval for an extension of time until 12/4/88 to Schride Associates for major subdivision Brielle Road (amending Resolution 16-84) and also to amend Condition 15-5 Reverter Clause of Resolution 16-84 wherein any construction in the conservation area would revert the title to the grantor. The applicant's title insurance company would not accept this reverter clause as it would be very difficult to enforce in the event the property changed ownership. Final Maps of the major subdivision were amended to show in writing Condition 15-5. Final Revised Map was dated November 9,1987 prepared by Birdsall Engineering. Applicant was advised to submit a copy of the Resolution 22-87 and revised map to Dept. Environmental Commission of Manasquan. Motion made, seconded and passed to approve the Resolution.

Resolution 23-87 - Board attorney, John Pandolfe, Jr. read Resolution 23-87 granting approval of an amendment to Resolution 12-85 Minor Subdivision John & Frances Drew, Lot 1A, Block 155. The Army Corps of Engineering had questioned property lines as they pertained to bulkheading and requested the applicant revise the lines. Motion made, seconded and passed to approve Resolution.

Minor Subdivision Application Mr. & Mrs. Riordan, Lots 16,17 Block 45A Old Squan Road Mr. William Schmeling, attorney for the applicant presented plans and application for minor subdivision. There is a two-story dwelling and detached garage presently existing on the property. Applicant proposes to either demolish or relocate existing garage so as to create a buildable lot. Motion made to have attorney write up Resolution 24-87 approving minor subdivision with condition the existing garage be moved or demolished. Motion carried.

Conditional Use Application - First Baptist Church of Manasquan 51 South St. Lot 2, Block 23. Applicant requested approval of condition use of second floor for Sunday School Classes for about one hour on Sunday mornings only. Applicant advised Board members that the Borough Fire Inspector, Kenneth Miller has visited the site and provided instructions on fire prevention and safety for the building. Mayor Winterstella made a motion to waive requirements (fees, maps, etc.) Motion carried. Motion made and carried to have the Board attorney prepare Resolution 25-87 approving application.

Site Plan Application - Manasquan Library presented Site plan application for proposed 40'x40' addition on the north side of their existing building to be used as a Children's Library. Motion made and carried to waive site plan requirements for the applicant. There is adequate parking available and applicant will adhere to all building codes. Motion made and carried for Board attorney to prepare Resolution 26-87 approving site plan application.

Continuation of Draft of Minutes of the Manasquan Planning Board Meeting held
Tuesday November 10, 1987

Informal Discussion - Lightwave Spectrum and Private Transatlantic Telecommunications Systems, Inc. Mr. Frank Salley, representative of LSI advised the Board that PTS will be laying transatlantic cable and after viewing four or five different locations along the Jersey Shore narrowed their choice of operations to Deal and Manasquan and subsequently decided on Manasquan. L.S.I. are the consultants for PTS. Development of the lot consists of an approximately 4200 square foot telecommunication center which will mainly house equipment. The site will be fully improved by the developer. The property is presently owned by the N.J. National Guard and is nontaxable, however, the National Guard is proposing to enter into a 99 year lease with PTS and Transatlantic will then erect a building and improve Lot 2, Block 54. PTS has received approval from the state for their project. There will be no storage of equipment, trucks, etc. There will be no visitors to the building only maintenance crews. They propose to build terminals in Manhattan and in Philadelphia and intend to ask for an easement from Manasquan to lay cable in an overland route. Since applicant will be leasing property but owning the building they will require water, sewer, fire and police service and should be a tax rateable for the Borough of Manasquan. Mr. Pandolfe advised the Board he believed if it is a privately owned building it would be taxable but he will inquire and have additional information for Board members for the December meeting. Discussion to continue at December meeting.

Board attorney John Pandolfe submitted his bill for the year 1987 in the amount of \$5,000. Motion made, seconded and carried to approve payment.

Mr. Pandolfe advised Board members that he had replied to the Civil Action charges made by Gem Associates against the Manasquan Planning Board. His reply was dated October 22, 1987 and sent to Monmouth County Clerk Jane Clayton, and that the Board Secretary had a copy of his reply, as well as Gem's charges and all correspondence if any member wished to review same.

No other business, Meeting adjourned at 9:40 PM.

Sue Frauenheim, Secretary
Manasquan Planning Board

Next Meeting Tuesday Dec. 1, 1987.
Work Session 7:30 PM

Draft of Minutes of the Manasquan Planning Board Meeting Held on Tuesday December 1, 1987. All members present except Mr. M. Ronan. Board attorney and Board Secretary also present.

Work Session at 7:30 to discuss the evening's agenda. Board attorney asked Chairman Newman if we could rearrange the agenda to hear the Informal Discussion with Mal, Inc. for a use permit as their attorney, Mr. T. O'Brien and an early appointment.

During the work session, Mr. O'Brien introduced John Iorio who is a partner with Mr. Maliszewski (Mal, Inc.) They are interested in renting space in the Beachtree Building on Route 71, approximately 2000 sq. feet in the rear of the building to be used for pinstriping, decal replacement, glass and windshield replacement of autos and some light autobody work. They would employ four employees and there would be a maximum of 4-5 cars inside. The majority of their work is with car dealers with some off-street customers. There would be no storage of cars outside, no motor repairs, no excessive noise. They will use air compressor type tools. This type of business requires a State License to operate. Would like a small dumpster outside for garbage but could have garbage inside and put out several times per week for pick-up if the Board preferred. There would be a small office inside the building and they would have an exhaust system. Mr. Iannelli advised Mr. Iorio that they would have to adhere to all Bocca requirements, i.e. firewalls, sealed containers, etc. Applicant submitted their Use Permit Application to be heard during the regular meeting.

Chairman Newman called the meeting to order at 8:00 PM and advised the audience of the change in agenda, and that Mr. Iannelli had heard the tape of the 11/10/87 meeting and would be eligible to vote this evening. Minutes of the October 10th, 1987 meeting were approved.

Mr. O'Brien, attorney for Mal, Inc. presented their Use Permit application and fee. Mr. Pandolfe advised the Board that they had heard Mr. Iorio's presentation during the informal discussion and a motion can be made to accept the testimony as given during the Work Session. Motion made, seconded and carried. Mr. Iorio stated they would have 5-10 gals of flammables on the premises at one time. He was advised to have our Fire Inspector review safety and fire hazards. Mr. Pandolfe advised the Board that it is a permitted use in the zone however the Board can impose conditions that would have to be met, i.e. DEP approval, Fire Inspector's approval, Building Official's approval, etc. Applicant was agreeable and fully understands everything that is required. Language would be in the Resolution that if he does not fulfill the conditions, no business would be able to take place. Motion made, seconded and carried to approval Use Permit with restrictions and conditions and Attorney directed to prepare Resolution 27-87.

Chairman advised the Board that the Minor Subdivision Application of Ronald and Linda Urban had been postponed.

Minor Subdivision - Holy Trinity Lutheran Church, Main St. Lot 5A, Block 34
Mr. Lawrence McIver, attorney for the applicant presented the application and advised the board that by creating a new lot the existing garage would make it non-conforming. In the future when the lot would be sold, they would either move it or remove it. Motion made to waive fees and subdivision requirements. Motion made to approve subdivision with condition that garage would be removed or moved when lot was sold. Motion carried and attorney directed to prepare Resolution 28-87.

Continuation of Draft of Minutes of the Manasquan Planning Board Meeting held Tuesday December 1, 1987.

Resolution 24-87 - Minor Subdivision Approval Lots 16, 17, Block 45A, Old Squan Road Mr. & Mrs. Riordan. Board Attorney John Pandolfe read Resolution 24-87. Motion made, seconded and carried to approve Resolution 24-87.

Resolution 25-87 Conditional Use - First Baptist Church, South Street, Lot 2, Block 23. Mr. Pandolfe read Resolution 25-87 granting approval of Conditional Use. Motion made, seconded and carried to approve Resolution 25-87.

Resolution 26-87 Site Plan Approval Manasquan Library, Broad Street. Mr. Pandolfe read Resolution 26-87 granting Site Plan Approval. Motion made, seconded and carried to approve Resolution 26-87.

Mr. Frank Salley of Lightwave Spectrum continued his Informal Discussion re proposed development of Lot 2, Block 54 by Transatlantic Telecommunication Systems. For the benefit of those members absent at the November 10th, 1987 Meeting, Mr. Salley explained the proposed plans in full as discussed at the November 10th meeting. Mr. Pandolfe advised members that he had checked with the tax assessor and the Borough attorney and the building will be taxable and perhaps the property also. The easement that is required for the cables in Manasquan would have to be approved by Mayor & Council. Mr. Pandolfe advised Mr. Salley that they would have to negotiate with Mayor & Council and show them the routing of the cable and alternate routes and it would be encumberant on them to approach Mayor & Council with their plan. They would also have to obtain county to county approval as well as state to state. Mr. Salley advised that they are ready to file their application and have had plans, plats printed. Mr. Pandolfe advised applicant to have their engineer meet with our consultant, Paul Szymanski and jointly decide on plans. Also, under the statute, the Boro of Sea Girt has to be notified. Mr. Salley advised members they had applied for FCC license and were granted a license for the European facility. Mr. Pandolfe advised the applicant that informal discussions are not binding either to them or to the board. The Board has indicated they are receptive to their idea as presented and testified to informally. It is now up to the applicant to submit their site plan and review their plans with the Boro Engineer as well as the Boro Planner. Applicant indicated they would be ready for the Jan. 5th Planning Board meeting.

Mr. Michael Parziale of Mike's At the Inlet presented to the Board a schematic of the alterations he plans to do to his building on River Road. Mr. Ratz, Manasquan Construction official had advised Mr. Parziale to come before the Planning Board for a site plan application. After reviewing the alterations, the Board Members and Board attorney felt that Mr. Parziale's plans fall within the "Exception" of Chapte 107-53 of the Boro Code and, therefore, does not require a site plan. A motion was made, seconded and passed to have the Board attorney write a letter to the Construction Official so advising him.

Board Secretary advised the Board that the N.J. Federal of Planning Officials had sent a Membership Application to the Board, as well as to the Board of Adjustment, for 1988 membership at a cost of \$80 for each board. Motion made, seconded and passed to join for 1988.

No other business, meeting adjourned 9:30 PM.

Sue Frauenhiem, Secretary
Manasquan Planning Board

Next Meeting January 5, 1988
Work Session 7:00 PM

Dear Member:

Enclosed please find copy of Draft of Minutes of November 10, 1987 Manasquan Planning Board Meeting. The agenda for the December 1, 1987 meeting is:

1. Minutes of 11/10/87
2. Reading of Resolution 24-87 Minor Subdivision Approval Lots 16,17 Block 45A Old Squan Road, Mr. & Mrs. Riordan
3. Reading of Resolution 25-87, Conditional Use Lot 2, Block 23, First Baptist Church South Street
4. Reading of Resolution 26-87 Site Plan Approval Manasquan Library Broad Street.
5. Minor Subdivision Application Holty Trinity Lutheran Church, Main & Osborn Lots 5A Block 34
6. Minor Subdivision Application Lot 10 Block 108 N. Jackson Ave. Ronald & Lindan Urban *cancelled*
7. Informal Discussion Mal, Inc. 187 Parker Ave. Beachtree Bldg. re opening pinstripping, decal replacement, windshield and glass replacmeent, auto & boat fiberglass repair and light autobody work. Owner James Maliszewski.
8. New Business
9. Old Business

Dec. 1, 1987 Meeting Work Session 7:30 PM

Sue Frauenheim, Sec.
Manasquan Planning Board

Dear Members: Mrs. Ronan will be absent at the Dec. 1, 1987 meeting - away on vacation.
Mrs. Danish, Messr. Diamond and Iannelli *ref* will not be able to vote on first four items. We will need a quorum to pass these items.

AFFIDAVIT T

STATE OF NEW JERSEY)

SS:

County of Monmouth)

I, JERRY IANNELLI of full age, being duly sworn according to law, upon oath, deposes and says that:

1. I am a member of the Manasquan Planning Board, Manasquan, New Jersey.

2. I was absent for the regularly scheduled meeting held on Nov. 10, 1987.

3. I have listened to the complete mechanical recording of the meeting held on NOV 10, 1987 during which the hearing was held for: RESO. 20-87, 21-87, 22-87, 23-87, BL 45A LOT 16, 17-1
BL 23 LOT 2, RESO. 76-87.

Subscribed and sworn to before me
this 30 day of NOVEMBER, 1987

Jerry Iannelli

Margaret D. Kazenmayer

MARGARET D. KAZENMAYER
NOTARY PUBLIC OF NEW JERSEY
~~Notary Public, State of New Jersey, 1991~~
~~Attorney at Law of New Jersey~~