

Dear Member:

Enclosed please find copy of minutes from the Manasquan Planning Board Meeting held Tuesday January 3, 1989. As you will note, because we did not have a quorum a vote could not be taken on the Scerrato Site Plan and the Urban Amendment. These matters will be taken care of at a Special Meeting to be held Tuesday January 10, 1989 at 7:30 PM along with Reorganization.

The Scimeca Site plan Application Hearing was cancelled by Mr. Scimeca on Friday Dec. 27th and postponed until their plans can be adjusted.

Special Meeting Agenda January 10, 1989 7:30 PM:

Reading Resolution 26-88 Site Plan Approval Robert Scerrato

Resolution 27-88 Amendment to Urban SubDivision  
Approval Resolution 25-88.

Reorganization Meeting

Regular Meeting Feb. 7, 1989:

6:00 - 7:30 PM Master Plan Continuation Hearing

8:00 PM - Informal Discussion Glimmer Bay Estates  
Brielle Road re Certificates Occupancy

Continuation Hearing Maraziti Major Sub-  
Division Brielle Road

New Business

Old Business

Sue Frauenheim, Sec.  
Manasquan Planning Board

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD  
MINUTES  
REGULAR MEETING  
JANUARY 3, 1989

The Planning Board of the Borough of Manasquan held a regular meeting on January 3, 1989 in Manasquan Borough Hall. In the absence of the chairman and vice-chairman, the meeting was called to order at 6:30 p.m. by Mayor John Winterstella.

Roll Call: Present: Mayor Winterstella, Mrs. Danish, Mr. Ruf, Mrs. Wagner, Mr. Waltzinger.

Absent: Mr. Iannelli, Mr. Stanley, Mr. Diamond, Mrs. Ronan.

Mayor Winterstella announced that a quorum was not present at the meeting to vote on the two resolutions being brought before the Board. He noted that the terms of Mr. Ruf and Mr. Waltzinger had expired December 31, 1988 (their reappointments are pending), Mrs. Danish was absent at the last meeting and Mrs. Wagner is taking over Mr. William Donovan's spot on the Board.

A motion was made, seconded and passed to hold a special meeting January 10, 1989, 7:30 p.m., for the purpose of passing the resolutions. A Master Plan meeting will not be held prior to the January 10 meeting, but will continue at 6 p.m. prior to the February 7 regular meeting.

Mayor Winterstella welcomed Mrs. Evelyn Wagner to the Board. He stated that she had volunteered to take the spot held by William Donovan, who has stepped down. Mayor Winterstella suggested a resolution be passed recognizing Mr. Donovan's service during over a decade on the Board.

There being no further business, the meeting was adjourned.



Sue Frauenheim, Secretary  
Manasquan Planning Board

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

Dear Member:

Enclosed please find copy of minutes from the Manasquan Planning Board Meeting held January 10, 1989.

As you will note, the agenda has been altered. Please accept the following:

REGULAR MEETING - FEBRUARY 7, 1989

- 6:00 - 7:30 p.m. - Master Plan Continuation Meeting
- 7:30 p.m. - Informal Discussion - GEM Associates
- 8:00 p.m. - Informal Discussion Glimmer Bay Estates  
Brielle Road re. Certificates Occupancy
- Continuation Hearing Maraziti Major Subdivision  
Brielle Road.
- Use Permit - Lewis Gray - Hwy. 71 and Blakey St.
- New Business
- Old Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated January 23, 1989 in Manasquan

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD  
SPECIAL MASTER PLAN  
MEETING

February 7, 1989  
Manasquan Borough Hall

The special master plan meeting of the Manasquan Planning Board was called to order at 6 p.m. February 7, 1989 by Planning Board Chairman Jerry Iannelli.

Roll Call: Present: Board Members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Ruth Danish, William Ruf, Fred Waltzinger.

Absent: Mayor John Winterstella, Thomas Diamond and Margaret Ronan.

The Chairman turned the meeting over to Paul Szymanski, planner, for discussion of the Master Plan.

Mr. Szymanski discussed the historic element he has been researching for the Master Plan, including a historic resource inventory. He stated he has met with Mr. Wesley Banse, town historian, on the matter and has collected information on historically significant buildings from the Monmouth County Historic Association.

Mr. Szymanski spoke about three historic areas, including the Squan Village area (North Main Street and Broad Street area), the Osgood-Curtis farm area and the Seaview development, as possible areas of historic preservation.

A policy discussion will be raised, stated Mr. Szymanski, regarding historic areas. Such options include the creation of a historic district ordinance. Under a historic district ordinance, he explained, homeowners may be subjected to present plans so the improvements / building maintain the historic integrity of the area in regards to such aspects as architecture. Mr. Szymanski stated that he wanted to get the Board's feelings on the suggestion about such "guidance".

"The intent is to make sure we keep the character, style and integrity of the property," stated Mr. Szymanski.

Board Attorney John Pandolfe expressed concerns over the suggestion in regards to limitations on individual rights and possibility of effects on selling of the property.

Mr. Szymanski also noted how much of the historic value has been altered and/or destroyed over the years.

Mr. Pandolfe asked Mr. Szymanski how far he was into the re-examination; he stated he was about 60 percent completed. He stated a projected an April - May date for a hearing. Mr. Pandolfe also asked what Mr. Szymanski will include in his report. Mr. Szymanski said the report will include a background report, revised land use plan map, and recycling plan.

Mr. Szymanski then went on to the topic of land use. He compared a map of the land use in 1979 to a land use survey recently conducted. Mr. Szymanski said he compared the zoning lines to the land use survey and came up with several matters for the Board to discuss. Mr. Pandolfe suggested that the Board let Mr. Szymanski know if the ideas are approved or not approved of so that a list of recommendations are forwarded to Mayor and Council. Zoning was discussed for such areas as Glimmer Bay, the railroad station area, the Sea Girt Army Camp and the Methodist church. Also discussed were items not shown on the map, such as certain streets and subdivisions.

Mr. Szymanski, Mr. Pandolfe and the Board discussed the definitions of two vs. multi-family houses. They also discussed the various multi-family situations in Manasquan. Mr. Szymanski said he would like to show the multi-family areas on the land use map and have them reflected in the zoning (only for existing situations).

Mr. Szymanski stated that the PUD area would be discussed at the next meeting. He then started discussion on the B-2 zone.

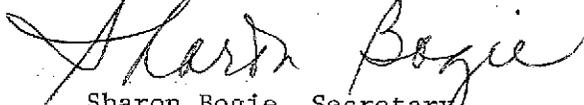
Mr. Szymanski stated that in his opinion, the beach B-2 zone is "not very viable." He said that there is less commercial now than in the 1950s when he started visiting the area.

"It just seems to me that things are not happening which should be happening if it was a viable area. We'd have a lot more commercial than we have now," he stated.

Mr. Szymanski said that some consideration may be given as to whether the zone should be cut down or to do something which would give it some infusion.

Mr. Szymanski stated that discussion of the B-2 zone would continue as would discussion of such matters as possible changes in the size, etc. of the Industrial zone.

Respectfully Submitted

  
Sharon Bogie, Secretary  
Manasquan Planning Board

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD  
REGULAR MEETING  
FEBRUARY 7, 1989  
MANASQUAN BOROUGH HALL

The Manasquan Planning Board held its regular meeting on February 7, 1989 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan. Board Chairman Jerry Iannelli called the meeting to order at 8 p.m.

Roll Call: Present: Board members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Ruth Danish, William Ruf, Fred Waltzinger.

Absent: Mayor John Winterstella, Board Members Thomas Diamond, Margaret Ronan.

Also present were Board Attorney John Pandolfe, Planner Paul Szymanski and Board Secretary Sharon Bogie.

Chairman Iannelli noted that a quorum was present and announced that this was an open public meeting in accordance with the Public Meetings Act of 1975 and had been published according to law.

Application 8-89 - Use Permit - Louis Gray - Highway 71 and Blakey Ave. (Veratron Building) - The Board Attorney stated that he had known Mr. Gray for years and asked the Board if they had any objection to him handling the case; the Board had no objections.

Mr. Gray testified that he wished to rent a portion of the building at Highway 71 and Blakey Avenue to establish an awning shop. The space would be used for employees to set the canvas awnings.

Mr. Gray discussed his plans for the store, which measures 2640 square feet. He stated that the only entrance to the shop would be via Blakey Avenue. He plans on two sewers, one salesperson and himself to man the shop at first; he estimates that if business conditions merit, there could be a total of six to eight employees. Mr. Gray said there is very little in the way of retail traffic; homeowners just come in and order. There will be no overnight parking, he testified.

Mr. Gray testified that there would be no self-combustibles / volatile substances on the premises. He also stated that there would basically be only sewing machines and possibly metal bending equipment in the space. Storage for awnings during the winter would be conducted through the business' warehouse in Ocean Township. There would be adequate space on premises to store needed inventory of materials at the Manasquan location, Gray testified.

Mr. Pandolfe advised Mr. Gray that at the time he executes a lease, Mr. Gray should have a copy of the ordinance which details requirements and restrictions involving the building.

The Board asked Mr. Gray about his business hours; Mr. Gray stated that the hours would be 8 a.m. - 8 p.m. Monday through Saturday. The Board also asked about the noise generated by heavy-duty sewing machines; Mr. Gray replied that it was similar to a household sewing machine.

Mr. Szymanski discussed parking space at the building and whether any count was being taken of how many parking spaces were being used by employees.

Board Member Stanley made the motion to have the Board Attorney draw up a resolution granting a use permit to Mr. Gray. The motion was seconded and passed by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Ruf, Waltzinger.

Application 7-89 - Glimmer Bay Estates - Block 136, Lots 1-26 and Block 136.01, Lots 1-10 - informal hearing. Lewis Zlotnick, president, testified regarding the request from Glimmer Bay Estates to allow Certificates of Occupancy to be issued for each house in the development without waiting for the final coat of street pavement for the entire tract to be in place and without requiring the sidewalks for the entire development to be installed.

Mr. Zlotnick testified that they were seeking the modification to their resolution in order to avoid damage of the final pavement and sidewalks from such things as digging by the utility services and building equipment.

The Glimmer Glass developers also requested that the Board allow individual unit COs to be issued prior to the final pavement of the municipal lot.

It was noted that the required performance bonds had been posted. The Board requested a copy of the bond.

Mr. Zlotnick also testified that the completion of the development depended on the housing market; if sales were going well, it could be a year, if not, more than two might be needed.

There being no further questions from the Board, a motion was made and seconded to have the Board Attorney draw up a resolution granting the modifications in the original resolution. The motion passed by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Ruf and Waltzinger. "No" none.

Mr. Gray testified that there would be no self-combustibles / volatile substances on the premises. He also stated that there would basically be only sewing machines and possibly metal bending equipment in the space. Storage for awnings during the winter would be conducted through the business' warehouse in Ocean Township. There would be adequate space on premises to store needed inventory of materials at the Manasquan location, Gray testified.

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There being no further questions from the Board, a motion was made and seconded to have the Board Attorney draw up a resolution granting the modifications in the original resolution. The motion passed by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Ruf and Waltzinger. "No" none.

GEM Informal meeting - Informal meeting with GEM Associates not held because representatives of GEM did not attend the meeting.

New Business - The Board, Board Attorney and Board Secretary established the agenda for the March meeting.

The Board unanimously agreed to have the Board Secretary process the paperwork to pay voucher submitted by Lutz Appellate Printers.

There being no further business, a motion was made, seconded and carried to adjourn the meeting.

Respectfully Submitted,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk  
MANASQUAN, N.J.

MANASQUAN PLANNING BOARD  
MINUTES  
REGULAR MEETING  
JANUARY 3, 1989

The Planning Board of the Borough of Manasquan held a regular meeting on January 3, 1989 in Manasquan Borough Hall. In the absence of the chairman and vice-chairman, the meeting was called to order at 6:30 p.m. by Mayor John Winterstella.

Roll Call: Present: Mayor Winterstella, Mrs. Danish, Mr. Ruf, Mrs. Wagner, Mr. Waltzinger.

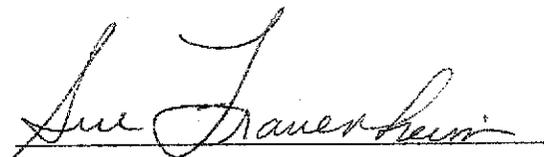
Absent: Mr. Iannelli, Mr. Stanley, Mr. Diamond, Mrs. Ronan.

Mayor Winterstella announced that a quorum was not present at the meeting to vote on the two resolutions being brought before the Board. He noted that the terms of Mr. Ruf and Mr. Waltzinger had expired December 31, 1988 (their reappointments are pending), Mrs. Danish was absent at the last meeting and Mrs. Wagner is taking over Mr. William Donovan's spot on the Board.

A motion was made, seconded and passed to hold a special meeting January 10, 1989, 7:30 p.m., for the purpose of passing the resolutions. A Master Plan meeting will not be held prior to the January 10 meeting, but will continue at 6 p.m. prior to the February 7 regular meeting.

Mayor Winterstella welcomed Mrs. Evelyn Wagner to the Board. He stated that she had volunteered to take the spot held by William Donovan, who has stepped down. Mayor Winterstella suggested a resolution be passed recognizing Mr. Donovan's service during over a decade on the Board.

There being no further business, the meeting was adjourned.



Sue Frauenheim, Secretary  
Manasquan Planning Board

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD  
MINUTES  
REGULAR MEETING  
JANUARY 10, 1989

The Planning Board of the Borough of Manasquan held a special meeting on January 10, 1989, in Manasquan Borough Hall for the purpose of reorganization and the passing of two resolutions.

Roll Call: Present: Mayor Winterstella, Mr. Iannelli, Mr. Stanley, Mr. Diamond, Mr. Ruf, Mrs. Danish, Mrs. Ronan, Mrs. Waltzinger and Mrs. Wagner.

The minutes for the January 3, 1989 meeting were approved by the Board as submitted by the Board Secretary.

The floor was opened for nominations to fill the post of Board Chairman. Mr. Stanley nominated Mr. Iannelli, with the nomination seconded by Mayor Winterstella and unanimously carried.

Mr. Iannelli nominated Mr. Stanley to serve as vice-chairman. The nomination was seconded and carried unanimously by the Board.

Mr. John T. Pandolfe Jr. was nominated and unanimously accepted by the Board as the Board Attorney, while Mr. Paul Szymanski was nominated and unanimously accepted as the Board Planner.

The Board unanimously accepted a motion to hold the Board's regular meetings on the first Tuesday of the month in the Manasquan Borough Hall. Work session will start at 7:30 p.m. followed by the regular meeting at 8 p.m. In case of a holiday falling on the first Tuesday, the meeting will be held the following Tuesday.

The Board unanimously accepted a motion to name the Coast Star as its official newspaper and the Asbury Park Press and The Herald as secondary newspapers.

A motion was unanimously approved to name Sharon Bogie as the Board Secretary.

The resolutions for the reorganization matters were read by Mr. Stanley.

26-1988 - Site Plan Approval Robert Scerrato - Taylor Avenue - Lot 17, Block 62 - Motion was made, seconded and unanimously carried to approve Resolution 26-1988 granting site plan approval.

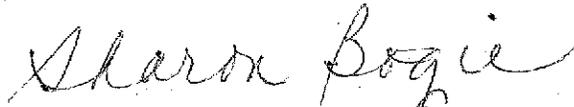
A letter was read from Robert Houseal, architect, regarding the project and how the plans were brought into compliance with recommendations by the Board and its professionals.

27-1988 - Amendment to Urban Subdivision Approval Resolution 25-88- Richard and Linda Urban - 51-55 N. Jackson Avenue - Lot 10, Block 108 - Motion was made, seconded and passed by a seven yes, two abstention vote (Mrs. Wagner and Mr. Waltzinger abstained) to approve the resolution.

The Resolution amended approved resolution 25-88.

The Board closed the meeting to the public in order to discuss GEM Associates. The meeting was reopened after the discussion. A motion was made and unanimously carried to adjourn.

Respectfully Submitted,



Sharon Bogie, Secretary  
Manasquan Planning Board

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD

Dear Board Member,

Please find enclosed the draft of the minutes of the special Master Plan meeting held February 7, 1989 and the draft of the minutes for the regular meeting of February 7, 1989.

The following is the agenda for the March 7, 1989 meeting:

- 6 p.m. - 7:30 p.m. Special Master Plan session
- 7:30 p.m. Informal hearing Richard and Robert DiPetro - 381 Brielle Road - marina - see enclosed letter.
- 8 p.m. Regular Meeting
1. Minutes for February 7, 1989 meeting
  2. Resolution 6-89 - William Farrell Jr. as Board Engineer
  3. Resolution 7-89 - Glimmer Glass Estates
  4. Resolution 8-89 - Use permit - Louis Gray - Rt 71 and Blakey Ave.
  5. Maraziti major subdivision - revised plan hearing
  6. Clarke Brothers - conditional use - continuation of hearing-installation propane tank
  7. Old Business
  8. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 2-27-89



## MUTUAL AID SAVINGS

HIGHWAY 71 AND MAIN STREET, MANASQUAN, N. J. 08736 • 201/223-3434

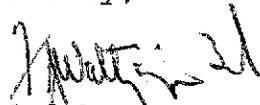
February 3, 1989

Ms. Sharon Bogie, Secretary  
Manasquan Planning Board  
Borough Hall  
15 Taylor Avenue  
Manasquan, New Jersey 08736

Dear Sharon:

This is to inform you that I will not be present at the meeting of March 7th, Tuesday. I will be out of town that day.

Sincerely,

  
Fredrick J. Waltzinger, 3rd  
Senior Vice President

FJW/ms



BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD

Dear Board Member,

The following is the agenda for the March 21, 1989 special meeting of the Manasquan Planning Board:

7:30 p.m. Informal Hearing - Richard and Robert DiPetro - 381 Brielle Road - marina

Informal hearing - Michael Parziale - Mike's at the Inlet

8 p.m. Regular meeting

1. Minutes for the February 7, 1989 meeting
2. Resolution 6-89 - William Farrell Jr. as Board Engineer
3. Resolution 7-89 - Glimmer Glass Estates
4. Resolution 8-89 - Use permit - Louis Gray - Rt. 71 and Blakely Ave.
5. Maraziti major subdivision-continuation- revised plan hearing
6. Old Business
7. New Business

\* Please note that the meeting will be conducted in the court room on the second floor of Borough Hall.

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 3-14-89

**BOROUGH OF MANASQUAN**  
**COUNTY OF MONMOUTH**  
**NEW JERSEY 08736**

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD

MINUTES  
SPECIAL MEETING  
MARCH 21, 1989

The Planning Board of the Borough of Manasquan held a special meeting March 21, 1989 in the courtroom of Manasquan Borough Hall. Board Chairman Iannelli called the work session to order at 7:30 p.m.

Roll Call: Present: Mayor Winterstella, Mr. Ruf, Mrs. Wagner, Mr. Waltzinger, Mr. Iannelli, Mr. Stanley, Mr. Diamond, Mrs. Ronan.

Absent: Mrs. Danish

Board Chairman Iannelli noted that Judge Milberg granted permission to use the courtroom for the meeting.

DiPietro marina - informal hearing - Board Attorney John T. Pandolfe Jr. recognized attorney Bruce Wetzel. Mr. Wetzel stated he represents the owner, Hank Moore, and was appearing with the applicants, Robert and Richard DiPietro.

Mr. Wetzel discussed the applicants' plans. He stated that there was a contract sale between Mr. Moore and the DiPietros contingent upon approval of the plan. He stated that the applicants would like to erect a dry storage facility for boats on the property, located at 381 Brielle Road.

Mr. Wetzel testified to some of the background of the property. He stated that Mr. Moore has owned the property for a number of years and has leased it to Dynamarine.

Mr. Wetzel introduced Richard and Robert DiPietro to the Board as prospective purchasers of the property.

Robert DiPietro testified that the existing building on the property would be removed. The bulkheads, he stated, would be replaced and a full storage building would be constructed, among other items.

The applicants also stated that outdoor boat storage would be eliminated. Dredging in the area would also be conducted.

The facility would also include 15 boat slips geared toward 40-50' yachts in the area. The storage facility is geared toward small and mid-size vessels, it was noted.

Parking spaces were discussed and the applicants stated that one area would include boardwalk and bench-type seating as an amenity. After questions were brought up regarding that area, the applicants stated if there was a problem, they could either remove it or allow it to be open to patrons only.

The Board, applicants and attorneys addressed a report on the project prepared by Paul Szymanski, planner. In the report Mr. Szymanski stated that the site is zoned B-2 (resort business) and that, upon review of the zoning ordinance, he found that neither marinas or boat storage facilities are permitted uses in the zone.

In the report, Mr. Szymanski noted that the concept plan projects a 10,800 square foot boat storage / repair building, 44 parking stalls for cars and three trailer stalls.

Mr. Wetzel stated that in his opinion that a boat storage facility is part of a marina use.

"What we are trying to do is provide a facility not only for the residents of Manasquan but other people in the area. We know there is a shortage of these things in the area now. We're trying to provide the town with a nice facility that's going to be a tax ratable and going to cut down on problems regarding parking," stated Mr. Wetzel.

The applicant reiterated that everything at the site now would be removed. The structure projected is three and a half stories, Mr. DiPietro testified.

The Board was presented with a brochure regarding a similiar venture conducted by Mr. DiPietro in Point Pleasant.

Mr. Pandolfe stated that Mr. Wetzel and the Board should have a chance to look over Mr. Szymanski's report. He suggested to the Board that they may want to give the applicant and Mr. Wetzel some indication of their opinions. The Board spoke favorably on such a project but wanted the zoning question answered before agreeing to anything definite.

Mayor Winterstella noted the shortage of boat slips in the area and stated that he thought it would be an asset to the area.

Regular meeting - Chairman Iannelli called the regular meeting of the Manasquan Planning Board at 8 p.m.

Roll Call: Present: Mayor Winterstella, Mrs. Wagner, Mr. Iannelli, Mr. Stanley, Mr. Ruf, Mr. Diamond, Mrs. Ronan, Mr. Waltzinger.

Absent: Mrs. Danish

Informal Hearing - Michael Parziale - Mike's at the Inlet - 425 First Avenue-  
The Board Attorney, Board members and Michael Parziale discussed the plans regarding the Riverside Cafe (Mike's at the Inlet).

Mr. Parziale appeared before the Board for an informal hearing in December 1987. According to the secretary's minutes, Mr. Pandolfe had been directed to write a letter to Albert Ratz Jr, CO, advising him that if the plans showed lot coverage of less than 20 percent no site plan approval is necessary.

Discussion continued about the project, with Mr. Parziale stating that he wished to start the construction in October 1989. He also testified that the 1987 plan is the same plan he will work with now.

Mr. Pandolfe stated that, according to his memory, he (Mr. Pandolfe) was to write the letter to Mr. Ratz indicating that if Mr. Ratz determined the construction to be within the 20 percent rule, he could issue a building permit.

The Board, Board Attorney and Mr. Parziale also addressed questions regarding the garage on the property. The structure is currently used for storage and Mr. Parziale wishes to connect the garage with the restaurant. Mr. Pandolfe stated that the same questions had come up at the December 1987 meeting and that Mr. Parziale stated the garage was used for business purposes.

Mr. Pandolfe stated he would look into the situation and get an answer for Mr. Parziale.

Hearing Continuation - Albert Maraziti - major subdivision - Block 169D, Lots 8, 9 and 10 - Rodgers Avenue at intersection with Outlet Creek - revised plans projecting a subdivision into four lots were submitted by Kevin Thomas, attorney for the applicant.

Mr. Thomas offered further materials to the Board, including a color coded map, and then called Ray Carpenter of C.E. Engineering to testify regarding the new plans.

Mr. Carpenter stated that among the improvements proposed by the applicant are paved easement, curbed side walk and a water-sewer connection. There was further discussion about the water-sewer line.

Mr. Carpenter was asked about input from the fire official. The Board stated they would like to see comments from the fire official regarding the revised plans. The Board also suggested that the police department review the plans.

Mr. Pandolfe asked about the status of the project's CAFRA application. Mr. Carpenter stated that a CAFRA permit was not required per say, but rather a Work and Development Permit was required. That would have to be filed for the three individual lots. Mr. Thomas stated he had no further information for the Board.

Mr. Pandolfe suggested that, if the Board had no more questions, the Board go into the executive session to discuss the application and revised plans.

In executive session, the Board agreed to have a favorable resolution drawn

up pending comments from the fire official, comments from the police department, an agreement between the engineers on some of the figures submitted regarding the project and satisfactory comments from Mr. Farrell, Board Engineer, regarding the projected sewer line.

In other business, Mr. Pandolfe gave the status of the GEM litigation and the Board determined its agendas for the April 4, 1989 and May 2, 1989 meetings. The Maraziti case will be held until May 2, 1989 so the professionals may have time to gather necessary information for the Board.

The Board accepted the minutes for the February 7 meeting as submitted by the Board Secretary.

A motion was made, seconded and passed to memorialize a resolution naming William Farrell Jr. of T-M Associates as Board Engineer.

A motion was made, seconded and passed to memorialize a resolution amending prior resolutions for Glimmer Bay Estates.

A motion was made, seconded and passed to memorialize a resolution granting a use permit to Louis Gray for an awning shop at the Vernitron Building, Blakely Avenue and Route 71.

The Board also moved to pay two vouchers submitted to the Board Chairman.

There being no further business, a motion was made, seconded and carried for adjournment.

Respectfully Submitted,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor  
MILDRED W. COLLARD, Clerk

MANASQUAN PLANNING BOARD

Dear Member,

Please find enclosed the draft of the minutes for the March 21, 1989 special meeting.

The following is the agenda for the April 4, 1989 meeting:

- 6 p.m. - 7:30 p.m. - Special Master Plan session
- 7:30 p.m. - Informal Hearings
  1. First Baptist Church - parking lot
  2. Beachtree Associates - Surf Landscaping -  
Re: buffer plantings
- 8 p.m. - Regular meeting
  1. Clarke Brothers - continuation - conditional  
use - installation of propane tanks
  2. Mr. and Mrs. Frank Scimeca - minor subdivision-  
128 Main Street - Block 63, Lot 1B
  3. Old Business
  4. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 3-29-89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special Master Plan Meeting  
April 4, 1989

The special Master Plan meeting on April 4, 1989 was called to order at 6:30 p.m. by Manasquan Planning Board Chairman Jerry Iannelli.

Roll Call: Present - Jerry Iannelli, chairman; Edward Stanley, vice-chairman; Evelyn Wagner, Ruth Danish, Thomas Diamond, Fred Waltzinger.

Absent- Mayor Winterstella, William Ruf, Margaret Ronan.

Mr. Iannelli turned the meeting over to Paul Szymanski, planner, for discussion on the Master Plan.

Mr. Szymanski briefly continued his discussion of establishing historic districts in Manasquan.

Mr. Szymanski introduced the Master Plan recycling element for discussion. The element details Manasquan's already existing recycling program and makes suggestions regarding the incorporation of space for recyclables in new construction projects. He stated that to meet the goals and objectives of county and state recycling plans, construction would have to meet certain standards in regards to recycling through the subdivision / site plan process.

The recycling element, Mr. Szymanski noted, is one of three mandatory elements, the others being housing and land use, for Master Plans. The Master Plan, he related, must have a recycling element to be fully certified. He also stated that recycling is mandated statewide, but triggered by the county.

Mr. Szymanski addressed a letter from the South Monmouth Board of Realtors asking for a slow down in accepting the cross-acceptance process. At the request of the Board, Mr. Szymanski defined cross acceptance. He stated it was a process of negotiation in which all parties can make comments. For example, if the county feels a certain tier designation is inappropriate, the county may report back to the state with changes. Based on the state receiving input, the state may accept decisions or negotiate changes. The town, working through the county, does not have to accept what the state has said, explained Szymanski. The process is meant to give the feeling that all are in agreement or compromised agreement, stated Mr. Szymanski.

It was reported that Mayor John Winterstella is the Manasquan representative in the cross-acceptance process.

Mr. Szymanski and the Board then continued their discussion of land use and possible zoning changes.

Mr. Szymanski once again noted the B-2 zone issue in regards to the parking lot located by the Drawbridge Steak House and the Glimmer Bay Estates project. He also pointed out that a boat storage facility should be discussed in regards to not being allowed in a B-2 zone under present zoning. The Board and Mr. Szymanski discussed options regarding the two situations.

Mr. Szymanski also reintroduced the topic of possibly providing for two and multi-family dwellings in the zoning.

The Special Master Plan session was concluded at 7:30 p.m., at which time it was noted that the next Master Plan session would be held at 6 p.m. May 2, 1989 (prior to the regular May 2, 1989 Planning Board meeting).

Respectfully Submitted,



Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Regular Meeting  
April 4, 1989

The work session for the regular meeting of the Manasquan Board of Adjustment was called to order at 7:30 p.m. by Planning Board Chairman Jerry Iannelli.

The Board listened to an informal presentation by First Baptist Church, South Street, in regards to plans to connect the driveway and provide more parking space. Frank Applegate and Mark McGill represented First Baptist Church.

Paul Szymanski, planner, made suggestions about the project regarding landscaping and shrubbery.

The Board asked Mr. McGill and Mr. Applegate to submit a formal application and plans for their consideration.

The Board Chairman called the regular meeting of the Manasquan Planning Board to order at 8 p.m. April 4, 1989.

Roll Call: Present - Jerry Iannelli, Evelyn Wagner, Edward Stanley,  
Ruth Danish, Thomas Diamond, Fred Waltzinger.

Absent - Mayor John Winterstella, William Ruf, Margaret Ronan.

The Board Secretary, Board Attorney and Paul Szymanski, planner, were also present.

Informal hearing - amendment of Beachtree Associates resolution - Mike Kubichek of Surf Landscaping appeared before the Board to discuss amending a prior resolution for Beachtree Associates in regards to buffer shrubbery. He suggested that black pines be planted in lieu of transplantings, among other items.

The motion to amend the resolution was made, seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Waltzinger. "No" none.

Frank Scimeca - site plan and minor subdivision - 128 Main Street- Block 63, Lot 1B. The applicant was represented by attorney Richard Maguire. Board Attorney John Pandolfe marked the file.

Testimony and records stated that the applicant wished to subdivide a 7.72 foot strip along the easterly portion of Lot 1B, which will be added to Lot 1C. Presently Mr. Scimeca has a bicycle store / business on the subject property.

The plans and application were originally submitted in December 1988; they were revised February - March 1989.

Paul Szymanski, planner, was called upon to testify in the matter. It was suggested that the Board hold subdivision approval until the site plan was discussed. It was also noted that setback and parking variances were requested.

Mr. Szymanski offered recommendations about the property, including buffering and shrubbery. He also referred to his reports of March 31, 1989 and December 21, 1989. In the March 31, 1989 memo, it was noted that the subdivided strip would be added to the land held by the adjacent Vezos diner. Parking, landscaping and curbing were among other items noted in the memos.

The Board also directed attention to reviews by William Farrell Jr., engineer, dated April 4, 1989 and December 6, 1988.

Mr. Szymanski, providing a colored map, showed where he felt landscaping, buffers and flower boxes should be placed.

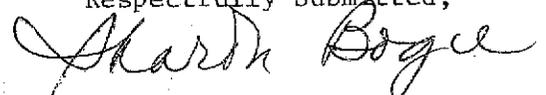
After the testimony was provided, and there being no questions or comments from the Board or audience, the Board moved into executive session to discuss the case. After moving out of executive session, the Board voted on the matter.

A motion was made and seconded to have the Board attorney write a resolution granting the subdivision. The motion was carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Diamond. "No" none. "Abstain" Board Member Waltzinger.

A motion was made and seconded to have the Board Attorney write up a resolution to grant the site plan approval based on Mr. Szymanski's suggestions. The motion was carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Diamond. "No" none. "Abstain" Board Member Waltzinger.

The Board discussed old and new business. The Board also set the May 2, 1989 regular agenda and stated that the Master Plan session will continue at 6 p.m. May 2, 1989.

Respectfully Submitted, -



Sharon Bogie, Secretary

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Dear Member,

Please find enclosed the draft of the minutes for the April 4, 1989 special Master Plan meeting and April 4, 1989 regular Planning Board Meeting.

The following is the agenda for the May 2, 1989 meeting:

6 - 7:30 p.m. - Special Master Plan session

7:30 p.m. - Work session

8 p.m. - Regular meeting

1. Minutes of 4-4-89 meeting
2. Resolution to amend Beachtree Resolution - Surf Landscaping
3. Maraziti major subdivision - cont. - Block 169D, Lots 8, 9 & 10
4. Robert Zanes - minor subdivision- Long Avenue - Block 174, Lots 121B, 122, 123, 124, 125, 126, 127
5. Kevin O'Keefe - minor subdivision - Church Street- Block 21, Lots 1 & 2.
6. Old Business
7. New Business

\* Discussion on possibility of setting up special meeting for Turner (Ritz Bakery) application.

\* June meeting agenda

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 4-27-89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special Master Plan Meeting  
May 2, 1989

The special Master Plan meeting of the Manasquan Planning Board was called to order by Chairman Jerry Iannelli at 6:15 p.m. May 2, 1989 in the Borough Council Chambers.

Roll Call: Present- Jerry Iannelli, Evelyn Wagner, Ruth Danish, William Ruf, Fred Waltzinger, Margaret Ronan.

Absent - Mayor John Winterstella, Edward Stanley, Thomas Diamond.

Mr. Iannelli turned the meeting over to Paul Szymanski, planner, for discussion of the Master Plan. Mr. Szymanski introduced the topic of potential areas for construction in the borough. He stated that based on surveys he conducted last year, he made determinations regarding vacant residential lots. He also noted which residential lots could be subdivided.

Mr. Szymanski mentioned the Sanctuary at Glimmer Glass as an area for 36 lots and noted that the PUD area could provide approximately 240 lots; this, he calculated, could mean almost 400 lots without taking into consideration other possibilities.

Mr. Szymanski went on to state that non-residential areas showed varied redevelopment opportunities and that some commercial is allowed in the PUD area. The PUD zone, he stated, was created about 10 years ago when it was decided to have development in the area. The Borough now uses it for parking and recycling purposes. He believes further dialogue is needed with Coastal Resources about what kind of development they would want in the area. He also stated that he could not explain why no one has come forward to develop the area.

Mr. Szymanski then discussed the possibility of the Fishermen's Cove area being used for wetlands mitigation and the effects of new development on water allocations.

The topic of the beach area was broached by Mr. Szymanski, including options for redevelopment and the possibility of establishing a mixed use zone. He stated "What goes on down there should be what you as planners think is appropriate."

Respectfully Submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Regular Meeting  
May 2, 1989

The Regular Meeting of the Manasquan Planning Board was called to order at 8 p.m. May 2, 1989 by Board Chairman Jerry Iannelli.

Roll Call: Present: Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, William Ruf, Margaret Ronan, Fred Waltzinger.

Absent: Mayor John Winterstella, Edward Stanley, Thomas Diamond.

Board Chairman Iannelli announced that the meeting was held in accordance with the Open Public Meetings Act and then asked for a motion to approve the minutes of the April 4, 1989 meeting with a correction noted by the Board Secretary. The motion was made, seconded and passed.

Resolution to amend Beachtree Associates Resolution - Surf Landscaping - Mr. Cramer, acting as Board Attorney in the absence of John T. Pandolfe Jr., read the resolution. Motion was made and seconded to approve the resolution; motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Ruf, Waltzinger. "No" none. "Abstain" Board Member Ronan.

Maraziti major subdivision application (cont.) - Block 169D, Lots 8, 9 & 10 - Kevin Thomas, attorney for the applicant, submitted three pieces of evidence, which were marked for the file by Mr. Cramer. The first was a letter from Ray Carpenter, engineer, to William Farrell Jr, Board Engineer, regarding the water - sewer situation for the prospective project. The second was a letter from Mr. Farrell to the Board about the water - sewer system. The final letter was from Dominick Marino, fire official, regarding the subdivision.

There being no further testimony or evidence from the applicant or applicant's attorney, Mr. Cramer asked if there were any questions and/or comments from the audience.

Noel Hood, 161 Beachfront, asked if the property had been subdivided back in the 1970s. Mr. Thomas said no. Mr Hood then stated he felt there was too much house on too little land.

There being no further comments or questions, the Board went into executive session to discuss the application. After discussion, the Board came back into regular session to vote on the application. A motion was made and seconded to have the Board Attorney write a resolution granting the major subdivision;

the motion was carried by the following vote: "Yes" Board Members Iannelli, Danish, Ruf, Ronan, Waltzinger. "No" none. "Abstain" Board Member Wagner.

Robert Zanes - minor subdivision - Long Avenue - Block 174, Lots 121B, 122, 123, 124, 125, 126, 127 - new application - The applicant was represented by attorney Richard Maguire. The application requests a subdivision into three lots.

Mr. Maguire discussed the application and stated that there would need to be an interpretation regarding new lot 121.04, which is triangular. Mr. Maguire stated that the hypotneuse (long side) could be used as a rear or side line; this creates confusion as to the rear line because a triangle has a rear point, not a rear side.

Mr. Maguire introduced his first expert, licensed land surveyor George W. Edwards. Mr. Edwards was sworn in by Mr. Cramer and proceeded to give testimony regarding the surveyor he did on the subject property and the calculations used to arrive at the figures represented.

Mr. Maguire stated that even though the lot is a triangle, it does satisfy zoning requirements.

Carl Feltz, architect, testified about the project. He stated that the home on that particular lot would be built on pilings. He also discussed the bulkhead system projected for the lot.

Robert Zanes, 104 Ocean Avenue, applicant, also offered testimony to the Board.

Testimony provided stated that the applicant will provide a grading plan and that no water will run onto neighboring properties.

Paul Szymanski, planner, offered testimony regarding the project and referred to his April 7, 1989 memo to the Board.

There being no further testimony, questions or comments from the applicant, attorneys, public or Board, the Board moved into executive session to discuss the application.

The Board discussed whether it needed to give an interpretation on the rear yard line. Chairman Iannelli asked each member his or her opinion. The Board then came out of executive session to vote on the matter.

The motion was made to grant the subdivision with the hypotneuse of the triangle being considered a side line; thus no variances were required and the application was correct as submitted. The motion was seconded and carried by the following vote "Yes" Board Members Iannelli, Ruf, Ronan, Waltzinger. "No" Board Members Wagner, Danish.

Kevin O'Keefe - minor subdivision - Church Street - Block 21, Lots 1 & 2 - Mr. O'Keefe was represented by Stephen Keane, attorney.

New maps with technical corrections prepared by Thomas Crader were submitted by the applicant. Photographs of the property and the insurance title document were also submitted and marked as evidence.

Mr. Keene stated that his client is asking for an interpretation that the right of way on Forest Avenue may be used when determining lot size. Mr. Cramer submitted that the opinion of Kenneth Fitzsimmons, borough attorney, will be needed on the matter.

It was agreed by the parties that the hearing should continue at the Board's June meeting.

There being no further matters on the regular agenda, the Board discussed old and new business.

A motion was made, seconded and carried to change the Planning Board hearing dates from the first Tuesday of the month to the second Tuesday of the month. The Board Secretary advised she would inform absent members and borough officials as well as place legals in The Coast Star and Asbury Park Press.

The Board also voted to hold a special meeting May 9, 1989 at 7:30 p.m. in the council chambers. The new application for site plan approval from James Turner - Ritz Bakery - will have its initial hearing.

The Board also discussed its agenda for the June 13 meeting.

There being no further business, a motion was made, seconded and carried to adjourn.

Respectfully Submitted,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(201) 223-0544

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

May 3, 1989

Mayor and Council  
Borough of Manasquan

Dear Mayor and Council,

The Manasquan Planning Board, at their May 2, 1989 meeting, voted to change their meeting dates from the first Tuesday of the month to the second Tuesday of the month, effective with the June meeting.

The remainder of the dates for 1989 will be as follows: June 13, July 11, August 8, September 12, October 10, November 14 and December 14. The first meeting of 1990 (reorganization) will be held January 9, 1990.

Meetings will continue to be held at 8 p.m. in the Council Chambers of Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey, at 8 p.m. (7:30 p.m. work session).

Copies of this letter will be placed on the Borough Hall bulletin boards and legals will be published in The Coast Star and The Asbury Park Press.

Yours Truly,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board

CC: Robert D'Auria  
Kathy Fetton  
Planning Board members

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

May 9, 1989  
Special Meeting Agenda

7:30 p.m. - Work session

8 p.m. - Regular agenda

1. Approval of May 2, 1989 minutes
2. Resolution - Maraziti Major Subdivision
3. Resolution - Scimeca Minor Subdivision
4. Resolution - Zanes Minor Subdivision
5. Application - Scimeca site plan - plans reflecting suggestions from Mr. Szymanski - 128 Main Street - Block 63, Lot 1B, 1C
6. New application - James Turner - site plan approval (preliminary and final) - 99 Taylor Avenue - Block 61, Lots 13,14,40,50 & 60A.
7. Old Business
8. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 5/3/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special meeting  
May 9, 1989

The May 9, 1989 special meeting of the Manasquan Planning Board was called to order at 7:30 p.m. by Board Chairman Jerry Iannelli.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, William Ruf, Thomas Diamond, Margaret Ronan, Fred Waltzinger.

Absent - Edward Stanley

Geoffrey Cramer acted as Board Attorney in the absence of John T. Pandolfe Jr. Mr. Iannelli noted that meeting was held in accordance with the Open Public Meetings Act and published in accordance with that act. Mr. Iannelli asked for a motion to approve the minutes of the May 2, 1989 regular meeting and Master Plan session; the motion was made, seconded and passed.

Maraziti major subdivision - Resolution - Block 169D, Lots 8, 9 & 10 - Mr. Cramer read the favorable resolution to grant a major subdivision to the applicant for the property at Block 169D, Lots 8, 9 and 10. The resolution was memorialized by the following vote: "Yes" Board Members Iannelli, Danish, Ruf, Ronan, Waltzinger. "No" none. "Abstain" Board Member Wagner, Diamond and Mayor Winterstella.

Scimeca minor subdivision - Resolution - 128 Main Street - Block 63, Lot 1 B - The Board Attorney read the favorable resolution to grant Frank and Jeanne Scimeca a minor subdivision for the property at 128 Main Street.

Richard Maguire, attorney for the applicant, asked if the minor subdivision and the site plan approval for which his client applied were mutually interdependant, as suggested by condition four in the resolution which stated "The minor subdivision approval shall be contingent upon the Manasquan Planning Board approval of the site plan portion of the application pertaining to this property." The Board discussed this and agreed to eliminate condition four by the following vote: "Yes" Mayor Winterstella; Board Members Iannelli, Wagner, Danish, Ruf. "No" none. "Abstain" Board Members Diamond, Ronan, Waltzinger.

The resolution, exempting condition four, was memorialized by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Ruf. "No" none. "Abstain" Mayor Winterstella; Board Members Diamond, Ronan, Waltzinger.

Chairman Iannelli was advised by the Board Attorney that there were sufficient "yes" votes to carry the resolution.

Robert Zanes - minor subdivision - resolution - Long Avenue - Block 174, lots 121 B, 122, 123, 124, 125, 126, 127. The Board Attorney read the favorable resolution granting the minor subdivision at Block 174, lots 121B, 122, 123, 124, 125, 127. The resolution was memorialized by the following vote: "Yes" Board Members Iannelli, Danish, Ruf, Ronan, Waltzinger. "No" Board Member Wagner. "Abstain" Mayor Winterstella, Board Member Diamond.

Frank and Jeanne Scimeca - site plan approval (cont.) - 128 Main Street - Block 63, Lot 1 B - The Board continued its hearing on the application for site plan approval at 128 Main Street.

Mr. Maguire addressed the memo of May 9, 1989 from Paul Szymanski, planner, to the Board. The memo discussed landscaping, curbs/sidewalks, lighting and the removal of structures and how they should be indicated on the plan.

There being no questions or comments from the public or the Board, the Board moved into executive session to discuss the matter. After coming out of executive session, the motion was made and seconded to have the Board direct the Board Attorney to draw up a favorable resolution. The motion was carried by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Ruf. "No" none. "Abstain" Board Members Diamond, Ronan, Waltzinger and Mayor Winterstella.

Joan and James Turner - site plan approval - new application - Block 61, Lots 13, 14, 40, 50 and 60A - Taylor Avenue - The applicants were represented by attorney Thomas O'Brien.

Ray Carpenter of CE Engineering was administered the oath and offered testimony on the plans, which he drew and were marked as evidence.

Memos from Paul Szymanski, planner (May 9, 1989) and William Farrell Jr., engineer (May 8, 1989) were addressed.

Mr. Szymanski discussed the zoning in the particular area as well as suggestions on landscaping and other matters.

Mr. Farrell's memo stated that the plan features the Ritz Bakery, an auto part store, a proposed Domino's Pizza establishment and a two-story frame house. He also notes that 69 parking spots are proposed while only 48 spaces are required for the 96,000 square feet of retail space on the site.

Patrolman John Garrity, Traffic Safety Officer for the Borough of Manasquan, submitted a memo with suggestions on the traffic flow coming in and out of the site area.

Mr. Carpenter stated that he felt with the additional parking projected, the traffic congestion resulting from circulating around the site to find a parking spot will be alleviated.

The lighting for the project was also discussed in reference to light pollution in the area.

James Turner, applicant and owner of the Ritz Bakery, also offered testimony.

Kathleen Andruzzi of Domino's Pizza, which will occupy one of the stores on the site, offered testimony regarding their operations, including traffic patterns and delivery procedures.

After further discussion, the Board voted to go into executive session. The Board then came out of executive session and a motion was made to have the Board Attorney write a resolution to grant site plan approval. The motion was seconded and carried by the following vote: "Yes" Board Members Wagner, Iannelli, Danish, Ruf, Diamond, Ronan, Waltzinger and Mayor Winterstella. "No" none.

After a suggestion from Mayor Winterstella and discussion amongst themselves, the Board agreed to allow the issuance of a temporary Certificate of Occupancy to Domino's Pizza after the applicant submits a \$25,000 letter of credit for the project.

There being no further matters on the agenda, the Board discussed the June 13, 1989 agenda. There being no further old or new business, the motion was made, seconded and moved to adjourn.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Dear Member,

Please accept the following revised agenda for the June 13, 1989 Manasquan Planning Board meeting:

6 p.m. - Special Master Plan session

7:30 p.m. - Work session

1. Informal hearing - Mike Brennan- 74 Main Street
2. Informal hearing - Glimmer Bay Estates

8 p.m. - Regular agenda

1. Minutes for the 5/9/89 special meeting
2. Resolution - Frank & Jeanne Scimeca - site plan approval - 128 Main Street
3. Resolution - James Turner - site plan approval - Taylor Avenue
4. Application - Kevin O'Keefe - minor subdivision (cont.) - Church Street - block 21, lots 1 & 2 - Postponed at request of applicant
5. Application - Helen Geiser - minor subdivision - 145 South Street - Block 9, lots 23,24,25 - Postponed at request of attorney
6. Application - Kirsch Holding Co. - 223 Beachfront - Block 179 lot 15 - conversion to parking lot - site plan approval.
7. Old Business
8. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 6/13/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Dear Board Member,

Enclosed please find the minutes for the May 9, 1989 special meeting. Please consider the following agenda for the June 13, 1989 meeting:

6 p.m. - Special Master Plan Session

7:30 p.m. - Work Session

1. Informal hearing - Mike Brennan - 74 Main Street
2. Informal hearing - Glimmer Bay Estates

8 p.m. - Regular agenda

1. Minutes for the 5/9/89 special meeting
2. Resolution - Frank & Jeanne Scimeca - site plan approval - 128 Main Street
3. Application - Kevin O'Keefe - minor subdivision (cont.) - Church Street - block 21, lots 1 & 2.
4. Application - Helen Geiser - minor subdivision - 145 South Street - Block 9, lots 23,24,25 - (Postponed at request of attorney)
5. Application - Kirsch Holding Co. - 223 Beachfront - Block 179, lot 15 - conversion to parking lot - site plan approval
6. Old Business
7. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 6/7/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special Master Plan  
Meeting Minutes  
June 13, 1989

The special Master Plan meeting of the Manasquan Planning Board was called to order at 6:30 p.m. by Manasquan Planning Board Chairman Jerry Iannelli.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Ruth Danish, William Ruf.

Absent - Thomas Diamond, Margaret Ronan, Fred Waltzinger.

Chairman Iannelli turned the meeting over to Paul Szymanski, planner, for the continuation of his master plan presentation. Chairman Iannelli asked Mr. Szymanski how much longer it would take to complete the Master Plan process. Mr. Szymanski stated that he hoped to have the presentation done by August and continue it in September with the necessary public hearings.

Mr. Szymanski discussed the importance of determining potential growth in Manasquan. He stated, for example, there could be a possible decrease in water allocations and this could be combated by showing the borough's potential growth.

The issue of the business zone (B-2) along Taylor Avenue was also raised, including some options to change zoning lines.

Mr. Szymanski also raised the possibility of the borough attempting to purchase some properties in the area so that more parking might be established in the downtown area. After discussing a few options, the Mayor stated that he felt that Mayor and Council should be approached on the subject.

Mr. Szymanski and the Board also discussed the possibility of establishing a fee sheet so that applicants to the Board would have a clearer idea of how much planner's fees might be when they apply to the Planning Board.

Respectfully submitted,  
*Sharon Bogie*  
Sharon Bogie, Secretary

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Regular Meeting Minutes  
June 13, 1989

The regular meeting of the Manasquan Planning Board on June 13, 1989 was called to order at 7:30 p.m. by Chairman Jerry Iannelli so that the Board could hear two informal presentations.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Ruth Danish, William Ruf.

Absent - Thomas Diamond, Margaret Ronan, Fred Waltzinger.

Informal Presentation - Glimmer Bay Estates - boat docks - Lewis Zlotnick and Harvey Dessler of Glimmer Bay Estates appeared before the Board to discuss options regarding floating docks in the area of their development.

Mr. Zlotnick and Mr. Dessler presented the Board with a diagram of the options and stated that they had been in contact with the DEP informally regarding the project, which they stated was still in the formation stages. They stated that they wished to speak to the Board about it before going any further with their plans.

Mr. Zlotnick said that Coastal Resources stated that no new dredging, no disturbance of the wetlands and no channel infringement would be acceptable.

The Board questioned Mr. Zlotnick and Mr. Dessler about the size of the slips, the number of slips and other aspects of the project. The Board stated that they would like further information on the project and that Mr. Dessler and Mr. Zlotnick should come back with such information before going on with the plans.

It was also stated that the slips would be for the exclusive use of the residents of Glimmer Bay Estates.

Informal Presentation - Michael Brennan - Main Street - Michael Brennan appeared before the Board informally to ask to have his resolution amended. He requested that he be allowed to remove some trees and place the trash receptacle in the buffer area. Also, acting on a request by a neighbor to the property, he asked if the fence might be removed.

The Board suggested that the trees which were to be removed might be donated to the Borough.

The Board agreed to have the resolution amended by a unanimous vote.

The Board also asked Mr. Brennan about his plans regarding the municipal parking lot; it was stated that he should submit plans to Mayor and Council for their consideration.

Resolution 12-89 - Frank and Jeanne Scimeca - Main Street - The resolution approving (memorializing) the site plan was read by Mr. Cramer, acting Board Attorney. The resolution was carried by the following vote: "yes" Board Members Iannelli, Wagner, Danish, Ruf. "No" none. "Abstain" Mayor Winterstella, Board Member Stanley.

Application - Kirsch Holding Co. - site plan approval - 223 First Avenue - I.B. Kirsch was represented by William Nowels, attorney.

Mr. Nowels called Mr. Alan Hilla, engineer, to testify. He stated that it (the projected parking lot) would have valet parking. Presently the area is compacted gravel base and a waiver from the pavement requirement was requested.

A plan submitted by Mr. Nowels for the parking lot was marked as evidence.

Irving B. Kirsch was called upon to testify. It was noted that there was a discrepancy in the plans and that the applicant intended to have the parking lot ingress from his existing property on First Avenue and egress onto First Avenue rather than Main Street. The exit behind the office will remain chained, Mr. Kirsch stated.

The Board Chairman noted that there was no audience questions / comments. The Board discussed the application and a motion was made to have the Board Attorney prepare a favorable resolution pending the changes suggested in regards to the ingress and egress. Motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Ruf; Mayor Winterstella. "No" none.

There being no further business, the Board unanimously carried the motion to adjourn.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Dear Member,

Attached please find the draft of the minutes for the June 13, 1989 special Master Plan and regular Manasquan Planning Board meetings.

Please consider the following agenda for the July 11, 1989 Manasquan Planning Board Meeting:

- 6 - 7:30 p.m. - Special Master Plan Meeting
- 7:30 - 8 p.m. - Work Session
1. Informal hearing - Geiser minor subdivision application
- 8 p.m. - Regular Meeting
1. Approval of minutes for Special Master Plan meeting and regular meeting of June 13, 1989
  2. Res. 13-1989 - James Turner - site plan approval
  3. Res. 14-1989 - Kirsch Holding Co. - site plan approval
  4. Cont. O'Keefe - minor subdivision application - 166 Church Street.
  5. Application - First Baptist Church - site plan approval
  6. Old Business
  7. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 7/7/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

~~MANASQUAN~~ PLANNING BOARD MINUTES

Work session and regular meeting  
July 11, 1989

The work session portion of the Manasquan Planning Board meeting was called to order by Board Chairman Jerry Iannelli at 7:30 p.m. July 11, 1989.

Chairman Iannelli noted that an informal hearing would be conducted into the matter of an application submitted by Helen Geiser regarding a subdivision on her property at 145 South Street (Block 9, lots 23, 24, 25). Mr. Iannelli recognized Scott McCleary, attorney for the applicant.

Mr. McCleary stated that the application requested a three lot subdivision on South Street. The property, he stated, was located by the water tower and also has frontage on Acopon Place.

The Board and Mr. McCleary discussed frontage and possible variances regarding the project. Mr. McCleary stated that William Farrell Jr., engineer for the borough, would like to see an extension of Acopon Place. If the applicant needed to pick up the added expense, she would like to see a four lot major subdivision, he stated.

The Board, Board Attorney, Borough Planner Paul Szymanski and Mr. McCleary discussed options regarding the project. Memos from Mr. Szymanski and Mr. Farrell were addressed and Chairman Iannelli stated he was concerned regarding the frontage projected for the project.

After further discussion, the Board decided they would prefer the four lot major subdivision with the extension of the street.

Regular Meeting session

The regular meeting of the Manasquan Planning Board was brought to order at 8 p.m. by Board Chairman Jerry Iannelli.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, William Ruf, Thomas Diamond, Margaret Ronan.

Absent - Edward Stanley, Fred Waltzinger.

Chairman Iannelli noted that the meeting was an open public meeting in accordance with the law.

A motion was made, seconded and carried to accept and approve the minutes of the June 13 Master Plan and regular Planning Board Meetings; motion passed unanimously.

Resolution 13-1989 - James and Joan Turner - site plan approval - Taylor Avenue-Ritz Bakery - The favorable resolution was read by the Board Attorney, Geoffrey Cramer, and a motion was made and seconded to memorialize the resolution. Motion passed by the following vote: "yes" Board Members Iannelli, Wagner, Danish, Ruf, Diamond and Mayor Winterstella. "No" none. "Abstain" Board Member Ronan.

Resolution 14-1989 - Kirsch Holding Company - site plan approval - The favorable resolution was read by Mr. Cramer and a motion was made and seconded to pass the resolution for memorialization. Motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Ruf and Mayor Winterstella; "No" none. "Abstain" Board Members Diamond, Ronan.

Application - Kevin O'Keefe - Church Street (cont.) - minor subdivision - Mr. Cramer read a letter from Stephan Keane, attorney for the applicant, which stated that the applicant wished to amend his application to a two lot subdivision rather than a three lot subdivision as originally filed. Mr. O'Keefe showed the Board a hand drawn amended plan reflecting this intent. One lot, it was noted, would front on church street while the other would still be improved with the presently existing house.

The matter was open to the public, with members of the audience asking if he could change his mind and revert to the three lot plans at a later date and questioning the lack of 50' frontage on the one lot.

After further discussion the Board agreed to have the Board attorney draw up a favorable resolution pending the submission of engineer's plans showing the two lot subdivision.

Application - First Baptist Church - South Street - site plan approval - Mark Megill, church trustee, addressed the Board on the matter. Mr. Megill submitted a letter stating the plans of the church, which include: 1. connect existing driveways between church and Errickson House, maintaining existing grades in both driveways; 2. Creation of five parking spaces behind the Errickson House; 3. Pave entire area of driveways and parking spaces; 4. Mark north driveway as entrance only, and south driveway as exit only; and 5. Plant trees and shrubs as marked. Work will be done by Carl Fraley and Son, Inc.; Neptune, New Jersey, and the project will be supervised by Mr. Megill, Chairman of the Board of Trustees.

The Board, after discussion, agreed to waive certain technical requirements. The motion was made and seconded for a favorable resolution, which was carried by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Ruf, Diamond. "No" none. "Abstain" Mayor Winterstella and Board Member Ronan.

Mr. Megill then mentioned the removal of the oil tank on the property; he was told to consult with the Fire Subcode Official.

New Business - Susan Barkman, 12 Captains Court, approached the Board regarding removal of the buffer zone between her property and the Borough Garage. Also discussing the matter was Richard Avon, Avon Contracting. The original site plan called for a 15 foot set back and buffer zone and due to an oversight, it was not realized that the planting buffer was still needed when construction was in progress.

After further testimony, the Board voted to have a letter from the Board forwarded to Albert P. Ratz Jr., C.O.. stating that condition four of the original resolution be changed to reflect a five foot fence for 100 feet along the Borough Garage. Sideyard and remainder of buffer would remain the same.

There being no further matters, the Board voted to adjourn the meeting.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

Manasquan Planning Board Minutes

Special Master Plan session  
July 11, 1989

The special Master Plan meeting of the Manasquan Planning Board was brought to order by Planning Board Chairman Jerry Iannelli at 6 p.m. July 11, 1989.

Roll Call: Present - Mayor Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, William Ruf, Thomas Diamond, Margaret Ronan.

Absent - Edward Stanley, Fred Waltzinger.

Chairman Iannelli turned the meeting over to Paul Szymanski, planner, for the continuation of the Master Plan presentation.

The Board and Mr. Szymanski continued discussing the beach area, with Mr. Szymanski noting that the Board had supported the idea that certain areas near the beach needed redevelopment.

Mr. Szymanski asked Mr. Iannelli what types of comments were being made by the public regarding the beach area that encouraged Mr. Iannelli and the Board to suggest the possibility of rezoning the area. Mr. Iannelli stated that numerous complaints were coming into the Borough regarding group rentals.

It was stated that there were basically two ways of solving the group rental problem: 1. Voluntary; realtors not renting to groups; or, 2. rezoning the area.

Mr. Szymanski stated that the Board would have the opportunity to address the issue of whether the Master Plan should include a provision that a portion of the beachfront be reserved for upgrading. However, Mr. Szymanski noted, the public will have a chance to reflect their views at the public hearings on the Master Plan and changes can be made at the hearing. Mayor and Council then adopt the zoning in ordinance form.

Regarding the possibility of rezoning, Mr. Iannelli stated that "You can not zone morals or human behavior." He also asked how far the rezoning would have to go to make a difference. Mr. Szymanski offered several options.

Discussion also took place regarding the B-2 zone, the resort business zone created for seasonal businesses. It was noted that times were difficult for most beach area businesses in view of higher rents for homes and other factors.

The Board and Mr. Szymanski discussed several development scenarios for the beach area and it was stated that the Board would be dealing with several critical issues in the future based on pending cases and those still in litigation.

Mr. Szymanski stated he hesitated suggesting a change of character to the beach, "but maybe it has to happen." Economically, he stated, it would be difficult to achieve similiar improvements in the area.

"Basically someone would have to assemble half an acre," he stated.

Regarding group rentals, Mr. Szymanski stated that there is obviously a market for such occupancy during the summer months.

The Board also expressed hope that "contagious" improvements would occur in that one homeowner in a given neighborhood would improve their property and the others would follow suit. Mr. Szymanski, however, cautioned that economics made this difficult.

Mr. Szymanski displayed a map of the downtown area for discussion of the B-1 business zone. He reviewed comments on this zone and noted zoning lines in the area while making suggestions where zoning lines should be changed.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(201) 223-0544

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Revised agenda  
Aug. 8, 1989

Dear Board Member,

Please consider the following revised agenda for the August 8, 1989 Manasquan Planning Board meeting:

6 p.m. Special Master Plan session

7:30 p.m. Work Session

1. Informal hearing - subdivision - Tarpon Ave. - D. Veeder

8 p.m. Regular session

1. Approval of minutes for 7/11/89 special and regular meetings.

2. Resolution - First Baptist Church- site plan approval

3. Resolution - Kevin O'Keefe - Church Street - minor subdivision - revised plans.

4. Old Business

5. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 8/8/89

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(201) 223-0544

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736



ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

Manasquan Planning Board

ADDENDUM TO AGENDA - August 8, 1989

7:30 p.m. - Work Session

Informal hearing - Clean Car Alley, Inc. - Parker Ave. & Rt. 71

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board  
August 8, 1989

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Dear Board Member:

Enclosed please find a draft of the minutes for the July 11, 1989 special Master Plan and regular meetings of the Manasquan Planning Board.

Please consider the following agenda for the August 8, 1989 meeting:

6 p.m. - Special Master Plan session

7:30 p.m. - Work session

1. Informal hearing - Barry Osborn - 20 Osborn Avenue

8 p.m. - Regular session

1. Approval of minutes for 7/11/89 special and regular meetings
2. Resolution - First Baptist Church - site plan approval
3. Resolution - K. O'Keefe - Forest Avenue - minor subdivision - revised plans
4. Old Business
5. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 8/3/89

JOHN E. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Work Session and Regular Meeting  
Minutes  
August 8, 1989

The work session of the Manasquan Planning Board on August 8, 1989 was called to order by Manasquan Planning Board Chairman Jerry Iannelli at 7:30 p.m.

Chairman Iannelli asked for a roll call.

Roll Call: Present - Board Members Jerry Iannelli, Evelyn Wagner, Thomas Diamond, Margaret Ronan, Fred Waltzinger.

Absent - Mayor John Winterstella, Board Members Edward Stanley, Ruth Danish and William Ruf.

Informal Hearing - Clean Car Alley, Inc. - Verantron Building - corner of Parker & Blakey Avenue- Chairman Iannelli recognized Frank Makowski, president of Clean Car Alley, Inc.

The Board reviewed a letter from Mr. Makowski which detailed the operations of the business. As with the other businesses in the building, a use permit granted by the Planning Board is required under the original resolution granted to Beachtree Associates. Each business must seek the approval of the Planning Board if it is to be in the building, noted Chairman Iannelli.

The letter from Mr. Makowski, and supported by his testimony, stated that Clean Car Alley, Inc. wishes to rent approximately 3000-4000 square feet of space in the building. The space was previously occupied by Wax World.

Clean Car Alley, Inc. will maintain (clean and polish) cars for those without the time to do it themselves, stated Makowski. This includes pickup of the automobile and return after the services are completed. Hours of operation would be from 6 a.m. - 8 p.m. Monday through Saturday and 6 a.m. - 1 p.m. Sundays. Six to ten local residents would be employed for the operation, with Mr. Makowski stating that there is a potential to move up in the company (management).

Exterior services include hand washing of all exterior painted metal and chrome parts, powerwashing of the undercarrage, handcleaning of all exterior glass, powerwashing of the wheel wells, waxing of all exterior

painted metal parts, polishing of exterior chrome, aluminum wheels and wire wheels; and Armor-All exterior vinyl. Interior services will include hand cleaning of all leather, fabric, vinyl, carpeting, removable mats, glass; saddle-soaping all interior leather, polishing plastic parts and Armor-All interior vinyl.

Mr. Makowski stated that he and his partner feel hand cleaning cars is a very clean, very high tech operation. He hopes to attract a professional clientele and expand to have Clean Car Alley operations across the state.

The building is located in a B-1 zone but it is a non-conforming industrial use, stated Chairman Iannelli based on questioning from Acting Board Attorney Geoffrey Cramer.

Jim Turner, owner of the Ritz Bakery, asked as a member of the public what the difference was between Clean Car Alley and an establishment such as the Old Time Car Wash. Mr. Makowski maintained that Clean Car Alley is not a car wash; Clean Car intends to upgrade the client's car and condition it.

"The intent is to revitalize it," said Makowski.

Mr. Makowski stated that biodegradable cleaners, including degreasers, are to be used. He stated that to his knowledge the facility did not have a separate oil or toxic removal situation at this time, just standard drains. Mr. Szymanski stated he felt a grease drain should be installed at the suggestion of the Borough Engineer.

Mr. Szymanski also noted that some determination should also be made as to where cars would be parked once they are picked up until they are serviced and then after they are serviced until they are picked up or delivered back to the owner. Mr. Iannelli stated that some indication of how many cars would be serviced at one time would be needed and that storage of cars outside would not be wanted.

Mr. Iannelli also stated concerns regarding the hours of operation and the Board expressed concerns regarding grease (and possible damage) and any signs which may be added to the structure.

Mr. Makowski stated that the hours of operation made them accessible to their clients, but recognized the Board's concerns regarding possible noise. He also stated they were not trying to put heavy equipment in their operation.

The Board Attorney stated that a formal application should be filed for the Board's consideration. The Board also asked for more information on the business and layout, including water drainage and grease disposal plans.

Mr. Szymanski also stated that Mr. Makowski should show on a floor plan what was going to be going on in the various areas of the business space.

There being no further comments or questions, the Board agreed to have Mr. Makowski back to the September 12, 1989 meeting so the hearing on the

project.

Informal hearing - Tarpon Avenue - major subdivision- Chairman Iannelli addressed the Board, stating he had an informal question regarding a major subdivision granted to David Veeder regarding property located on Tarpon Avenue. Mr. Iannelli related that the subdivision was granted by the Board, but the plans were not filed with the county so the subdivision was not perfected in the time allotted under law.

Several residents of Tarpon Avenue were present at the meeting. The Board explained to the audience that the Board could do little in the matter until it was checked into. It was noted that the plans would have to be resigned and filed.

It was explained that the land belonged to American Timber Company and the residents were to be given a chance to purchase the property.

The Board Attorney agreed to look into the matter and find out what is necessary to complete the process. He also stated he would have to check into what the Planning Board would need to do in regards to an extension, etc. for the matter.

"It seems to be a rather unusual, exceptional case," stated Mr. Cramer.

It was also noted that representatives from American Timber Company were present at the meeting.

The Board and Board Attorney, as well as the residents, agreed to look into the procedures needed so the matter could continue at the next meeting (September 13, 1989). The Board Attorney stated that the Board could not act just in response to a group of residents addressing the Board; he stated that the Board can only act in response to a filed application.

The regular meeting of the Manasquan Planning Board was called to order at 8:15 p.m. by Chairman Iannelli.

Roll Call: Present - Board Members Jerry Iannelli, Evelyn Wagner, Thomas Diamond, Margaret Ronan, Fred Waltzinger.

Absent - Mayor John Winterstella, Board Members Ed Stanley, Ruth Danish, William Ruf.

Chairman Iannelli asked for a motion to accept the minutes of the July 11, 1989 regular and special Master Plan meetings; motion made, seconded and passed unanimously.

Resolution 15-1989 - First Baptist Church - Church Street - site plan approval - The resolution was read by the Board Attorney. Motion made by Board Member Diamond to memorialize the resolution, seconded by Board Member Ronan and carried by the following vote: "Yes" Board Members

Iannelli, Wagner, Diamond, Ronan. "no" none. "Abstain" Board Member Waltzinger.

Resolution 16-89 - Kevin O'Keefe - minor subdivision - Church Street - The resolution granting the minor subdivision was read by the Board Attorney. Motion made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Diamond, Ronan. "No" none. "Abstain" Waltzinger.

Resolution 17-89 - amending Tombro subdivision - Mac and Susan Barkman-Captains Court - The resolution granting the amendment was read by the Board Attorney and a motion was made and seconded to memorialize the resolution. Motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Diamond, Ronan. "No" none. "Abstain" Waltzinger.

New Business - Under new business, the Board agreed to place the application for a major subdivision from Sean and Kimberly Coffey, Union Avenue, on the September 12, 1989 agenda.

Chairman Iannelli recognized James Turner of the Ritz Bakery. There was discussion regarding a garage to be built on the site, which was subject of site plan approval. Mr. Turner wishes to eliminate two of the parking spaces indicated on the site plan for the garage. The Board told Mr. Turner to submit a revision reflecting the changes.

There being no further business, a motion was made, seconded and unanimously carried to adjourn.

Respectfully Submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special Master Plan Session  
August 8, 1989

The special Master Plan session of the Manasquan Planning Board was called to order at 6 p.m. by Manasquan Planning Board Chairman Jerry Iannelli.

Roll Call: Present - Board Members Jerry Iannelli, Evelyn Wagner,  
Thomas Diamond, Margaret Ronan, Fred Waltzinger.

Absent - Mayor John Winterstella, Board Members Edward  
Stanley, Ruth Danish and William Ruf.

Board Chairman Iannelli turned over the meeting to Paul Szymanski, planner, for continuation of the Master Plan presentation.

Mr. Szymanski stated that the session would be more than likely the last such informal session and that he would be starting to write the Master Plan elements, including several new elements mandated by the state. He reminded the Board that Mayor Winterstella had indicated at the July session that he would like to hold a "general information" session for the public before the summer was finished. The Mayor, when suggesting such a meeting, stated that community input should be welcomed.

Mr. Szymanski stated that he was available for such a session starting August 24; it was agreed that a date would be set.

Mr. Iannelli also noted for the record that no members of the public were attending this Master Plan session. He noted that all Master Plan sessions were open to the public.

Mr. Szymanski reviewed some of the topics from the July session and then began a discussion of the area along Union Avenue up to St. Denis Church. Options were discussed, including multi-family zoning, the possibility that there would be some non-residential use in the area over the course of time and extension of the business zone to include the insurance building presently owned by John Wright at 64 Union Avenue (located between Rogers appliances and St. Denis Church). The Board and Planner extended the discussion to the area from Union Avenue down to the railroad tracks and agreed that a zone change from light industrial to C Office Commercial would be in order.

There was also some discussion that there should be some movement from light industrial zoning toward commercial in certain industrial zones.

The discussion then shifted to East Main Street and the beach area. The Board and Planner agreed that the Star of the Sea (St. Denis) Church on East Main should be changed from the B-2 zone to R-3.

Problems with businesses in the beach area were also discussed, which include lack of a year-round clientele. Mr. Szymanski once again suggested that the B-2 zone be eliminated and a new zone be created in the area.

The possibility of multi-family dwellings in the beach area was discussed. Mr. Szymanski stated that a developer wishing to build such housing would need a large plot of land, which would cost a large amount of money. While he stated that it might be economically unfeasible to do this, Mr. Szymanski stated that multi-family structures, such as townhouses, could be a use under the new zone.

Mr. Szymanski also noted that he had done some research on such developing by speaking with local realtors. Among the realtors' concerns were the summer rentals; Mr. Szymanski stated that some of the realtors stated that some of their clientele did not wish to rent in the area because the homes did not have some of the modern conveniences, such as microwave ovens, etc.

There being no further discussion, the special session was adjourned.

Respectfully Submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(201) 223-0544

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special Public Information Session for  
The Master Plan  
August 24, 1989

AGENDA

- 8 p.m. - Special Master Plan Public Information Session  
including presentation by Paul Szymanski, planner; and public comments

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 8/21/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special Master Plan Information  
Session  
Minutes  
August 24, 1989

The Manasquan Planning Board held a special public information session regarding the Master Plan on August 24, 1989, 8 p.m. in Manasquan Borough Hall.

The meeting was called to order by Manasquan Planning Board Chairman Jerry Iannelli, who stated that the meeting was published in the Coast Star.

Roll Call: Present - Board Members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Ruth Danish, Thomas Diamond, Fred Waltzinger; Mayor John Winterstella.

Absent - William Ruf, Margaret Ronan.

Mr. Iannelli noted that Mr. Ruf was absent due to illness and on behalf of the Board wished him a speedy recovery.

Mr. Iannelli then turned the meeting over to Paul Szymanski, planner, who stated that the meeting was meant to give the public a chance to get a feel as to where the Planning Board is regarding the Master Plan and to give input into the process.

Mr. Szymanski gave the public an outline of the history of the Manasquan Master Plan and displayed three maps for their consideration: the Land Use Map, a map showing potential subdivisions and a map detailing possible historic areas. He gave explanations of each display. He also displayed the Borough's zoning map.

He stated that to prepare for the Master Plan several actions were taken. He stated that he had touched bases with several municipal agencies for input and conducted a lot-by-lot analysis of the land use in the area. Mr. Szymanski stated that the present land uses were compared against the land uses from ten years ago and changes were noted.

Mr. Szymanski also noted COAH requirements and then asked the public if there were any areas in which they were interested.

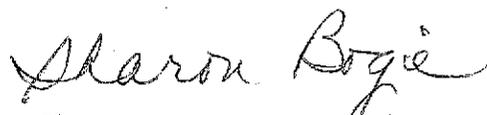
Robert Magnabusco, 133 Beachfront, asked questions regarding the Planned Unit Development (PUD) area. Mr. Szymanski stated that the PUD area must be developed by one person or group and needs approval from the Borough Council and Planning Board. Residential and public uses are permitted.

Mark Apostolu, 15 Cherry Drive, asked questions regarding the definition of multi-family housing and recreation spaces. Mr. Apostolu stated that he wants to see Manasquan remain a family oriented town.

Also expressing concerns regarding the beachfront area were Robert Zanes, 104 Ocean Avenue; and James Mastrian, 354 First Avenue.

There being no further discussion, the meeting was adjourned.

Respectfully submitted,



Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Dear Board Member:

Attached please find a draft of the minutes for the August 8, 1989 special Master Plan session, regular work session and Regular Meeting.

Please consider the following agenda for the September 12, 1989 meeting:

6:30 p.m. - Special Master Plan session

7:30 p.m. - Work Session

1. Informal Hearing - Glimmer Bay Estates
2. Informal Hearing - Mr. Sullivan re: amendment of resolution / fence

8 p.m. - Regular Meeting

1. Approval of 8/8/89 minutes (special Master Plan and regular)
2. Approval of 8/24/89 Public Information session minutes
3. Subdivision - Tarpon Avenue - resigning pf maps
4. Clean Car Alley, Inc. - use permit - formal application  
- Blakey and Parker Avenues
5. Application - major subdivision - S. & K. Coffey - 136  
Union Avenue (new application) - Blk. 72, Lot 1.01
6. Old Business
7. New Business

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 9/8/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

Manasquan Planning Board

Special Master Plan Session  
Minutes

September 12, 1989

The special Master Plan session of the Manasquan Planning Board was called to order at 6:30 p.m. September 12, 1989 by Manasquan Planning Board Chairman Jerry Iannelli.

Roll Call: Present - Jerry Iannelli, Evelyn Wagner, Ruth Danish, Thomas Diamond, Fred Waltzinger.

Absent - Mayor John Winterstella, Edward Stanley, William Ruf, Margaret Ronan.

Mr. Iannelli turned the meeting over to Paul Szymanski, planner, for the continuation of his presentation on the Master Plan.

Mr. Szymanski opened up the topic of the GEM situation prior to discussing Master Plan matters. Mr. Szymanski brought the Board up to date on the project. He stated that the case was still in litigation, but that it might be possible to stop the litigation and work toward getting the project worked on. He also noted that plans were submitted by George Gustas to Mr. Pandolfe, Board Attorney, for consideration. He stated that he felt GEM would like to get some response back. Mr. Szymanski stated he felt this meeting would be a good opportunity to discuss the project.

Mr. Iannelli stated he felt Mr. Gustas should submit a new application. Mr. Iannelli stated that the five informal copies of the concept plan were analyzed by the Board. Everyone was favorable, stated Mr. Iannelli, for a full review but the consensus of the Board did not like the modern concept.

Mr. Diamond stated that he felt it was important that litigation be stopped should the Board accept a new application.

"Getting out from under the litigation is important part," stated Mr. Diamond.

Mr. Iannelli stated that the litigation would probably not be terminated until the Board approves or turns down the application.

Mr. Szymanski stated he felt the revised concept plan came in response to meeting with a Planning Board subcommittee involved with the case.

After further discussion, the Board Secretary was directed to write a letter to Mr. Pandolfe. This letter would advise Mr. Pandolfe to advise GEM Associates of the following: 1. The concept plan has been reviewed by the Board and the Board is willing to accept the application on the basis of the 24,000 to 25,000 square feet prospective; 2. The Board feels the parking situation may be worked out; 3. The concept plan is still subject to review by the Borough Planner and Engineer; and 4. The Board finds the architectural concept too modern, but this may also be worked on.

There was also an issue of an easement to be discussed, stated Mr. Szymanski.

Mr. Szymanski then went on to discuss the Master Plan. He noted that there had been recent discussions and asked the Board whether any items brought up at those meetings, including the public information session, had any bearing on the Board's thoughts regarding the Master Plan.

Mr. Diamond asked if there would be a rough draft on the Master Plan; Mr. Szymanski stated there would be a rough draft. Mr. Diamond stated he would like to have the rough draft so he could make comments on that when the opportunity arose.

Mr. Iannelli noted that a list had been compiled in the Building Department by Margaret Kazenmayer and himself regarding changes he would like to see in the Zoning Ordinance.

Mr. Szymanski said that, in response to comments by Mark Apostlou at the public information session regarding a lack of recreation areas, the situation regarding such areas should be analyzed. Mr. Szymanski talked about the parks in the area as well as other facilities available for recreation. He asked for the Board's insights; did they think there was enough recreation space, or should more be designated? He also stated that there was the other issue that the Board of Education facilities are unavailable. Mr. Szymanski stated that in most towns, etc., the school facilities, etc., are available to the public. The Board also noted that this is not the first time recreation space has been requested in the Master Plan; during the last review, persons were seeking a soccer field in the municipality. It was suggested that Mr. Szymanski contact Patricia Hoey, recreation chairman, on the subject.

Helen Brown stated that the need for more recreation space should be considered after Chairman Iannelli invited comments from the public.

Mr. Iannelli brought the discussion to the areas which would be changed in the Master Plan. He noted the B-2 zone opposite the Drawbridge Restaurant, which is used as a parking lot. Mr. Szymanski stated there were three land uses in that area, including the Castaways Motel, the Drawbridge parking lot and the Borough parking lot which extends to the fishing pier. Any one family properties which are part of the Glimmer Glass development would be made R-1, Mr. Szymanski noted.

The Drawbridge parking lot was designated R-1 until a variance was granted to make it B-2. To do this, Mr. Szymanski stated, the owner would have to show

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Work Session and Regular  
Meeting Minutes

September 12, 1989

The work session of the Manasquan Planning Board was called to order at 7:30 p.m. September 12, 1989 by Manasquan Planning Board Chairman Jerry Iannelli.

Roll Call: Present - Jerry Iannelli, Evelyn Wagner, Ruth Danish, Thomas Diamond, Fred Waltzinger.

Absent - Mayor John Winterstella, Edward Stanley, William Ruf, Margaret Ronan.

Informal hearing - Glimmer Bay Estates, Inc. - amendment to resolution - Chairman Iannelli recognized Louis Zlotnick and Harvey Dessler of Glimmer Bay Estates. The Chairman also recognized Ray Carpenter, CE Engineering, engineer for the project.

Mr. Zlotnick stated that since they last came before the Planning Board, Glimmer Glass had made application to the DEP for the dock areas. Mr. Zlotnick detailed the two areas where the docks would be located; he stated to get to these two locations, there would be a need to cross accross over the conservation easement. In order for the DEP to continue, an easement must be granted over the easement, stated Mr. Zlotnick. Mr. Zlotnick stated they wished to know where to proceed.

Glimmer Glass Estates, Inc. was advised by Geoffrey Cramer, acting Board Attorney, to submit a proposed easement for the Board's review. He also stated that Borough Attorney Kenneth Fitzsimmons would probably need to review the proposal as well.

The Attorney also stated a formal application would be needed; the application for the easement would be in conjunction with the revision to the resolution for subdivision.

Mr. Zlotnick and Mr. Dessler were told that their next step would be to come formally before the Board with the application.

Chairman Iannelli noted that members of the audience had questions and recognized the public while noting that this was an informal procedure.

Questions were raised regarding an environmental impact statement. It was also noted that there would be no dredging of the bulkhead area.

After further discussion, Chairman Iannelli stated that further public comment should be held until the formal application and hearing were conducted.

Informal hearing - Joseph Sullivan - 25 Captains Court - Chairman Iannelli recognized Joseph Sullivan, 25 Captains Court.

Mr. Sullivan stated that he wished to have the Tombro subdivision resolution amended so that only a six foot fence be installed 180 feet along the Borough parking lot rather than fencing and a buffer. He stated he was having difficulties with Mr. Tombro regarding the buffer.

The Board Attorney stated that Mr. Sullivan would need to submit a formal application to the Board for the Board to act. Chairman Iannelli asked for the Board's opinions regarding the matter and found the Board members had no objections to the amendment; Mr. Sullivan was once again told to submit the formal application.

#### REGULAR MEETING

Board Chairman Jerry Iannelli called the regular Manasquan Planning Board meeting of September 12, 1989 to order at 8 p.m. Mr. Iannelli noted that the meeting had been published and was being held in accordance with the Public Meetings Act.

Roll Call: Present - Jerry Iannelli, Evelyn Wagner, Ruth Danish, Thomas Diamond, Margaret Ronan, Fred Waltzinger.

Absent - Mayor John Winterstella, Edward Stanley, William Ruf.

Motion made, seconded and passed to approve August 8, 1989 and August 24, 1989 minutes.

Resolution 18-1989 - Tarpon Avenue subdivision - American Timber Company - Acting Board Attorney Geoffrey Cramer gave a brief discertation about the case. He stated that the subdivision had been previously approved by the Planning Board but had not been perfected by filing the papers with the county. Thus, he noted, the subdivision needed to be reapproved and maps resigned. Mr. Cramer also noted it needed to be reopened for discussion by Board, public. Lawrence O'Lynick, 559 Tarpon, spoke on behalf of the Tarpon Avenue residents. The Board unanimously approved a motion to approve the application submitted. A motion was made and seconded to memorialize the written resolution; motion passed by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Diamond, Ronan, Waltzinger. "No" none.

Mr. Iannelli stated the plans still needed to be submitted to the county.

The representatives of American Timber and the residents were advised that the maps could be picked up the next morning from the Planning Board Secretary.

Application - use permit - Clean Car Alley, Inc. - Vernatron Building - Frank Makowski, president of Clean Car Alley, Inc., was recognized by Chairman Iannelli. Alan Krauss was recognized as the applicant's attorney.

The Board considered a copy of the site plan of the building submitted by Mr. Makowski, which showed where the establishment would be located; a memo from Borough Engineer William Farrell Jr. regarding sewer hookups; and another letter from Mr. Makowski regarding operations of the business.

Mr. Makowski stated that Clean Car Alley, Inc. would maintain the same type of use as Wax World, which previously occupied the space.

The Board, applicant and attorneys continued to discuss the application. Mr. Makowski stated it was imperative that the business get the go ahead to open as soon as possible. Board Member Wagner asked whether the "powerwash" projected would be high powered and Mr. Makowski stated no. Overnight parking was discussed; the Board stated they would like to see that there is no long term parking. Hours of operation were discussed; Mr. Makowski stated that he would like the hours of operation to be 6 a.m. - 6 p.m., but that work would not actually start until 7:30 a.m. He wished the extended hours so that cars could be picked up or delivered at the client's convenience.

"We have no intention of keeping cars overnight," stated Makowski, who noted that the service was fully insured. "It will be an extremely clean operation."

Mr. Makowski also discussed his projected Sunday hours (8 a.m. - 1p.m.) and parking. He also stated he intended to use the existing sign.

Some further discussion was conducted. A motion was then made to close the public hearing. This motion was passed and a motion was made by Board Member Ronan to approve the use permit; motion seconded by Board Member Danish and passed by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Diamond, Ronan, Waltzinger. A resolution was to be prepared.

Application - Sean and Kimberly Coffey - major subdivision - Union Avenue - Block 72, Lot 1.01 - Board Chairman Iannelli recognized Sean Coffey, applicant, and George Wright, attorney for the applicant. Also recognized was Mr. Coffey's engineer.

John Deppeler introduced himself as the attorney for John Randolph, 142 Union Avenue, opposer to the application.

Board Member Ronan excused herself from hearing the case. With her abstension, Chairman Iannelli noted there were only five voting members present. It was agreed to go ahead with the hearing.

Mr. Wright opened the discussion on the application, which seeks a five lot subdivision. The subject property is approximately 73,807 square feet in total square feet of site area. The property is in three zones: residential (R-2), commercial and conservation.

Mr. Coffey's engineer, John D. Randolph, 3256 Windsor Avenue, Toms River,

was sworn in to give testimony. The plans submitted were marked as evidence by the Board Attorney.

The engineer addressed the three zones on the property. He stated that the zone fronting Union Avenue is the commercial zone. The conservation zone consists of the wetlands area to the rear of the proposed lot 1.10. The majority of the property is located in a R-2 zone. It was stated that there were a total of six lots projected; five new lots and one lot with an already existing house that faces Union Avenue. No variances were being requested because the lots satisfied lot size / setback requirements.

The applicant, attorney and engineer went on to address the reports by the Borough Engineer and Borough Planner.

In a memo dated September 12, 1989, William Farrell Jr., Borough Engineer, addressed the location of the area (proposed lot 1.10 being adjacent to a swampy area); proposed elevations of the homes; requirements for a full width overlay of Morris Avenue from Union Avenue to the previous improvement; the existing fence on the property; grading revisions; existing system of drainage; the existing type "B" inlet at intersection of Morris and Union Avenues; missing property owner on certified list; Block 72, lots 90 and 92 being nonconforming contiguous lots which should be included in application; and escrow account and monies suggested. The memo also suggested that only preliminary approval should be granted until a waterfront development permit is obtained for Lot 1.10.

Testimony was given on the sewer situation in the area; Mr. Szymanski noted that these sewer lines were detailed in the plans.

A memo dated September 11, 1989 by Paul Szymanski, planner, was also addressed. This memo dealt with such topics as site location, description and current use; environmental factors; current zoning; proposed development; conformance to zoning; Wetlands Delineation Study; and NJDEP Bureau of Coastal Enforcement and Field Services Correspondance.

Mr. Szymanski also listed several recommendations and comments, including an access permit from NJDOT for driveway construction on Union Avenue; review of the project by the Manasquan Environmental Commission and Borough Historian (Mr. Szymanski noted that the structure on the site was historically noteworthy); shade trees; types of structures should be noted; recommendations on curbing; and other landscaping information.

Also addressed was a letter to Patrick Connel from the DEP regarding the project.

After further discussion and comments by Mr. Deppeler and his client, as well as Alfred Hilla, Union Avenue, the Board granted the applicant an adjournment so revisions, etc. could be handled. The hearing will be continued at the November 14, 1989 meeting and Chairman Iannelli noted that the public hearing would still be open. There would be no need for further noticing of homeowners, it was stated.

There being no further agenda matters, the Board addressed old and new business. After old and new business was conducted, a motion was made, seconded and passed unanimously for adjournment.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk



MANASQUAN PLANNING BOARD

Dear Member:

Attached please find a draft of the minutes of the special Master Plan session and regular Planning Board meeting of September 12, 1989.

Please consider the following agenda for the regular October 10, 1989 Manasquan Planning Board meeting:

7:30 p.m. - Work Session

8 p.m. - Regular agenda

1. Approval of minutes 9/12/89 Master Plan and regular meetings
2. Resolution 19-89 - use permit - Clean Car Alley, Inc.
3. Application - Sean and Kimberly Coffey - Union Avenue - major subdivision - adjourned until 11/89 meeting at request of applicant's attorney.
4. Letter from Shore Auto Lease.
5. New Business.
  - a. Memo from Board of Adjustment re: joint meeting.
  - b. Request for special meeting re: GEM Associates.
  - c. Set 11/14/89 meeting agenda:
    1. Glimmer Bay Estates, Inc. - amendment to subdivision.
    2. M. McGrath - minor subdivision - 11 Minerva Avenue
6. Old Business

Yours Truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 10/5/89

AFFADAVIT

STATE OF NEW JERSEY)

SS:

County of Monmouth )

I, EDWARD T. STANLEY of full age, being duly sworn according to law, upon oath, deposes and says that:

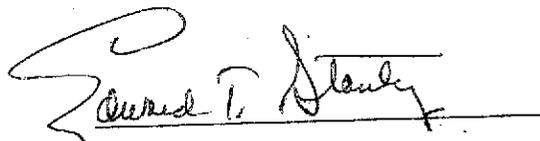
1. I am a member of the Manasquan Planning Board, Manasquan, New Jersey.

2. I was absent for the regularly scheduled meeting held on

OCT 10, 1989 - NOV 1, 1989

3. I have listened to the complete mechanical recording of the meeting held on AS ABOVE during which the hearing was held for:

SANCTUARY MASTER PLAN  
CORREY CASE  
LGM ASSOCIATES

  
Edward T. Stanley

Subscribed and sworn to before me  
this 14th day of NOVEMBER 1989

\_\_\_\_\_  
John T. Pandolfe, Jr.  
Attorney at Law of New Jersey

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Minutes  
October 10, 1989  
Work session and meeting

The Manasquan held its work session and regular meeting on October 10, 1989 in Manasquan Borough Hall.

Chairman Jerry Iannelli called the work session to order at 7:30 p.m.; there was no Master Plan presentation by Paul F. Szymanski, it was noted.

The Board reviewed the regular meeting agenda and made comments.

Chairman Iannelli noted that a correction needed to be made in the minutes as submitted by the Board Secretary. He stated that John VanDarpe was the engineer on the Coffey major subdivision. The correction was noted and made part of the record.

A letter submitted to the Board by Shore Auto Lease was discussed. The letter stated that the company wishes to lease space in the Vernatron Building on Route 71. Chairman Iannelli noted that because the building is in a B-1 zone, but is also industrial (non-conforming), a conditional use must be secured from the Planning Board.

Board Attorney Geoffrey Cramer stated that Shore Auto Lease should submit a formal application for a use permit as the Board can only act in response to an application.

The Board then discussed a letter from the Manasquan Board of Adjustment requesting a special session regarding the Master Plan.

Options were then noted regarding a special meeting on the GEM Associates proposal for their property on Main Street (Algonquin Theater). It was noted that the judge on the case had ordered the Board to meet with GEM within 30 days to receive GEM's application. Bearing this in mind, the dates of October 24, 1989 and October 31, 1989 were suggested.

Board members Thomas Diamond and Jerry Iannelli moved to have the meeting on October 24, 1989, 7:30 p.m. Motion was carried. It was noted that the pertinent legal notices would be placed in the Coast Star and Asbury Park Press.

At 8 p.m., Manasquan Planning Board Chairman Jerry Iannelli called the regular meeting of the Manasquan Planning Board to order. Mr. Iannelli stated that the meeting was held in accordance with the Open Public Meetings and was published according to law.

Roll Call - Present: Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, Thomas Diamond, Fred Waltzinger.

Absent: Mayor John Winterstella, Board Members William Ruf, Margaret Ronan, Edward Stanley.

The Chairman asked for a motion regarding the minutes of the September 12, 1989 Planning Board meeting. He noted that corrections had been discussed during the work session. A motion was made and seconded to approve the minutes as corrected; motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Diamond, Danish, Waltzinger. "No" none.

Resolution 19-1989 - Clean Car Alley, Inc. - use permit - Vernatron Building - Route 71 - The resolution granting the use permit was read by the Board Attorney. A motion was made to memorialize the resolution; motion seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Diamond, Waltzinger. "No" none.

The Board discussed its agenda for the November 14, 1989 and December 12, 1989 meetings.

The Board Secretary noted pending applications and the Board discussed where to place the matters on the agenda.

First matter listed was the application from Glimmer Bay Estates, Inc., which involves docks at the development.

Board Member Diamond noted a letter from the Environmental Commission and stated he would like to see that letter emphasized; he wished to see no endangerment of species (wildlife) in the area.

The Board Attorney noted such aspects as deed restrictions and title.

The Board agreed to start hearing the application at its December 12, 1989 regular meeting.

A minor subdivision application filed on behalf of Margaret McGrath for property on Minerva Avenue and East Main Street was brought before the Board for placement on the agenda. It was agreed to hear the case at the November 14, 1989 meeting.

The Planning Board, responding to a letter from the Manasquan Board of Adjustment, agreed to hold a joint session with the Board of Adjustment to discuss the Master Plan at 7 p.m., prior to the regular meeting, on November 14.

BOROUGH HALL, 15 TAYLOR AVENUE  
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JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD AGENDA  
Special Meeting  
October 24, 1989

Dear Board Member,

Please consider the following agenda for the October 24, 1989 special meeting of the Manasquan Planning Board:

7:30 p.m. - Special meeting of the Manasquan Planning Board with GEM Associates RE: Algonquin Theater property on Main Street

Yours Truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 10/20/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD  
Special Meeting Minutes  
October 24, 1989

The Manasquan Planning Board held a special meeting on October 24, 1989 in Manasquan Borough Hall, 15 Taylor Avenue, to discuss a conceptual design submitted by GEM Associates for their property on Main Street (formerly the Algonquin Theater). Planning Board Chairman Jerry Iannelli called the meeting to order at 7:30 p.m. and took the roll in the absence of the Board Secretary.

Roll Call: Present - Board Members Jerry Iannelli, Margaret Ronan, Fred Waltzinger, Thomas Diamond, Evelyn Wagner and Mayor John Winterstella.

Chairman Iannelli stated that the meeting was being held in accordance with the Open Public Meetings Act and that it was published according to law.

The Chairman and Board Attorney Geoffrey Cramer recognized Anthony B. Vignuolo, attorney for GEM Associates. Mr. Vignuolo gave a brief disertation on the case, stating that this is a modification of the original application and that these new plans address concerns about the project, including the size of the structure.

Mr. Vignuolo called upon J. Putzicki, engineer for the project, to give testimony. When asked to describe the project, he stated that the first floor would have shops which could be an attraction for window shoppers. The second and third floors would have offices for professionals. The pedestrian mall concept would be enhanced by landscaping.

Testimony was also given on handicapped accessibility, the fact that plans call for the offices to be rented and fire lanes which need to be established.

Jack Langella, a member of the public, asked how the new concept compared with the original concept. It was stated that it was smaller than the original project, which consisted of two buildings, and was smaller than the theater building.

Dorothy Apostolakas, owner of the Manasquan Florist next to the GEM property, asked whether the work would just be remodeling or a total demolition; it was stated that a demolition would take place.

Robert LeFevre, partner in the project, also testified. He was asked by

Mr. Cramer whether the utilization of the easement between the GEM property and Manasquan Florist had been discussed with the florist.

Mr. Cramer spoke, stating that the present conceptualization was being presented to the Board so the Board may indicate whether they were favorable toward the project. A formal submission for site plan approval would be made and the conceptualization is not intended to be the final submission to the Board. This determination of approval must be made so that litigation between GEM and the Borough. Mr. Cramer stated the Board should move to have a consent order prepared for the court to dismiss the case.

Chairman Iannelli reviewed the case to date. He stated that GEM Associates originally came before the Board with a site plan depicting two buildings of 42-45,000 square feet. The Board denied the application and GEM took the matter to court, Mr. Iannelli related. The court suggested that GEM render a smaller edition of the project, and thus GEM came forward with the conceptual plan presented at the meeting, stated Mr. Iannelli. He went on to stated that the conceptual plan was for one building with 24,000 feet of floor space (30,000 square feet total).

Chairman Iannelli stated that he felt it was in the best interest of the borough to get out of the law suit.

The public was invited to make comments; Denis Campbell and Ms. Apostolakas both spoke.

With the audience participation closed, the Board moved to accept the conceptual design, providing no changes are made in the concept when going for the site plan, and authorize the Board Attorney to consent to terminate the litigation. Motion carried by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Ronan, Waltzinger, Diamond, Wagner. "No" none.

There being no further business, the meeting was adjourned by unanimous vote.

Respectfully Submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

Dear Board Member,

Attached please find drafts of the minutes for the October 10, 1989 regular Manasquan Planning Board Meeting and October 24, 1989 special meeting. Please consider the following agenda for the November 14, 1989 meeting:

7 p.m. - Session with the Board of Adjustment re: Master Plan

7:30 p.m. - Work Session

8 p.m. - Regular Meeting

1. Approval of minutes for the October 19, 1989 regular meeting.
2. Approval of the minutes for the October 24, 1989 special meeting.
3. Major Subdivision application (cont.)- Sean and Kimberly Coffey - 136 Union Avenue - adjourned until 1/ 9/89 at request of applicant's attorney.
4. Minor subdivision application - Margaret McGrath - 11 Minerva Ave.
5. Old Business
6. New Business

Yours Truly,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 11/10/89

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
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ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Work Session and Regular  
MINUTES

November 14, 1989

The Manasquan held their regular meeting and work session on November 14, 1989 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan.

At 7 p.m., Manasquan Planning Board Chairman Jerry Iannelli called to order a special session with members of the Manasquan Board of Adjustment regarding the Master Plan. Representing the Board of Adjustment were Chairman Claudia Pincus, Vice Chairman Robert Griffith and members James F. Bogan Jr. and Christopher Trafford.

The members of the Planning Board and Board of Adjustment discussed several topics which the Board of Adjustment members felt could be dealt with in the zoning ordinance.

Mrs. Pincus noted that the Board of Adjustment was getting many cases which requested relief so that a two-family residence may be established, allowing for a parent/family member to move in with the homeowner. Chairman Iannelli noted that two family homes were allowed only in one area of town (section by railroad from Main Street to East Virginia) and anything else was variance requested. Interpretations of what is or is not a two family is up to the construction official, he stated. Mrs. Pincus stated that there does not seem to be a clear definition of a two family and that it is basically as A.P. Ratz, Jr, C.O., sees the individual case. Mr. Griffith stated that a better definition/interpretation was needed. After further discussion, Mr. Iannelli stated that he would seek better verbage on what constitutes a two family dwelling and he agreeded the distinctions were vague. Mr. Trafford had questions about how seperate entrances affected determinations. Planning Board Member Wagner also noted that each case is individual.

"There is not a seperate law you can use for all cases. That is what variances are for," she stated.

Mr. Iannelli also stated that legally, if the persons are sharing expenses, this is legal; however, if rent is paid, this is illegal if it is not a legal rental.

Chairman Iannelli also noted other topics covered by the Planning Board in regards to zoning, including clarification of the 20 percent rule, fast food

restaurants and storage of boats/large vehicles on private property.

There was also discussion on the beachfront area and the situation there over the summer months. Board of Adjustment member Bogan asked if there were any way that the number of residents in a rental can be determined by borough officials. Mr. Iannelli stated that to determine if the home is overoccupied for sleeping purposes, the persons in the home would have to either be Mirandaized or a search warrant would be necessary. Mayor Winterstella also stated that the group rentals warn the other group rentals that a code enforcement person is in the area so they have time to clear the home.

"It's almost like the old Indian smoke signal," stated the Mayor.

Mr. Trafford asked if there was anyway to encourage renters to put stipulations about overcrowding in their contracts. Mr. Iannelli stated that such a matter would have to be voluntary.

In regards to zoning, Mr. Iannelli stated that the only way zoning could help would be a rezoning of the area. He stated that efforts to build condominiums in the past were rejected. He also commented on a few alternatives, including a mercantile license.

Board of Adjustment member Trafford asked about BOCA code changes.

There being no further business, the Board of Adjustment took their leave and Chairman Iannelli called the Planning Board work session to order.

Chairman Iannelli went down the agenda, noting that the Coffey subdivision was once again adjourned. He then opened up work session discussion regarding the minor subdivision application submitted by Margaret McGrath, 11 Minerva Avenue.

Chairman Iannelli opened with discussion of the memo prepared by Paul F. Szymanski, planner, regarding the project. He stated that the prospective two lots, one fronting on Minerva and one on East Main Street, met the area and width requirements for the R-1 zone. Other requirements were also met, with the exception of front yard setbacks on Minerva; these were a pre-existing non-conforming condition.

Driveways on the property were also discussed. It was Mr. Szymanski's proposal that a new driveway be constructed for the Minerva property. The memo prepared by William Farrell, Jr., engineer, was also addressed. Geoffrey Cramer, Board Attorney, stated he had spoke to Mrs. McGrath and felt it was her intention to utilize the garage for the Minerva Avenue property and preclude utilization by the Main Street property. He also stated she would like to keep the U-shaped lot line. Elimination of the one of the entrances to the East Main Street property was also discussed.

The Board recognized Margaret McGrath, 11 Minerva Avenue, owner of the property. She gave a brief history of the property and stated that she

would live in the house at the Minerva Avenue address while her daughter would live at the other property address.

Mrs. McGrath testified that the home at the corner of Minerva and East Main Street would have an entrance on East Main Street and exit on Minerva. The large house would have a new driveway off Minerva. Mr. Cramer then asked if the Board wished to approve two accesses to home on corner.

It was agreed to by the applicant that a driveway for the Minerva home would be constructed at a future date. There would also be a provision in the resolution stating that offstreet parking for two vehicles would be provided for the Minerva Avenue property.

There being no further matters for the work session, Chairman Iannelli called the regular Manasquan Planning Board meeting to order at 8 p.m.

Roll Call: Present - Mayor John Winterstella, Chairman Jerry Iannelli, Board Members Evelyn Wagner, Edward Stanley, Ruth Danish, Thomas Diamond, Fred Waltzinger.

Absent - William Ruf, Margaret Ronan.

Chairman Iannelli stated that the meeting was being held under the Open Public Meetings Act and was published according to law. He asked for a motion to approve the minutes as submitted by the Board Secretary. Motion made, seconded and carried unanimously.

Chairman Iannelli once again noted that the application of Shaun and Kimberly Coffey, Union Avenue, had been adjourned. He then opened up the floor for a motion on the McGrath subdivision.

Motion made by Board Member Diamond to approve the minor, two lot subdivision with the provisions discussed by the Board and Attorney during the work session. The motion was seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Diamond, Waltzinger; Mayor Winterstella. "No" none.

There being no further cases on the agenda, the Board discussed old and new business. Included in the discussion were unpaid professional fees; the Board Secretary stated a list of unpaid bills will be submitted to the Board.

Resolution 20-89 - GEM Associates - The Board Attorney read the resolution, which gave consent to drop litigation against GEM Associates. The motion was made to approve the resolution; motion seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Danish, Diamond, Waltzinger. "No" none.

There being no further business, the motion was made, seconded and unanimously carried to adjourn.

Respectfully Submitted,

*Sharon Bogie*  
Secretary, Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Dear Member:

Attached please find draft of the minutes for the November 14, 1989 Manasquan Planning Board meeting.

Please accept the following agenda for the December 12, 1989 meeting:

AGENDA

7:30 p.m. - Work Session

8 p.m. - Regular agenda

1. Motion for minutes of 11/14/89 meeting.
2. Application - Joseph A. and Virginia Tischio, F. Warren -  
83 Second Avenue / 112 Ocean Avenue - minor subdivision
3. Application - Glimmer Bay Estates, Inc. - amendment to  
resolution - boat docks.
4. Old Business
5. New Business

\* Coffey major subdivision adjourned until 1/9/89.

Yours Truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 12/7/89

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(201) 223-0544

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk



MANASQUAN PLANNING BOARD

December 12, 1989

ADDENDUM TO THE AGENDA

Application for amendment to resolution - Glimmer Bay Estates, Inc. - docks-  
has been adjourned at the request of the applicant until the February 13, 1989  
meeting, 8 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan.

Yours Truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
- Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBERT A. D'AURIA  
Borough Administrator  
Borough Clerk

MANASQUAN PLANNING BOARD

Regular Meeting

December 12, 1989

The Manasquan Planning Board held its work session and regular meeting on December 17, 1989 in Manasquan Borough Hall. Chairman Jerry Iannelli called the work session of the meeting to order at 7:30 p.m.

Chairman Iannelli recognized John Martin, 212 Monroe Avenue, Spring Lake. Mr. Martin came before the Board to discuss informally the prospective subdivision of his property at 38 Main Street, Manasquan. Mr. Martin projected a two lot subdivision. After informal discussion, Mr. Martin was directed by the Board and Board Attorney Geoffrey Cramer to submit a formal application for the Board's consideration. Chairman Iannelli also stated input would be requested from Borough Attorney Kenneth Fitzsimmons regarding precedents in such cases.

Chairman Iannelli announced that the application submitted by Glimmer Glass Estates, Inc. was adjourned until the February 1990 meeting. Members of the audience wished to know the applicants' reasons for the adjournment; Chairman Iannelli stated that no reasons were given.

Chairman Iannelli noted the remaining matters on the agenda for the meeting. Mayor John Winterstella requested a closed meeting to discuss personnel matters and Chairman Iannelli stated that the Board would hear the Warren-Tischio minor subdivision application during the regular portion of the meeting.

Chairman Iannelli entertained questions/comments from the audience. Several members of the group expressed concern over the Glimmer Bay Estates application, including Mrs. Franklin Hemphill, 162 Fletcher Avenue, who asked how the case could be heard when there are deed restrictions against additional docks.

Chairman Iannelli stated the applicant has every right to come before the Board. He stated that the applicant was told to submit an environmental impact study and formal application, both of which were submitted.

Other residents expressing concerns were Joe Patterson, Wyckoff Avenue; John Plisky, East Main Street; Patricia Dunne, Long Avenue; and Ida Hood, Beachfront.

Chairman Iannelli suggested that the objectors hold their testimony until the February meeting when the applicants would be there to address their comments. Board Member Edward Stanley asked the members of the public to come back to that

meeting and stated that as chairman of the Manasquan Environmental Commission, he was opposed to the plans. Board Member Margaret Ronan stated that the Board was not against the opposers and that they, like the members of the public, were concerned citizens.

Mrs. Hood stated that she would not be able to attend the February meeting but that she would like to express her opposition to the project. Board Member Stanley asked Mrs. Hood if she would put that in writing. Chairman Iannelli stated he would not suggest that anyone write because it is not admissible as evidence, but to go ahead and write anyway because it would give input to the Board.

Marianne Shatt, Euclid Avenue, asked the Board whether an expert, when calling an area environmentally safe, was he referring to before or after the project was completed. Mayor Winterstella stated that the Board does not generate information but rather evaluates information. He stated that as frustrating as it can be, the applicant has a right to be heard and adjourn a meeting. He also stated that the applicant has a right to cross examine the opposition's positions as well as the opposition to cross examine the applicant. Chairman Iannelli and Board stated that the Board must weigh the information provided by the planner, Paul Szymanski, and engineer, William Farrell Jr. The local and county environmental commissions are also being consulted, it was stated.

Emmett Carney, 470 Long Avenue, asked the Board whether there were any time limitations for the application; the Board explained the limitations under the Land Use laws. Board member Stanley asked if a motion could be made to request that the applicant waive the time limitations; he was told a motion could be made during the regular portion of the meeting.

Manasquan Planning Board Chairman Jerry Iannelli called the regular meeting of the Manasquan Planning Board meeting to order at 8:20 p.m. He stated that the meeting was being held in accordance with the Open Public Meetings Act and was published according to law.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Thomas Diamond, Ruth Danish, Fred Waltzinger, Margaret Ronan.

Absent - William Ruf.

A motion was made, seconded and carried to approve the minutes of the November 14, 1989 regular meeting as submitted by the Board Secretary.

Board Member Stanley moved to have the Board request that applicant Glimmer Bay Estates, Inc., waive their time limitations in which the Board must act under the Land Use Law. Motion second and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Diamond, Danish, Waltzinger, Ronan and Mayor Winterstella. "No" none. The Board Secretary stated a letter would be composed and mailed to the applicant in the morning.

Application - minor subdivision - Joseph A. and Virginia Tischio, Francis Warren - 83 Second Avenue / 112 Ocean Avenue - The applicants, who are residents of 253 Rankin Avenue, Cranford; and 112 Ocean Avenue, Manasquan, respectively, were unable to attend, according to their attorney, Kevin Thomas. The property is particularly known as Block 163, Lots 3 and 4.

In the application it is stated that the "applicants propose to subtract from lot 3 and to add to lot 4 a strip of property 21' in width and 52' in length so as to render new lot 4 a conforming lot as to lot area. New lot 3 will remain a conforming lot in all respects except front yard setback, which is a prior consisting condition." The lot is in an R-5 zone.

Mr. Thomas submitted a survey to be marked A-1 by the Board Attorney. He also asked that letters from the Borough Planner and Engineer be marked for evidence. He then went on to address the recommendations and comments in each memo.

Addressing Mr. Szymanski's memo, Mr. Thomas asked that his clients be relieved of the recommendation that a sidewalk be installed along Second Avenue. First, he explained, there are presently no sidewalks along Second Avenue. Second, when considering the setback required, the sidewalk would be partially on borough property. Third, it was noted that installation of such sidewalks would require the removal of three recently planted trees.

With the lack of sidewalks along Second Avenue, Mr. Thomas stated that this sidewalk would "essentially lead to nowhere." He also noted borough liability on that portion of the sidewalk located on borough property.

Mr. Thomas also requested relief a recommendation to require an agreement from the owners of lot 4 to eliminate or decrease the front and side yard setback non-conformities, if practical. He stated that any construction, because of the non-conformities, might need a variance.

A letter from John H. Deppeler III, attorney for Mr. Warren, was read for the record and marked for evidence. The letter asked for the relief from the sidewalk recommendation.

The Board, Board Attorney and applicant's counsel discussed curb cuts and other matters regarding the application.

Board Member Stanley suggested that half a sidewalk be installed around the property corner area. The Board, however, expressed that they felt there were detriments to installation of any sidewalk.

The Board, coming out of executive session, welcomed public comment. Robert Zanes, Ocean Avenue, commented on the application. He stated that there was a need to control parking in the area, and asked that, since the Board was not favorable to sidewalks, would they consider a buffer to prevent the possibility of parking on the property. In response to this, Mr. Thomas recommended the removal of the curb cut on Ocean's corner and make it a condition to keep cars off the property.

After further discussion, a motion was made by Board Member Diamond to approve the application with the following stipulations: limitations on parking area;

removal of the curb cut on Ocean Avenue and installation of a new curb cut on Second Avenue; planting of shrubs and grass to the applicant's satisfaction. Motion seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Diamond, Danish, Waltzinger; Ronan, Mayor Winterstella. "No" none.

Resolution 21-1989 - Margaret McGrath - minor subdivision 411 Minerva Avenue - Chairman Iannelli read the resolution approving the minor subdivision. A motion was made by Mayor Winterstella to pass the resolution; motion seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Diamond, Danish, Waltzinger, Ronan, Mayor Winterstella. "No" none.

The Board opened up discussion on old a new business. The Board agreed to continue its membership in the New Jersey Federation of Planners, with the Board Secretary noting that there was a discount fee if both development boards joined.

The Board then entered into closed session at the request of Mayor Winterstella. After coming out of closed session, the Board, noting there was no further business, agreed unanimously to adjourn.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board