

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
January 9, 1990

Manasquan Planning Board Chairman Jerry Iannelli called the work session of the Manasquan Planning Board to order at 7:30 p.m.

Chairman Iannelli introduced Frank Scimeca, Main Street. Mr. Scimeca, who had been granted a minor subdivision and site plan approval for his bicycle shop, requested an informal hearing with the Board to discuss the possibility of amending his site plan in regards to shrubberies designated by the planner.

Mr. Scimeca submitted a letter explaining his position. He stated that based on the size of the lot, the shrubberies would affect parking and people would be stepping out of their car into foliage on both sides of the parking lot. He asked that the site plan be amended so that he could put three large flower pots on Main Street along the parking lot area. This would allow those using the parking lot to get in and out of their car as well as allow pedestrians to walk across the parking lot to get to Main Street or Pearce Avenue without shrubberies in the path. Mr. Scimeca also maintained that elimination of the shrubberies would eliminate the need for cleaning up the dirt that washes from the shrubberies onto the Main Street sidewalks.

Board Attorney Geoffrey Cramer stated that because of the wording of the resolution, landscaping, curbing and lighting details needed to be submitted in detail on plans to the Borough Engineer. He advised that the matter was between the Construction Official, Engineer, Mr. Scimeca and Mr. Scimeca's contractor. Mr. Scimeca was advised to submit the plans to Albert P. Ratz, Jr., C.O. for consideration.

It was also suggested that hand drawn plans be submitted for professionals' input before formal plans were drawn up for submission.

The Board and Mr. Scimeca further discussed the planters, including number, type and maintenance (proper light and care). It was also noted that a piece of the property had been subdivided and sold off to the Paramount Diner.

After the discussion, Mr. Scimeca decided to satisfy the resolution without the changes to planters. He stated that everything had been approved and he wished to start work on the project.

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

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

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

The Board started its agenda with its Reorganization activities.

Board Attorney Cramer administered the Oath of Office to the newly reappointed members of the Planning Board, including Mrs. Wagner, Mrs. Ronan, Mr. Iannelli and Mrs. Danish. Also sworn in were Mr. Thompson and Mrs. Dunne as brand new alternates to the Board. Mr. Thompson was designated first alternate and Mrs. Dunne second alternate.

Resolution 2-1990 was introduced, with Chairman Iannelli asking the Board to hold the resolution until the Council makes its determinations on engineer and planner. A motion was made to continue with the professionals (William Farrell, Jr., engineer; Paul Szymanski, planner; and Geoffrey Cramer, acting Board attorney) until determinations are made; motion passed by unanimous vote.

Resolution 3-1990 - Public Meetings 1990 - A motion was made, seconded and carried to change the meeting date back to the first Tuesday of the month; motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Diamond, Waltzinger, Ronan, Danish, Thompson. "No" none.

The date change would be pertinent as of the February 6, 1990 meeting; the meetings dates were read for the record, including February 6, March 6, April 3, May 1, June 5, July 3, August 7, September 4, October 2, November 13 and December 4, 1990 and January 8, 1991. It was noted that November's date reflects a change from the first Tuesday as the first Tuesday falls on Election Day.

Resolution 4-1990 - Official Newspapers - A resolution was introduced designating The Coast Star, 13 Broad Street, Manasquan, as the official newspaper of the Board. The Herald and Asbury Park Press were designated as secondary newspapers. The resolution was seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Diamond, Waltzinger, Ronan, Danish, Thompson. "No" none.

Resolution 5-1990 - Appointment of Secretary - A resolution was introduced designating Sharon Bogie as Secretary to the Planning Board. The resolution was seconded and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Diamond, Waltzinger, Ronan, Danish, Thompson.

The retaining of the present professionals was once again discussed, with Board Member Diamond seconding a motion to state that the body was prepared to keep the present professionals in place until Council acts on the appointments. Motion unanimously carried.

Resolution 6-1990 - Naming of Chairman and Vice Chairman - A motion was made to name Jerry Iannelli as Chairman; the motion was seconded and carried by the following vote: Board Members Wagner, Diamond, Waltzinger,

Ronan, Danish, Thompson. "No" none. "Abstain" Board Member Iannelli.

A motion was made and seconded to name Edward Stanley as Vice Chairman; motion carried by the following vote: Board Members Iannelli, Wagner, Diamond, Waltzinger, Ronan, Danish, Thompson.

Chairman Iannelli read a letter from George Wright, attorney for Sean and Kimberly Coffey, asking for an adjournment until the May 1990 meeting. The letter stated that all Land Use time restrictions were waived by the applicant. The Board unanimously agreed to grant the adjournment.

Resolution 7-1990 - Tischio - Warren minor subdivision - The Board Attorney read the favorable resolution granting a subdivision of Block 163, lots 3-4, belonging to Joseph and Virginia Tischio and Francis Warren. Motion made and seconded to carry the resolution; motion carried by the following vote: "Yes" Board Members Iannelli, Wagner, Diamond, Waltzinger, Ronan, Danish. "No" none. "Abstain" Board Member Thompson.

The Board Secretary submitted a voucher from the Board Attorney for payment approval; the Board unanimously agreed to pay the bill.

A motion was made, seconded and unanimously carried to approve the minutes of the December 12, 1989 meeting as submitted by the Board Secretary.

There being no further matters for discussion, the motion was made, seconded and unanimously approved to adjourn.

Respectfully Submitted,

Sharon Bogie

Sharon Bogie, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

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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 regular meeting of December 12, 1989. Please consider the following agenda for the January 9, 1990 meeting:

7:30 p.m. - Work Session

1. Informal Hearing - Scimeca- Main Street - site plan

8 p.m. - Regular meeting

1. Reorganization activities
 - a. Swearing in of members.
 - b. Appointments, meeting dates announced, resolutued
 - c. Chairman, Vice Chairman named.
2. Application- S. and K. Coffey - Union Ave. (cont.) - major subdivision
3. Resolution 1-1990 - Joseph and Virginia Tischio, F. Warren - minor subdivision - 83 Second Ave./ 112 Ocean Ave.
4. Old Business
5. New Business

Yours Truly,

Sharon Bogie

Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 1/5/90

JOHN L. WINTERSTELLA
Mayor

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COUNTY OF MONMOUTH
NEW JERSEY 08736

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MANASQUAN PLANNING BOARD
Regular Meeting
February 6, 1990

The work session of the Manasquan Planning Board was called to order at 7:30 p.m. on February 6, 1990 by Manasquan Planning Board Chairman Jerry Iannelli.

Chairman Iannelli recognized Gary Smith, who had requested an informal hearing before the Board.

Informal Hearing - Gary Smith - 42-42½ N. Main St. - regarding minor subdivision of property in R-2 zone.

Options were discussed regarding the subdivision, including placement of the existing house steps and their possible encroachment on the neighboring property.

The Board also inquired about apartments; a house and garage apartment currently exist on the property.

Mr. Smith was directed to submit a formal application for the Board's consideration.

Informal Hearing - Henry Trost - 73, 75, 75½ Ocean Avenue - regarding minor subdivision in R-2 zone.

Mr. Trost submitted a letter detailing his prospective application for a two lot minor subdivision.

In the letter and in testimony, Trost related that there were presently three dwellings on the 6250 square foot lot. The three are used primarily as summer rentals, he noted; 73 Ocean is also used as a winter rental.

Mr. Trost testified that the subdivision would look to create two 3,125 square foot lots, each measuring 25' x 125'. The rear structure would be demolished and this, pointed out Mr. Trost, would eliminate a summer rental. Mr. Trost also stated that the two remaining houses being on their own lots would make them desirable to a year-round resident.

Mr. Trost also noted that other properties in the area are of the same size and footage as those proposed by the subdivision.

Paul Szymanski, planner, suggested that if Mr. Trost wished to proceed with a formal application, it was recommended that he provide the Board with a full presentation, including testimony by professionals.

Mayor Winterstella made favorable comments on the proposal, citing the loss of the one rental, but also noted that he would not be able to vote on the case because Mr. Trost was a member of the governing body (Mayor and Council). Board Member Wagner, who, like Mr. Trost, serves as a member of the council, expressed similar views.

Mr. Trost was directed by Board Attorney Geoffrey Cramer to submit a formal application for the Board's consideration.

Informal Hearing - amendment to resolution - 67 Taylor Avenue - regarding site plan - Robert Houseal, architect, addressed the Board regarding a possible amendment to the resolution granting Robert Scerrato site plan approval at 67 Taylor Avenue.

Mr. Houseal read a letter explaining that he sought to amend the site plan to reflect changes in the landscaping, including elimination of planting buffers. He noted that this was not approved by the Borough Engineer, William Farrell, Jr.

Mr. Houseal also sought a reduction in the performance bond in response to the completed portions of the project.

It was also noted that there were problems with the asphalt on the property. The property owner was seeking to repave the area because of a ponding problem.

Mr. Scerrato also addressed the Board, stating that he felt that a fence and plantings were not both necessary. The fence, he noted, was placed along the northerly and southerly sides of the property under the site plan approval after requests from neighbors were brought before the Board.

After further discussion, the Board concluded that the fence and plantings together were desirable. The Board determined that a vote regarding the request would need to be taken in the regular session.

At 8:15 p.m., Board Chairman Jerry Iannelli called the regular meeting of the Manasquan Planning Board to order. He announced that it was an Open Public meeting held in accordance with the Open Public Meetings Act and that the meeting had been published under law.

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

Absent - Board Member William Ruf.

A motion was made, seconded and unanimously carried to approve the minutes of the January 9, 1990 meeting as submitted by the Board Secretary.

Reappointed Board Member Edward Stanley was administered the oath of office by the Board Attorney.

Continuing the Scerrato matter, a motion was made to lower the bond to \$1000 from \$1822; this motion was denied. A clarification was made and the new motion added that the bond would be reduced by \$822 and the \$1000 would assure the planting of the trees and the completion of asphalt repairs. This motion was seconded and carried by an unanimous vote.

Mr. Szymanski addressed the Board on the Master Plan process. He stated that the draft was almost completed and that he could discuss it informally with the Board during the March meeting. He stated a public hearing could possibly be discussed for April.

Mayor Winterstella updated the Board as to the actions of American Timber Company regarding their major subdivision of property. After a brief discussion, the Board agreed to entertain their request for a special meeting at which representatives of American Timber Company would make a presentation regarding the subdivision. The Board was polled and agreed on a February 27, 1990 meeting date.

The Board then acted on resolutions which had been held in abeyance regarding Board professionals. Board Attorney Cramer read a resolution naming William Farrell, Jr. of T-M Engineering as Board Engineer. The motion was made to approve the resolution; motion seconded and unanimously carried. A resolution was then read naming Paul F. Szymanski as planner; motion to approve the resolution was seconded and carried. A motion was made by Board Member Stanley to name both Geoffrey Cramer of Gilroy, Cramer & McLaughlin and John Pandolfe of Fay, Pandolfe, Shaw & Rubino as Board Attorneys. The motion was seconded and carried unanimously.

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
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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 January 9, 1990 regular meeting and work session. Please consider the following agenda for the February 6, 1990 meeting:

AGENDA *

7:30 p.m. - Work Session

1. Informal hearing - Gary Smith - Main Street
2. Informal hearing - Henry Trost - Ocean Avenue
3. Informal Hearing - Scerrato site plan - request for amendment.

8 p.m. - Regular meeting

1. Approval of 1/9/90 minutes
2. Application for boat docks - Glimmer Bay Estates - has been withdrawn at request of applicant.
3. Old Business
4. New Business

* The agenda is pending any new Master Plan information from Paul Szymanski, planner.

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

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MANASQUAN PLANNING BOARD
Special Meeting

February 27, 1990

The Manasquan Planning Board held a special meeting / work session with representatives of the American Timber Company and Mayor and Council on February 27, 1990 at Manasquan Borough Hall, 15 Taylor Avenue, Manasquan.

Planning Board Chairman Jerry Iannelli called the meeting to order at 8 p.m. and announced that the meeting had been published according to law and was an Open Public Meeting in accordance with the Open Public Meetings Act. He did note that while the public was invited to listen to the proceedings, no public commentary/testimony would be heard.

Roll Call: Present - Jerry Iannelli, Evelyn Wagner, Ruth Danish, Edward Stanley, Thomas Diamond, Margaret Ronan, Patricia Dunne.

Absent - Mayor John Winterstella, William Ruf, Fred Waltzinger, Kevin Thompson.

Also attending the meeting on behalf of the borough were Councilmen Neil Hamilton and Henry Trost; Borough Attorney Kenneth Fitzsimmons; and William Farrell, Jr., Borough Engineer.

Planning Board Member Danish addressed the Board and excused herself from the hearings, stating that there was a potential conflict of interest since she is a tenant of the American Timber Company at Fisherman's Cove.

Chairman Iannelli recognized Roger Clapp, attorney for American Timber, who introduced Alan Hilla, engineer; Steve Rubin, attorney; and Rick Kniesler, architect, Birdsall Engineering.

Mr. Clapp stated American Timber's objectives, which include securing the major subdivision so that the lots may be sold. His client wishes to see said subdivision achieved as quickly and smoothly as possible, commented Clapp.

Clapp referred to a memo dated February 6, 1990 from his office to

the Planning Board outlining the scope and intent of the subdivision, which affects 16 blocks and will create 311 lots.

Mr. Clapp discussed the fees involved with the application, which will be a single application for preliminary and final major subdivision approval. He stated that ATC understood that there would be application fees totalling \$5065 and variance fees of \$300 per lot (totalling \$93,300); these fees, Clapp commented, would be held in escrow to pay professional review fees (Borough Engineer, Borough Planner and the attorneys).

Mr. Clapp stated that the variances involved would be dealt with in a bulk manner rather than individually. In addition to the anticipated 21 maps to be filed, a single page would be filed on each lot which will list each variance required for that particular lot.

Clapp stated that the lot lines will be drawn in relation to the present lease lines, which are in relation to their 1945 map. There will be exceptions only when actual conditions on the property merit such changes; for example, if an accessory building is divided by a lease line.

Clapp also discussed the various waivers sought by ATC. These waivers include plat details such as locating existing structures and wooded areas within 200 feet of the subdivision; elevations and contours; plans of proposed utility layouts (there will be no new utilities); profiles and typical sections of streets; and plans and profiles of storm and sanitary sewer and water mains.

Also, location of existing utilities and improvement design standards and requirements, including but not limited to streets, curbs and sidewalks, traffic signs, blocks, lots, public use and service areas, storm drainage, facilities and culverts, private utilities, natural improvements, shade trees, top soil protection, grades, streetlights, disposal of litter, profiles and typical sections, construction details, contours, sight triangles and plans and profiles of storm and sanitary sewers and water mains.

Mr. Clapp stated that ATC was just seeking approval of the lot lines and that there would be no changes or improvements in that area.

It was also stated that Declarations of Easement would be filed so that when each lot is sold, easements for adjoining property owners would be noted to the purchaser. This would allow for neighbors to have an easement so projects, such as painting or other home improvements or work on utilities, may be conducted.

Having finished the presentation, Chairman Iannelli asked if any Board or Council member had questions regarding the project. Councilman Hamilton asked about the sewer system in the area and whether it could hold up under increased usage.

Mr. Clapp suggested that a pre-application meeting be held. He stated that he would submit the maps for the Borough's review and that a pre-application meeting could be held after a review period. After some discussion, it was

determined that a pre-application meeting could be held March 27, 1990 at 8 p.m. in Manasquan Borough Hall. It was also determined that a portion of the meeting would be set for public comments/questions.

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

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
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MANASQUAN PLANNING BOARD
Special meeting agenda

The Manasquan Planning Board will hold a special meeting with representatives of American Timber Company and Mayor and Council of Manasquan on February 27, 1990 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

Please accept the following agenda for the special meeting:

- 8 p.m. - Special meeting with American Timber Company
1. Presentation by American Timber representatives.

The meeting was published in accordance with the Open Public Meetings Act; the public will be invited to attend, but there will be no public participation.

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 2/26/90

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

ROBERT A. D'AURIA
Borough Administrator
Borough Clerk

MANASQUAN PLANNING BOARD
March 6, 1990
Regular meeting minutes

The Manasquan Planning Board held its regular meeting and work session on March 6, 1990 at Manasquan Borough Hall, 15 Taylor Avenue.

In the work session, the Board adiscussed where they would place the subdivision application of John Martin, Main Street, on the agenda. It was determined that the case could be heard at the April 3, 1990 meeting.

After the work session, Manasquan Planning Board Chairman Jerry Iannelli called the regular meeting to order at 8 p.m.

Roll Call: Present - Jerry Iannelli, Ruth Danish, Edward Stanley,
Thomas Diamond, Margaret Ronan, Patricia Dunne.

Absent - Mayor John Winterstella, Evelyn Wagner, William Ruf,
Fred Waltzinger and Kevin Thompson.

A motion was made by Board Member Diamond, seconded by Board Member Stanley, to approve the minutes of the February 6, 1990 regular meeting and February 27 special meeting (with American Timber Company) as submitted by the Board Secretary. Motion carried by unanimous vote.

The Board and Board Attorney discussed a memo from John Pandolfe, Board Attorney, regarding the Beers litigation. A memo from Paul Szymanski, planner, regarding the GEM application was also discussed.

The Board Chairman recognized John Martin, whose minor subdivision application had been scheduled for the April meeting. Mr. Martin asked if his application could be amended to change the lot line ; he wished the lot line to be placed behind the garage on the property so that it would go with the front home. The Board Attorney stated that variances would become involved, and with that, notification of homeowners, etc. It was suggested that Mr. Martin resubmit the plans to reflect the change after he makes up his mind about the matter. Mr. Martin stated that he would make a decision regarding direction of the application.

Margaret Ronan, Thomas Diamond and Patricia Dunne expressed interest in attending a zoning overview class for board members at Rutgers University; it was agreed that the Board Secretary should make the proper arrangements.

2.

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

Respectfully submitted,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

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MANASQUAN PLANNING BOARD AGENDA

Dear Board Member,

Attached please find drafts of the minutes for the February 6, 1990 regular meeting and February 27, 1990 special meeting of the Manasquan Planning Board.

Please consider the following agenda at the March 6, 1990 meeting:

7: 30 p.m. - Work Session

Discussion of Master Plan with Paul Szymanski, planner

8 p.m. Regular Meeting

AGENDA

1. Approval of the minutes of the February 6, 1990 and February 27, 1990 meetings.
2. Resolution 8-1990 - amendment to Scerrato site plan approval
3. Old Business
4. New Business
 - a. place Martin subdivision application on agenda.

Please note that the next American Timber meeting will be held March 27, 1990 at 8 p.m. and that the Coffey major subdivision application has been adjourned until the May 1, 1990 meeting.

Yours Truly,

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

Special meeting minutes
March 27, 1990

The Manasquan Planning Board held their second special informal meeting with American Timber Company on March 27, 1990, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

Manasquan Planning Board Chairman Jerry Iannelli called the meeting to order at 8 p.m.

Roll Call: Present - Mayor John Winterstella, Jerry Iannelli, Evelyn Wagner, Ruth Danish, Edward Stanley and Patricia Dunne.

Absent - William Ruf, Thomas Diamond, Kevin Thompson, Fred Waltzinger and Margaret Ronan.

Board Member Ruth Danish excused herself from the hearing, citing a potential conflict of interest. Chairman Iannelli stated that she could participate as a member of the public if she so desired.

The Board recognized Roger Clapp, attorney for American Timber Company. He in turn introduced Rick Camissa and Alan Hilla of Bidsall Engineering. Clapp stated that American Timber is preparing to seek preliminary and final major subdivision approval and that they wished a public hearing on a formal application as soon as it could be scheduled.

Clapp gave a brief review of the testimony given during the first informal / pre-application meeting in February, including a listing of variances sought and waivers needed. He noted that preliminary reports had been prepared by William Farrell, Jr., borough engineer, and Paul Szymanski, borough planner.

"I want to hear what is on the board's mind in respect to this application," stated Clapp.

Mayor Winterstella asked for a clarification regarding an offer of land made by American Timber to the borough. Mr. Clapp stated that the land offer is off the table. In regards to a monetary contribution which had been discussed to go toward infrastructure/improvements in the area of the subdivision, Mr. Clapp stated that the application does not justify such a contribution and that any such contribution would be passed on 100 percent to the tenants.

"There is no change There is no basis for such a contribution. It is invalid and unreasonable to condition this application on such a request.

Agreeing they had come to an impasse, the Board and American Timber representatives agreed to continue their discussions by addressing the memo prepared by Borough Engineer William Farrell, Jr.

Mr. Farrell's memo stated that in regards to the waiver of plat details, his office generally had no objection; he did state, however, that without the plat detail of grading and contours, low areas could exist that would not be apparent during the review and these areas could collect water. Mr. Farrell also commented that the Board should make any decisions regarding requirements for improvements prior to an indepth study of the subdivision by his office. He cited the sidewalks and curbs in the area as well.

Mr. Farrell's memo then went on to discuss the waiver of locating existing utilities. He stated that there was no objection to such a waiver but advised that the appropriate provisions and cross easements should be accounted for in deeds. Mr. Clapp stated that cross easements would be provided for and a disclosure/disclaimer will advise the property purchaser of such easements, etc. as well as make clear that there is no responsibility on the part of American Timber or the borough of Manasquan toward the utility connections beyond the street. Mr. Clapp stated this could be accomplished through placement on the maps and/or a notice to all property owners.

Mr. Farrell also stated that the maps as submitted provided a lot of information but that the information was difficult to decipher because it was "congested" on the page. It was suggested that a clearer form of the map, with just projected lot lines, structures and dimensions, be provided so the Board could get an accurate picture of what the subdivision will entail. Discussing the matter with Mr. Camissa, Mr. Clapp agreed that they would like input from the borough engineer and planner on clarifying the maps. Mr. Clapp state, however, that the map showed 1447 variances and that approval was sought for those maps.

The memo from Paul Szymanski was read by Chairman Iannelli. It stated that Mr. Szymanski had conducted a preliminary field inspection and noted several topics, including improvement requirements (which, if any, improvements will be required), "value" of the waivers requested by American Timber and whether or not a history of who placed improvements before had any relevance. This memo, noted Chairman Iannelli, was dated April 4, 1990.

The March 27 memo from Mr. Szymanski was also discussed. In that memo, Mr. Szymanski noted that it was "good public policy" for the applicant to provide improvements on site. Szymanski also requested that a list of leaseholders on a lot-block basis be provided; Mr. Clapp stated that the names of these leaseholders will be secured on the certified tax list which is needed to notice all the affected persons within 200 feet of a projected major subdivision.

Board Attorney Geoffrey Cramer stated that the Board and American Timber must get back to the issue of contributions.

Mr. Clapp reiterated his position, stating that the idea of persons purchasing their land will improve their structures/properties and place further stress on the services in the area is "speculation" and that the application does not justify the contributions toward improvements.

Chairman Iannelli asked for the individual board members' opinions on the matter.

Board Member Stanley noted that Mr. Szymanski commented in his March 27 memo "needs do exist" in the area; Mr. Stanley felt these needs must be identified.

Board Member Dunne said that Manasquan residents are "counting" on the idea that the leasees who become landowners will upgrade their properties once they purchase them.

Board Member Wagner stated that she was in agreement with Mayor Winterstella about the need for improvements and that the matter should be further researched.

The Mayor stated that it is the policy of the Board to require improvements and that it is not unusual to request on-site and off-site work. Such matters are at the discretion of the board, it was noted.

Mr. Clapp agreed to waive the time limit on the application. The Board and American Timber agreed to a schedule of meetings, including an informal work session with borough representatives and professionals in early April and a formal meeting (at which the formal application would be submitted). The formal meeting date would be pending based on when larger facilities could be secured. The Board Secretary was directed to set the tentative date of April 24 and make arrangements for the Manasquan Elementary School auditorium.

Board Chairman Iannelli then stated that public commentary and questions would be welcomed. He advised speakers to keep their remarks brief and pertinent to the application.

Alfred Sauer, 99 First Avenue and an officer of the American Timber Company Tenants' Association, stated that the association represents approximately three quarters of the tenants. He stated that the association would like to be notified regarding any informal meeting on the matter and that they would like to send a representative to such gatherings. Mr. Sauer also expressed his opinion that it was not appropriate to ask the tenants to contribute to anything for water and sewer lines; they, like everyone else, contribute to the sewer and water utility, he noted.

"We're being hit twice," commented Mr. Sauer.

Stating that a requirement for improvements would create new expenses for the tenants, Mr. Sauer noted "With the requirements (discussed by the Board), it will be burying us a little deeper."

Frank Diana, 401 First Avenue, stressed that the application allowed for no changes in the area. He noted that there was a December 31, 1990 deadline to sign the contracts; if they are not signed, the prices go up.

Referring to Mrs. Dunne's comments, Mr. Diana stated that after taking out a mortgage, it will be very unlikely that some of the tenants, such as himself, will have the money for improvements.

Patricia Baymore, 556 Salmon Avenue, asked about prospective work on Brielle Road and why, if the road was going to be improved with state, federal and local funds, would curbs and sidewalks be required if they were only to be dug up for the road improvements.

Carl Danish, Fishermen's Cove, asked why their leased property was not included in the subdivision and the option to buy not given to him. He later asked whether, if American Timber Company changed their mind and agreed to sell him the land, there would be a problem coming before the Board for a subdivision.

Robert Magnabusco, 132 First Avenue, asked about the taxation rate and why these improvements were not done over the years. Chairman Iannelli stated that questions would only be entertained on the subdivision itself.

The idea of a curb-sidewalk ordinance was brought up. Mayor Winterstella explained that a sidewalk-curb ordinance necessitated a driveway ordinance, which would preclude parking on the east side of Brielle Road and the inlet.

Mayor Winterstella stated he would be in favor of such an ordinance if that obstacle could be overcome.

There being no further comments, questions or testimony, a motion was made, seconded and unanimously carried for adjournment.

Chairman Iannelli stated that any interested parties may look over the plans and variance book in the offices of the Planning Board Secretary, Monday through Friday, 8:30 a.m. - 4 p.m.

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

March 22, 1990

Dear Board Member,

Please consider the following agenda for the March 27, 1990, 8 p.m. special meeting with American Timber Company representatives in Manasquan Borough Hall:

8 p.m. - Special meeting with presentation from American Timber Company; to include discussion of preliminary maps and designated portion of meeting for public commentary.

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

Minutes
April 3, 1990
Regular Meeting

The Manasquan Planning Board held their regular monthly meeting on April 3, 1990 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan.

Chairman Jerry Iannelli called the work session to order at 7:30 p.m.

A brief discussion and review of the American Timber Company pre-application status was conducted. It was noted that an open public meeting on the matter had been conducted on March 27.

There was a brief discussion of the minor subdivision application submitted by John Martin for his property on Main Street. It was noted that the applicant was scheduled to return to the Board when he determined where he wished to have the lot line drawn on the property; based on placement of the lot line, variances could be required. The Board noted that the applicant needed to decide before the application could proceed.

Chairman Iannelli called the regular portion of the meeting to order at 8 p.m. He commented that it was an open public meeting and was published according to law.

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

Absent: William Ruf.

Chairman Iannelli asked for a motion regarding the minutes of the March 5, 1990 regular meeting. A motion was made, seconded and unanimously carried to accept the minutes as submitted by the Board Secretary.

Chairman Iannelli noted that John Martin, applicant, was not present for his scheduled hearing; this being the only case on the agenda, the Chairman opened the floor to old and new business.

Under old business, the Board agreed to place the hearing for the Geiser

major subdivision on the May 1, 1990 agenda. It was noted by the Board Secretary that the Coffey application (major subdivision on Union Avenue) was still on adjournment pending studies which need to be secured by the applicant. The attorney for the applicants, George Wright, has stated that he will advise the Board when the application may be continued. The Board Secretary was also directed to distribute the plans for the Geiser application to the professionals for their review.

The Board Chairman read a letter from attorney John H. Deppeler III on behalf of client Christopher Coyle, a prospective lessee of the Vertone Building on Blakey and Parker Avenue (Route 71). Mr. Coyle wished to secure approval so that he could have his carpet business in the building. In the letter, Mr. Deppeler stated his client wished to sell carpet and temporarily store carpeting which had been ordered by customers. It would not be used as a warehouse, stated Mr. Deppeler in the letter.

Mr. Szymanski, planner, stated he felt, based on the letter, that it was a B-1 use and approval could be granted.

Chairman Iannelli expressed concerns about the warehouse function, based on a conversation he had with Mr. Coyle. He stated that he would issue the necessary permit if the Board agreed to approve the action.

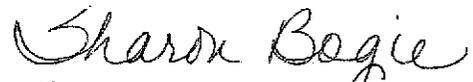
Mayor Winterstella moved that permission be given based on the information provided in the letter and a resolution stipulating all the regulations be drawn up by Board Attorney Geoffrey Cramer. The motion was second and carried by unanimous vote.

Chairman Iannelli stated that he wished the record to show that Robert Zanes, Long Avenue, was in the audience.

The Board, Board Attorney and Mr. Szymanski then entered into discussion on the Master Plan. Mr. Szymanski presented the Board with a memo and maps reflecting the basic changes to the zoning and Master Plan maps which the Board had been discussing over the past several months.

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

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

March 30, 1990

Dear Board Member,

Attached please find a draft of the minutes of the March 6, 1990 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the April 3, 1990 regular meeting:

AGENDA

7:30 p.m. - Work session

8 p.m. - Regular agenda

1. Approval of the March 6, 1990 regular meeting minutes.
2. Application for minor subdivision - J. Martin - Main Street
3. Old Business
4. New Business
 - a. place Geiser major subdivision on Board agenda.

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 3/30/90

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
May 1, 1990

The Manasquan Planning Board held their regular meeting on May 1, 1990 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan.

A work session was called to order by Vice Chairman Edward Stanley in the absence of Board Chairman Jerry Iannelli.

Mr. Stanley asked the Board Secretary if she would include the names of the professionals who attend the meeting in those meeting's minutes; the Board Secretary stated that she would.

Mr. Stanley then asked Paul Szymanski, planner, to offer information on the Master Plan process. The Board and Mr. Szymanski discussed a memo prepared by Mr. Szymanski for the April meeting which detailed the various zoning changes suggested by the Board over the course of the process.

Informal session- Nicholas and Associates - 106 Union Avenue- Robert Foriddas, representing Nicholas and Associates, came before the Board for an informal hearing regarding a prospective site plan application for 106 Union Avenue/corner of Union and Marcellus.

The property had been subdivided in 1987. There currently exists a two and a half story structure on Block 77, 55.01; this structure was originally residential but has been converted to office use and is currently fully occupied.

Nicholas and Associates would like to construct a building on Block 77, Lot 56.01. This building would also be an office use for the same type of professionals which are in the 106 Union Avenue building; Mr. Foriddas stated that these types of uses, such as consultants, insurance consultants, etc., do not generate a lot of traffic. He stated that Nicholas and Associates would seek approval to construct the building with a variance so that only the 10 presently established parking spaces would be necessary instead of the 14 required under code.

Mr. Foriddas offered the Board an "as is" survey showing the property as it presently exists and a survey showing the parking situation on the property.

Discussion was also focused on the trees located on the property and options for parking. It was also stated by Mr. Foriddas that the building would house one, possible two, tenants and would be completely professional (no residential units).

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



ADDENDUM TO MAY 1, 1990 AGENDA

Resolution 9-1990 - Christopher Coyle - Veratrone Building - Parker Ave. -
use permit

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 4/27/90

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 drafts of the minutes for the March 27, 1990 special meeting and the April 3 regular meeting of the Manasquan Planning Board.

Please consider the following agenda for the May 1, 1990 regular meeting:

7:30 p.m. - work session

- a. Master Plan information from Paul Szymanski
- b. Informal hearing - Nicholas and Associates - Marcellus Ave.

8 p.m. - Regular Agenda

- a. Application - minor subdivision - J. Martin - Main Street
- b. Application - major subdivision - H. Geiser - South St.
- c. Approval of minutes - 3/27/90 special meeting and 4/3/90 regular meeting.
- d. Old Business
- e. New Business

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 4/26/90

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

ROBERT A. D'AURIA
Borough Administrator
Borough Clerk

MANASQUAN PLANNING BOARD
JUNE 5 REGULAR MEETING
MINUTES

The June 5, 1990 work session of the Manasquan Planning Board was called to order at 7:30 p.m. by Planning Board Chairman Jerry Iannelli. Chairman Iannelli noted that the meeting was being held in the all-purpose room because of primary voting being conducted in the council chambers.

The Board discussed the status of the Tombro major subdivision on Captains Court. The Board discussed the installation of curbs and sidewalks in the area of the development as well as input they received from residents. There was also mention of the fact that an ordinance had been passed by Mayor and Council, at the request of the Board, to increase the amount the Board could request in the way of escrow fees for development applications.

The Board then discussed the evening's agenda.

At 8 p.m., Chairman Iannelli called the regular session to order.

Roll Call: Present - Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, Edward Stanley, Thomas Diamond, Margaret Ronan, Kevin Thompson, Patricia Dunne and William Schmeling.

Application - John Martin - minor subdivision - 38 Main Street
- The Board Chairman recognized the applicant, John Martin,

212 Monroe Avenue, Spring Lake. The applicant came to the Board to discuss granting a two lot minor subdivision on the property as to construct an additional one family structure. It was noted that the property was in an R-2 zone and a variance was being requested so that the lot line could be placed behind the masonry garage; this would allow the garage to be part (an accessory building) to the structure located at 38 Main Street. The primary structure is a two and a half story home circa 1875 and the property is 83 feet by 345 feet deep (28,127 square feet), noted Paul Szymanski, planner, in his memo dated April 20, 1990.

Ross Beck, 30 Beams Terrace, identified himself as an adjacent neighbor to the property and a possible objector.

After a brief presentation by Mr. Martin, Mr. Szymanski reviewed the issues for the Board by expounding upon his April 20 memo, which was supplemented on April 25.

Mr. Szymanski explained that the lot which will contain all the existing structures will have 11,963 square feet (frontage and width of 62.98 feet). The back lot, he noted, would be a "flag" lot; this lot would have 16,164 square feet. Frontage and access to Main Street would be provided by a proposed 20.04 foot wide, 194.58 foot section. This would allow approximately 12,264 square feet as the effective rear lot. The width of the second lot does not conform to R-2 zoning requirements and a variance would be needed, noted Mr. Szymanski.

Mr. Szymanski offered suggestions on possible sites on the prospective "flag" lot as to where a house could actually be built in relationship to the neighboring structures/homes. Mr. Szymanski offered three sketches for the Board's consideration. Sketch "A", he stated, was based on 25 foot setbacks from the front lot facing Main Street and lot 34 on Beams Terrace, owned by Gary and Diana Preston and located adjacent to the prospective "flag" lot. In Sketch "B", Mr. Szymanski offered the option of a home built based on five foot sideyard setbacks; this would place a prospective new home from approximately 15 - 30 feet away from lot 34 on Beams Terrace. The final suggestion offered by Mr. Szymanski was illustrated in Sketch C, which was based on the condition that any house constructed on the "flag" lot could not be closer than 40 feet to the lot 34 structure.

Mr. Szymanski and the Board also discussed the aspect that the applicant should justify his need for a hardship variance or

a variance justified insofar as the "benefits achieved must outweigh the detriments."

Mr. Martin stated that it was a detriment to tear down the three car garage, which was found by Mr. Szymanski to be in good repair. It was noted, however, that a variance would not be needed if the garage was torn down and the lot line was moved up toward Main Street approximately 22 feet.

The Board discussed whether or not the applicant adequately justified the need for a variance.

After comments from Mr. Beck regarding the application, the Board then closed the public hearing and went into executive session to discuss the application. Board Member Stanley moved to deny the application, seconded by Board Member Ronan. The motion was defeated with the following vote: "Yes" Board Members Stanley, Diamond, Ronan and Dunne; "No" Board Members Iannelli, Wagner, Danish, Thompson, Schmeling. A motion was then made by Board Member Wagner to approve the application with the conditions set forth in sketch "A" provided by Mr. Szymanski. Motion seconded by Board Member Diamond and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Danish, Diamond, Thompson, Schmeling. "No" Board Members Stanley, Ronan and Dunne.

Application - Helen Geiser - major subdivision - South Street and Acopan Place - The Board Chairman recognized Mr. Owen Pearce, attorney for the applicant, and Linda Baumgartner, applicant's daughter. Mrs. Baumgartner, under questioning from Mr. Pearce, testified that she had a power-of-attorney to act on behalf of her mother.

Mr. Pearce introduced James M. Mullins, Atlantic Highlands, engineer on the project. Mr. Mullins proceeded to testify about the plot/map he prepared (dated February 9, 1990). He stated that the variances requested with the subdivision would not hurt other properties in the area.

The Board Chairman asked if there were any questions of Mr. Mullins from the audience. Catherine McNulty, 102 Iroquois, asked about lot sizes.

Also in attendance and asking questions of the engineer were William Molloy, 137 South Street; Mr. Throckmorton, contract purchaser of 52 Clark Street; Vincent Shaffery, 8 Acopon; Madelyn Parr, 15 Lakewood Road; Marianne Kerrigan, 82 Iroquois Road; and Debbie Ruckert, 104 Iroquois.

The Board Chairman, indicating that it was Board policy to close their meetings at 10 p.m., noted it was past that hour. He suggested that the hearing on the application be continued at the July 3, 1990 meeting. The Board and applicant agreed to the continuation and time limitations were waived by the applicant.

The Board then briefly entered into old and new business discussion, elaborating further on topics introduced during the work session.

The Board directed Board Attorney Geoffrey Cramer to prepare an amendment to the resolution for the Tombro major subdivision on Captains Court regarding sidewalk requirements. The Board also agreed to begin the hearing on the minor subdivision application of Henry and Catherine Trost for their property on Ocean Avenue at the July 3, 1990 meeting.

There being no further business, the Board heard a motion for adjournment; the motion was seconded and carried unanimously.

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 Planning Board Member,

Attached please find a draft of the minutes of the May 1, 1990 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the June 5, 1990 meeting:

AGENDA

7:30 p.m. - Work session

8 p.m. - Regular session

1. Application - John Martin- minor subdivision - Main Street (cont.)
2. Application - Helen Geiser- South Street/Acopan Pl. - major subdivision. (cont.)
3. Amendment to resolution - Scerato site plan - Taylor Avenue- (tentative).
4. Old Business
5. New Business
 - a. Discussion of prospective ordinance 1509-90 (enclosed).

* June 21, 7:30 p.m. will be a special meeting for American Timber Co.

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan
5/30/90

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 - AMERICAN TIMBER COMPANY
JUNE 21, 1990**

The Manasquan Planning Board held its first formal hearing on the major subdivision application of American Timber Company at a special meeting on June 21, 1990 at Manasquan Borough Hall, 15 Taylor Avenue, Manasquan.

Manasquan Planning Board Chairman Jerry Iannelli called the meeting to order at 7:30 p.m. and stated that the meeting had been published as an Open Public Meeting according to law.

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

Absent - Board Members William Ruf, William Schmeling.

Also in attendance were Glenn Lines, T-M Engineering, borough engineer's office; and Paul F. Szymanski, planner.

Mrs. Danish indicated that she would be abstaining on the case as she is in the affected area.

Chairman Iannelli set the agenda for the evening and stated that certain rules would need to be established because of the number of people in attendance. He also outlined the procedures and policy of the Board.

Board Chairman Iannelli recognized Roger Clapp, attorney in the application. Mr. Clapp in turn introduced Frederick Kneisler, Jr., of Birdsall Engineering, engineers for the project; Steve Rubin, ATC attorney; Bob Farry, Birdsall Engineering; and Alan Hilla, also Birdsall Engineering.

Mr. Clapp gave a brief overview of the preliminary and final major subdivision application, stating they planned to create

311 lots over 16 blocks (25 acres of land). He also noted that variances were being requested which are required by the location of existing structures as shown on the maps ATC has submitted for the Board's consideration.

Mr. Clapp also noted that waivers have been requested for specific details required by Land Use laws because there is no construction involved with the application; he stated that he was under the impression that these waivers would be granted by the Planning Board.

Chairman Iannelli noted that the documentation to which Mr. Clapp referred is on file with the Secretary of the Board in Manasquan Borough Hall and may be viewed by the public.

Mr. Clapp proceeded to call his first witness, Mr. Kneisler. Mr. Kneisler was sworn in and accepted as an expert in his field.

Mr. Kneisler explained the scope of the project, right from the start of surveying back in March of 1989. He stated that every structure (circa March 1989) has been recorded on the submitted maps.

Easements (both maintenance and specific physical for buildings which may fall on lot lines, etc.), shared aspects (such as common walkways and driveways) and access agreements were discussed.

Mr. Kneisler stated as part of the project he walked around and observed the area during different time intervals (winter vs. summer, weekend vs. weekday) and spoke to tenants of American Timber Company. If a certain specific situation was found which affected the tenant regarding establishment of lot lines, the tenant was contacted and input was gathered.

Tenants were mailed maps of their lots earlier this year, Kneisler noted. At that time, further information was gathered.

Mr. Clapp questioned Mr. Kneisler about the variances (lot area, front, side and rear yard for primary and accessory buildings) which were being sought. Mr. Kneisler stated they were being sought in a bulk manner (he stated that on the whole the variances were of the same character, having dealt with lot size) and that there were no use variances or site plan variances being requested as part of this application. Mr. Kneisler went on to state that many of the houses predate zoning (1946). Mr. Clapp then submitted a copy of the Trafford map.

dated in 1945 and prepared by C.W. Trafford. The map, according to Mr. Kneisler, accurately depicted the lease lines and placement of structures at that time.

Mr. Kneisler also noted that additions and construction had been done on the structures; these were approved by the borough with building permits issued on the basis of the Trafford map, he stated.

Explaining that "it is a unique piece of property.... with the tenant/ landlord situation," Mr. Kneisler stated that because the houses were owned by the leasees, American Timber Company can not tear down homes to foster conformity. He stated that in his opinion, the benefits of the subdivision and variances would outweigh the detriments and could contribute to an upgrade of the neighborhood (because of private ownership).

The attorneys marked several pieces of evidence, including the Trafford map (A-1), the final, 14-sheet map set (A-2), the 21-piece map set depicting existing conditions (A-3), easement map and list (A-4) and bound book of variances requested on an individual lot basis.

Mayor Winterstella asked Mr. Kneisler had read Mr. Syzmanski's memo, which raised questions about the number of easements; it was noted that the easement maps were marked preliminary. Mr. Clapp suggested that professionals meet and review the memos which had just been received.

Chairman Iannelli asked if the Trafford map corresponds with the lease lines put forth by ATC; Mr. Kneisler stated that it did.

The Board, Board Attorney and ATC representatives discussed options regarding The Lane. Mr Kneisler stated that plans had the Lane remaining a private road. Mr. Clapp stated there was no objection to dedicating the private roadway "as is" to the borough. The group also discussed the condition of the road and plans to pave it

There being no further testimony from Mr. Kneisler or questions/comments from the Board Members, the Board Chairman asked for questions from the public.

Mr. Fred Miller, 137 First Avenue, asked about reconstruction should one of the structures be damaged in a fire, etc.

Mrs. Bruenig, 363 Beachfront, asked what would be done in the cases when two houses were situated on a lot with each house belonging to a different owner. Mr. Clapp stated that ATC based on prior discussions, were told not to subdivide such multi-structure parcels and they were not planning to do so. Mayor Winterstella explained the reasons for this policy.

Alfred Sauer, 109 First Avenue, following up on the topic, asked if a follow-up application in such a case were submitted by individual, would the Board consider the application. Mayor Winterstella stated that he thought the Board would be receptive to hearing those kind of cases, with a proper explanation.

Frank Diana, 401 First Avenue, asked about The Lane and which portions may be dedicated.

Raymond Foland, 554 Perch Avenue, also questioned the Board and professionals that if The Lane were to be dedicated, would the lot lines remain as they had been proposed. Mr. Clapp stated that the property lot line would go to the edge of the borough right-of-way. Mr. Clapp noted that there were still some issues about The Lane and the end of that roadway to be finalized. Mr. Lines cited that it was the recommendation of the engineer that if The Lane were to remain a private road, the Borough should retain enough of the area at the end so that a k-turn could be established. Mr. Szymanski stated that further discussion of this matter would be initiated at the informal session with the professionals.

Cyrus Bemmels, 341 Beachfront, asked if the maps showing the easements would be available to the public; the chairman stated that the maps would be available in borough hall.

Claudia Ross, 123 First, asked about shared beach accesses.

Bob Hoffman, 574 Whiting Avenue, questioned about the location of property lines on Whiting and The Lane.

Mr. Sauer asked that a representative of the American Timber Tenants' Association be allowed to attend the informal professionals' session.

Iolienne Cordes, 269 First Avenue, asked about the riparian rights issue and what the status was with the state; it was noted that 31 lots were affected by riparian rights. The lien established by the state is against the land not against the home, explained Clapp. Before they can deal with the question, he noted, the

subdivision needed to be secured. ATC "has begun the long and difficult process with the state to try and resolve these issues," stated Clapp. First, he noted, the lot lines had to be resolved. Then a grant would need to be submitted to clear the property from the lien. While these processes were going on, stated Clapp, the affected lands would remain under ATC's ownership. Clapp stated that those affected by riparian rights would not have to buy from the state and then from ATC.

Charles Calderaro , 315 Beachfront, also asked about ownership in the riparian rights cases. Mr. Clapp stated that he does not accept the findings of the state regarding the rights.

Raymond Mosher, 289 Beachfront also had questions regarding the riparian issue and asked how one knows if their house is on property affected by riparian claims. Mr. Farry assisted in clarifying the case and Mr. Clapp noted that those area lines are tentative.

There being no further public questions at that point, the Board, professionals and ATC representatives discussed when an informal work session could be scheduled with the professionals. It was determined that the group would meet on June 29 at Manasquan Borough Hall, 10 a.m.

The Board, professionals and ATC representatives then discussed the next formal hearing. It was determined that the hearing should be conducted July 10.

The Board Chairman then asked if the public had any comments.

Jeanne McKee, 566 Riverside Drive, asked what time of time frame could be expected as to when the tenants may purchase their property.

Francis Norkus, 385 Beachfront, commented on shared accesses and easements.

Frank Gibson, 388 First, asked about the sidewalk on his property and easements involved.

Mary Magnabousco, Beachfront, asked that, because of the large turnout at the meeting, the next hearing be scheduled for a larger venue. After some discussion, the Board agreed to seek out the Manasquan Grammar School facilities and set the date for July 10, 1990, 7:30 p.m.

The Board then entered into a brief discussion of old and new business, after which a motion to adjourn was unanimously carried.

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 MEETING AGENDA
JUNE 21, 1990

On Thursday, June 21, 1990, 7:30 p.m. the Manasquan Planning Board will conduct a special meeting to begin the formal hearing on the major subdivision application submitted by American Timber Company.

AGENDA

7:30 p.m. - Formal hearing on the major subdivision application submitted by American Timber Company.

Yours Truly,

Sharon Bogie

Sharon Bogie, Secretary
Manasquan Planning Board
Dated at Manasquan
June 14, 1990

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

COMMUNITY DEVELOPMENT GRANT HEARING
MANASQUAN PLANNING BOARD MEETING
MANASQUAN BOROUGH HALL
15 TAYLOR AVENUE, MANASQUAN
JULY 3, 1990

The Manasquan Planning Board meeting of July 3, 1990 had been called to order at 7:30 p.m.

Roll Call: Present - Mayor John Winterstella, Jerry Iannelli, Ruth Danish, Edward Stanley, Thomas Diamond, Kevin Thompson, Patricia Dunne and William Schmeling.

Absent - Evelyn Wagner, William Ruf and Margaret Ronan.

The Mayor announced that the Manasquan Planning Board had been established as a citizen's participant group regarding the application process for a municipal community block grant. The Mayor noted that the hearing was published according to law and stated that the project would involve the rebuilding of the sewer system on Long and Fourth Avenues.

The Mayor asked if there were any comments from the public. After determining that there were no public comments, the Mayor asked that the Board Secretary let the record show that a hearing has been conducted and prepare a set of minutes regarding the hearing.

Respectfully submitted,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
-Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk



MANASQUAN PLANNING BOARD
REGULAR MEETING MINUTES
JULY 3, 1990

The Manasquan Planning Board held their work session and regular monthly meeting on July 3, 1990 at Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

Chairman Jerry Iannelli called the work session to order at 7:30 p.m. and recognized Mr. Gary Preston, 34 Beams Terrace. Mr. Preston stated that he wished to comment on the minor subdivision application of John Martin, Main Street; a favorable resolution was scheduled to be read during the regular portion of the meeting and it was noted that the affected property is contiguous with Mr. Preston's property. Mr. Preston also submitted a letter, which Board Attorney Geoffrey Cramer stated had "no evidencial value."

The Board briefly discussed the case with Mr. Preston and the Board Attorney noted that perhaps Mr. Preston would like to wait and comment after hearing and reading the conditions set forth in the resolution.

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

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Ruth Danish, Edward Stanley, Thomas Diamond, Kevin Thompson, Patricia Dunne and William Schmeling.

Absent - Board Members Evelyn Wagner, William Ruf, Margaret Ronan.

Also present were Geoffrey Cramer, Board Attorney; and Paul Szymanski, planner.

Application - Helen Geiser - major subdivision (cont.) - South Street - Chairman Iannelli recognized Owen B. Pearce, attorney for the applicant. Mr. Pearce noted that this was the third hearing regarding the case and wished to know if there were enough voting members to hear testimony. Mr. Cramer advised him that there was a quorum.

Mr. Pearce recalled Linda Baumgartner, daughter of the applicant and representative with power-of-attorney.

Board Member Schmeling raised the question as to whether a variance would be needed if the lot line for the affected parcel was moved.

Mrs. Baumgartner also explained her reasons as to why she wished to remove the existing building, which was erected circa 1890. She stated that she felt it should come down for safety reasons.

Mr. William Molloy, 137 South Street, asked about the safety problems and had there been problems there before.

Marianne Kerrigan, 82 Iroquois, also spoke as an opposer to the application.

Paul Szymanski, planner, discussed his memo regarding the application with the Board. He stated that the plan was prepared to save as many of the trees in the area as possible. Mr. Szymanski also discussed the options regarding the extension of Acopon Way; he stated that the area was low-traffic with the exception of public works vehicles.

Questions were raised as to whether a buffer zone was necessary between the projected development and the neighboring properties; Mr. Szymanski did not feel this was necessary.

The public asked several questions, including questions about access and how many homes would have access and from where would they have access. There were also questions about the lot sizes in the area.

Marianne Kerrigan expressed concern over the safety of the person who would buy the property underneath the water tower.

William Molloy was "very concerned" about the potential for more homes in the area as well as the types of structures which will be built.

There being no further testimony or questions, the Board discussed acting up the application. The Board voted unanimously to enter into executive session to discuss the case.

After coming out of executive session, Board Member Stanley offered a motion for a favorable resolution with the stipulations put forth by the Board professionals. The motion was seconded by Thomas Diamond and carried by the following vote: "Yes" Board Members Iannelli, Danish, Stanley, Diamond, Thompson, Dunne and Schmeling. "No" none. "Abstain" Mayor

Winterstella.

Municipal Block Grant Hearing - The Mayor announced that the Manasquan Planning Board had been established as a citizen's participation group regarding the application process for a municipal community block grant. The Mayor noted that the hearing was published according to law and stated that the project would involve the rebuilding of the sewer system on Long and Fourth Avenues.

The Mayor asked if there were any comments from the public. After determining that there were no public comments, the Mayor asked that the Board Secretary let the record show that a hearing was conducted and that she prepare a set of minutes regarding the hearing.

Application - Henry and Catherine Trost - Ocean Avenue - minor subdivision - Chairman Iannelli recognized Kevin Thomas, attorney for the applicants Henry and Catherine Trost, residents of 144 Glimmer Glass Circle and owners of the affected property. Mr. Thomas presented the Board with pieces of evidence A-1, the subdivision plot; A-2, the letter from the Monmouth County Planning Board; A-3, the review from Planner Paul Szymanski; and A-4, photos of the affected property provided by Mr. Szymanski.

Henry Trost was sworn in to give testimony on the application. He stated that he has owned the Ocean Avenue properties, located on that street between McLean and Second Avenue, since 1984. The nature of the neighborhood is residential and lot sizes vary, he commented.

Mr. Trost also offered testimony on the subject property, stating that each of the three houses on the property were separate and a common driveway provided six parking spots. He stated that he proposed to take down the back cottage and sell one of the front two structures. He also stated he would consider upgrading the driveway.

Mr. Thomas noted that a cross easement would be prepared for purposes of the driveway and that the subdivision would be perfected by deed.

Robert Zanes, a homeowner with property in the affected 200 feet area, stated he was in favor of the application.

There being no further questions or comments, the Board entered

into executive session to discuss the case. The Board noted that any decision made would have to be conditional on the memo prepared by William Farrell, Jr., engineer.

Board Member Stanley moved for a favorable resolution (conditional on Mr. Farrell's review); the motion was seconded and carried by the following vote: "Yes" Board Members Iannelli, Danish, Stanley, Diamond, Thompson, Dunne, Schmeling. "No" none. "Abstain" Mayor Winterstella.

Resolution 11-90 - amendment to Tombro Resolution - Captains Court - The Board Attorney read the resolution amending the original resolution granted in the Tombro major subdivision. Motion made by Mayor Winterstella to memorialize the resolution; motion seconded and carried by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Danish, Stanley, Diamond, Thompson, Dunne and Schmeling. "No" none.

Resolution 12-90 - Martin Minor Subdivision - Main Street - The Board Attorney read the favorable resolution and it was noted that condition 7 should read "or fencing". Motion made by Board Member Stanley to memorialize the favorable resolution; motion seconded and carried by the following vote: "Yes" Board Members Iannelli, Danish, Stanley, Diamond, Thompson, Dunne, Schmeling. "No" none. "Abstain" Mayor Winterstella.

There being no further matters on the agenda, the Board discussed old and new business. When the old and new business was completed, the Board voted unanimously 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 Board Member,

Attached please find a draft of the June 5, 1990 regular meeting minutes.

Please consider the following agenda for the July 3, 1990 regular meeting:

7:30 p.m. Work session

8 p.m. Regular session

1. Approval of minutes for the June 5, 1990 regular meeting.
2. Application - Geiser major subdivision (cont)- Acopan Place/South Street.
3. Application - Henry and Catherine Trost - minor subdivision- Ocean Avenue.
4. Resolution 11-90 - amendment to Tombro resolution - Captains Court.
5. Resolution 12-90 - minor subdivision - John Martin - Main Street.
6. Old Business
7. New Business

Yours Truly,

Sharon Bogie

Sharon Bogie, Secretary
Manasquan Planning Board
dated at Manasquan 6/26/90

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

SPECIAL MEETING MINUTES - AMERICAN TIMBER COMPANY
JULY 10, 1990
MANASQUAN ELEMENTARY SCHOOL, BROAD STREET, MANASQUAN

The Manasquan Planning Board continued its hearing on the American Timber major subdivision application at a special meeting on July 10, 1990 at the Manasquan Elementary School.

Manasquan Planning Board Chairman Jerry Iannelli called the meeting to order at 7:30 p.m.

Roll Call: Present - Board Members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Thomas Diamond, Margaret Ronan, Patricia Dunne and William Schmeling.

Absent - Mayor John Winterstella, Ruth Danish, William Ruf and Kevin Thompson.

It was also noted that Glenn Lines of T-M Engineering and Paul Szymanski, planner, were in attendance on behalf of the borough.

The Board Chairman asked if there was a motion regarding the minutes of the June 21, 1990 special meeting of the Manasquan Planning Board regarding the American Timber Company application. A motion was made to approve the minutes as submitted by the Board Secretary; motion seconded and carried unanimously.

The Board Chairman recognized Roger S. Clapp, attorney for the applicants. He stated that the formal hearing was opened at the June 21, 1990 meeting and he hoped that the Board would be in a position to vote on the application. The meeting between American Timber Company representatives and Borough professionals on June 29, 1990 was also noted.

After Mr. Clapp stated that his presentation was finished, Mr. Szymanski discussed his memo of July 10, 1990. Among the topics addressed in the memo included variances requested, dedication of The Lane, common driveway and access easements, possible lot line adjustments, map corrections, additional beach access, the lot numbering system, the wetlands situation at Block 191, Lot 1.513, the possible dedication of Block 187, Lot 1.433 to the Borough, suggested improvements, setback line for lots at Boardwalk/Beachfront and Brielle Road, encroachments, non-conforming uses (and illegal uses), removal of dead trees and future easement modifications.

Mr. Clapp once again discussed the possibility of dedicating The Lane and noted that the professionals were in the process of drafting an updated list of easements, etc.

There being no further testimony or questions, the Board Chairman asked the public for their comments and questions.

Robert Forman, 599 Brielle Road; James Mastrian, 353 Beachfront; and Frank Diana, 401 First Avenue, spoke on the dedication of The Lane and noted there was a petition signed by homeowners in the area asking for dedication of the road. Board Member Wagner noted that the matter would be brought up at the next meeting of Mayor and Council.

There being no further comments from the public, the motion was made, seconded and carried to close the public hearing. A second motion was made, seconded and carried to go into executive session to discuss the case. Chairman Iannelli asked the Board Members for comments. The Board then agreed unanimously to come out of the executive session to act on the application.

Board Member Stanley moved to approve the application with the conditions set forth by the professionals; the motion was seconded by Board Member Diamond and carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Diamond, Ronan and Dunne. "No" none. "Abstain" Board Member Schmeling.

Mr. Clapp asked that a special meeting be scheduled to read and vote on the favorable resolution. It was agreed to hold the meeting on July 24, 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan.

There being no further matters on the special meeting agenda, a motion was made, seconded and unanimously 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

MANASQUAN PLANNING BOARD AGENDA
SPECIAL MEETING - AMERICAN TIMBER COMPANY
JULY 10, 1990

Dear Board Member,

Please consider the following agenda for the July 10, 1990 special meeting with American Timber Company to continue their hearing for a major subdivision. The meeting will start at 7:30 p.m. in the auditorium/music suite of the Manasquan Elementary School, Broad Street, Manasquan, New Jersey.

7:30 p.m. - Special Meeting with American Timber Company.

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

SPECIAL MEETING WITH AMERICAN TIMBER COMPANY
JULY 24, 1990
MANASQUAN BOROUGH HALL

The Manasquan Planning Board held a special meeting on July 24, 1990 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, to take action on Resolution 13-90, prepared by Board Attorney Geoffrey Cramer as a favorable resolution granting American Timber Company their major subdivision with requested variances and easements.

Manasquan Planning Board Chairman Jerry Iannelli called the meeting to order at 7:30 p.m. He noted for the record that the meeting was being held in accordance with the Open Public Meetings Act and had been published according to law.

Roll Call - Present: Board Members Jerry Iannelli, Evelyn Wagner, Edward Stanley, Thomas Diamond, Margaret Ronan and Patricia Dunne.

Absent: Mayor John Winterstella, Board Members Ruth Danish, William Ruf, Kevin Thompson, and William Schmeling.

The Chairman noted a quorum was present and all members in attendance were eligible to vote on the resolution.

Board Attorney Cramer read the resolution for the public record. It was also noted by Roger Clapp, counsel for American Timber, that there was an agreement to dedicate The Lane and a portion of The Timber Lane to the Borough. In addition, American Timber would present a 900 square foot parcel of property abutting Riverside Drive as a gift to the municipality and asked that a plaque be placed there signifying the history of the Yard family and the subdivision.

Chairman Iannelli asked for a motion; motion made and seconded to memorialize the favorable resolution. The motion was carried by the following vote: "Yes" Board Members Iannelli, Wagner, Stanley, Diamnd, Ronan and Dunne.

Chairman Iannelli commented upon the case, its complexity and its uniqueness and congratulated the tenants on now being able to own their own land. Mrs. Wagner, on behalf of Mayor and Council, also extended congratulations. Chairman Iannelli also opened the floor to any comments from the audience.

It was noted by Mr. Clapp that there were a few corrections regarding lot and block numbers to be made in the resolution; the Board voted unanimously to approve those corrections and it was indicated that a resolution with the proper numbers would be forwarded to the Board and American Timber.

There being no further matters on the special meeting agenda, the Board voted unanimously 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

MARGARET M. MONSELL
Municipal Clerk

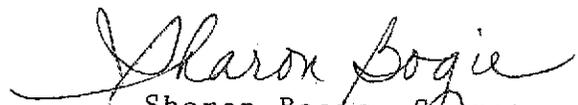
MANASQUAN PLANNING BOARD

**SPECIAL MEETING AMERICAN TIMBER
AGENDA**

JULY 24, 1990
MANASQUAN BOROUGH HALL
15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Special meeting with American Timber Company
regarding their major subdivision. Reading of
resolution.

Yours Truly,



Sharon Bogle, Secretary
Manasquan Planning Board
Dated at Manasquan 7/23/90

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



MANASQUAN PLANNING BOARD
REGULAR MEETING MINUTES
AUGUST 7, 1990
MANASQUAN BOROUGH HALL

The August 7, 1990 work session of the Manasquan Planning Board was called to order at 7:30 p.m. by Planning Board Chairman Jerry Iannelli.

Chairman Iannelli discussed the evening's regular meeting agenda and noted that the minor subdivision application of Raymond Tomasso had been withdrawn.

It was noted by Chairman Iannelli and Paul Szymanski, planner, that Master Plan materials would be ready for the September meeting. A memo from Mr. Szymanski was distributed for the Board's consideration. Chairman Iannelli suggested that the September agenda open for Master Plan discussion.

The Board's professional escrow policy was also discussed. It was recommended that when an account is depleted, the applicant should be notified that the fund should be replenished to its original amount. It was also suggested that the Board Secretary request that the professionals submit their bills in an "orderly" fashion within two weeks of the service rendered. A motion was made, seconded and carried that the Board Secretary would be authorized to ask the Board Chairman to approve the amounts requested.

The Board then entered into the regular meeting agenda. Board Chairman called the meeting to order at 8 p.m. and asked that the roll be called.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, Edward Stanley, Kevin Thompson and Patricia Dunne.

Absent - Board Members William Ruf, Thomas Diamond, Margaret Ronan and William Schmeling.

Also present were Geoffrey Cramer, Board Attorney, and Paul Szymanski, Planner.

Chairman Iannelli noted that the meeting was an Open Public Meetings and had been published according to law. He then asked for a motion regarding the minutes for the July 3, 1990 regular meeting, the July 10, 1990 special meeting with American Timber Company and the July 24, 1990 special meeting with American Timber Company. A motion was made by Board Member Stanley to approve all the sets of minutes as submitted by the Board Secretary in one motion. The motion was seconded by Board Member Dunne and carried unanimously.

Resolution 14-90 - Geiser major subdivision - South St. - The Board Attorney read the resolution granting the major subdivision. Board Member Stanley moved to memorialize the resolution, seconded by Board Member Danish. The motion was carried by the following vote: "Yes" Board Members Iannelli, Danish, Stanley, Thompson and Dunne. "No" none. "Abstain" Mayor Winterstella, Board Member Wagner.

Resolution 15-90 - Henry and Catherine Trost minor subdivision - Ocean Avenue - The Board Attorney read the resolution granting the minor subdivision. Board Member Stanley moved to memorialize the resolution, seconded by Board Member Thompson. The motion was carried by the following vote: "Yes" Board Members Iannelli, Danish, Stanley, Thompson, Dunne. "No" none. "Abstain" Mayor Winterstella, Board Member Wagner.

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

The Board discussed what should be done in regards to a refund of the Tomasso application fee as it was withdrawn. It was determined that Board policy should be researched and the refund would be determined based on Board precedent.

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

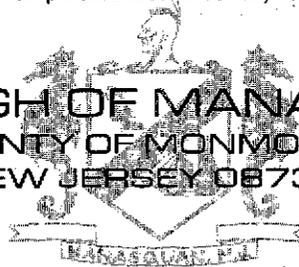
Respectfully submitted,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



Dear Board Member,

Attached please find a draft of the July 24, 1990 special meeting minutes for American Timber Company.

Please accept the following agenda for the August 7, 1990 regular Manasquan Planning Board meeting:

AUGUST 7, 1990 AGENDA
MANASQUAN PLANNING BOARD
MANASQUAN BOROUGH HALL
15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work session

8 p.m. - Regular Meeting agenda

1. Approval of minutes - July 3, 1990 regular meeting, July 10, 1990 special meeting and July 24 special meeting.
2. Application - minor subdivision - Tomasso and Tomasso - Third Avenue / Brielle Road.
3. Resolution - Helen Geiser - major subdivision - South Street.
4. Resolution - Henry and Catherine Trost - minor subdivision - Ocean Avenue.
5. Old Business
6. New Business

Yours Truly,

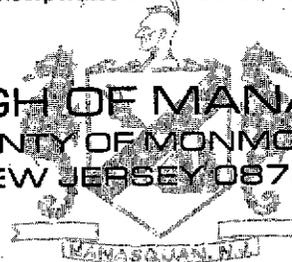
Sharon Bogie

Sharon Bogie, Secretary
Manasquan Planning Board
Dated at Manasquan 8/6/90

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



MANASQUAN PLANNING BOARD
MINUTES OF SEPTEMBER 4, 1990 REGULAR MEETING

The work session and regular meeting of the Manasquan Planning Board was held in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan on September 4, 1990. The work session was called to order by Board Chairman Jerry Iannelli; the Board Chairman announced the evening's agenda, which included discussion of Master Plan matters with Paul Szymanski, planner.

Chairman Iannelli also stated that the matter of the amendment to the Sceratto resolution which was listed on the agenda concerned landscaping on the property. The landscaping plan had been approved as part of the site plan and the applicant exchanged certain types of plantings for others. Mr. Cramer stated it would be good policy that an applicant wishing to change a resolution should come before the Board. Mr. Iannelli stated that Mr. Glenn Lines of T-M Engineering had inspected the site and had approved it.

Chairman Iannelli called the regular meeting to order at 8 p.m., stating that the meeting was an Open Public Meeting held in accordance with the Open Public Meetings Act and published according to the law.

ROLL CALL: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, Edward Stanley, Thomas Diamond, Kevin Thompson, Patricia Dunne and William Schmeling.

Absent - Board Members William Ruf and Margaret Ronan.

Also present were Geoffrey Cramer, board attorney; and Paul Szymanski, planner.

Chairman Iannelli asked for a motion regarding the minutes of the August 7, 1990 regular meeting; Board Member Stanley moved to approve the minutes as submitted by the Board Secretary. The motion was seconded and carried unanimously.

Board Chairman Iannelli recognized Mr. Szymanski and gave him the floor to discuss Master Plan matters with the Board. Mr. Szymanski gave the Board a timetable for the remainder of the Master Plan process. He stated that the text of the land use plan was still being prepared (typed) and would be forthcoming. He stated that preliminary 1990 census figures would be used

in the project, which could minimize work in the early 90s. Mr. Szymanski stated that materials would be ready for the Board's review at October meeting; public hearings could possibly be conducted at the November or December meeting, he notes.

Mr. Szymanski then addressed his September 4, 1990 memo to the Planning Board regarding beachfront properties in reference to lot sizes and subdivision. The memo noted current Board policies, current zoning, existing character, existing zoning ordinance intent and policy/zoning re-examination, among other topics.

Mr. Szymanski discussed the various issues and ways of approaching them, including the aspects of development in low lying areas subject to tidal changes/variations. He also noted past state legislation regarding development in beach areas. Flood zones in the area and pilings were also discussed.

Mayor Winterstella asked Mr. Szymanski if had a vision of what he would like to see the beachfront look light in 20 to 30 years. Mr. Szymanski stated that, in his opinion, many of the same buildings would still be there, and hopefully upgraded. He stated that a realistic approach had to be taken in regards to the beachfront area.

Mr. Szymanski stated that the current policy of the board seems to be one of not granting subdivisions in the beachfront area; the process would allow one lot to face the Beachfront and the other First Avenue. He noted reasons for the policy.

Noting the zoning of the area, Mr. Szymanski stated that R-4 zoned areas require 2,800 square feet in area and 40 foot frontage; R-5 calls for 2,700 square feet in area and 40 foot frontage. Mr. Szymanski, detailing the characteristics of the beachfront area, noted that the area was built up with residential structures (single and multi-family). Using 70 beachfront lots involved with the American Timber Company subdivision as a sample group, Mr. Szymanski found a majority have structures facing both First Avenue and Beachfront and a majority of the properties have lot widths of less than 30' up to 39 feet.

When asked for his suggestions by Mayor Winterstella, Mr. Szymanski suggested that the board consider making the 40' lot width requirement down to 30'. Chairman Iannelli expressed

his opinion that this would lead to more subdivisions in the area.

"We're making more 'dollar signs' for someone who wants to develop down there," stated Mr. Iannelli.

Iannelli stated as planners they kept it at 40' and one lot in hopes that the non-conformities would be changed as time went on. Mr. Szymanski stated that, in his opinion, the situation would not go away unless there was a natural catastrophe.

The cases of two different home owners on one lot in the American Timber subdivisions were also noted; Mr. Szymanski stated that during hearings on the subdivision the Board indicated it would hear such cases. Mayor Winterstella stated that he would like to opportunity to look at each subdivision and allow the Board to react upon it rather than having to grant certain subdivisions because of lot requirements.

Mr. Szymanski stated if it was the Board's intention not to allow subdivisions in this area, perhaps the minimum lot sizes should be changed. He also stated that 30' frontage was consistent in the area.

The Board and Mr. Szymanski discussed the Board's intent regarding the minimum lot size in the area and whether changes should be made. They discussed the types of structures (homes and garages) and parking in the area as well as affects that potential subdivisions could have on the area. Mr. Szymanski gave his opinions as to the "pros and cons" of allowing subdivisions in the area.

The Board also discussed the possibility of a "beachfront zone"; Mr Szymanski stated that regardless of what the zone is called, the character of the area should have some influence on the zoning standards.

The monumented beachfront line was also discussed by the Board and Mr. Szymanski. It had been noted that Section 107-29 of the zoning ordinance states that a structure cannot be built on a lot unless the lot abuts a street or the monumented line of the beach fronting the Atlantic Ocean.

Afte further discussion, a motion was made by Mayor Winterstella to change the minimum dimensions 40' Width x 70' depth to 30' width x 140' depth in the beachfront area's R-4 and R-5 zones. The

motion was seconded and carried by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Wagner, Danish, Stanley, Diamond, Thompson, Dunne. "No" Board Member Schmeling.

Mr. Szymanski stated that by carrying the motion the Board reinforced its procedural intent of not allowing back-to-back subdivisions.

Robert Zanes, Ocean Avenue, made comments about the Board's policies. Mr. Zanes stated that he felt Manasquan is very attractive to summer residents because it has inland waterways as well as the beach, which gives it a different character than other surrounding towns. He also stated that substantial improvements had been made on beachfront properties which have been subdivided and felt that the subdivision process would allow the Board to require improvements on the subject properties.

Mr. Zanes asked, in so far as the east side of First Avenue properties go, what kind of plans would there be for improvements in that area and if there was anything the Board could do to encourage such improvements. The Board stated that such improvements could be contagious, whereby when neighbors see other neighbors upgrading their properties, they may also make improvements.

There being no further matters on the agenda, a motion was made, seconded and carried 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

MARGARET M. MONSELL
Municipal Clerk

MANASQUAN PLANNING BOARD

Dear Board Member,

Attached please find a copy of the draft of the minutes for the August 7, 1990 regular Planning Board meeting.

Please accept the following agenda for the September 4, 1990 Manasquan Planning Board meeting:

SEPTEMBER 4, 1990
MANASQUAN PLANNING BOARD
MANASQUAN BOROUGH HALL
15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work session

8 p.m. - Regular Meeting Agenda

1. Approval of minutes - 8/7/90 meeting
2. Discussion of Master Plan with Paul Szymanski, Planner
3. Old Business
4. New Business

Yours Truly,

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

MARGARET M. MONSELL
Municipal Clerk

**MANASQUAN PLANNING BOARD
ADDENDUM**

SEPTEMBER 4, 1990 REGULAR MEETING AGENDA

7:30 p.m. - Work Session

1. Discuss amendment to Sceratto resolution re:
landscaping.

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan
September 4, 1990

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD
REGULAR MEETING MINUTES
OCTOBER 2, 1990

The October 2, 1990 work session and regular meeting of the Manasquan Planning Board was held in Manasquan Borough Hall, with Manasquan Planning Board Chairman Jerry Iannelli calling the work session to order at 7:30 p.m.

Chairman Iannelli asked that the roll be taken for the work session and noted that an use hearing and an informal hearing would be conducted.

Roll Call - Present: Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, Thomas Diamond, Patricia Dunne and William Schmeling.

Absent : Board Members Edward Stanley, William Ruf, Margaret Ronan and Kevin Thompson (record reflects that Mr. Stanley and Mr. Thompson both arrived and Mrs. Dunne left during the work session).

Use permit - Peter Beebe - Veratron Building - Parker Avenue
- Board Chairman Iannelli recognized Mr. Thomas O'Brien, attorney for Mr. Peter Beebe. Mr. O'Brien introduced Mr. Beebe, owner of Custom Kitchen and Baths by Beebe. Mr. Beebe, it was noted, wished to rent 2400 square feet in the Beachtree Associates (Veratron) Building, and thus was directed to go before the Planning Board to secure a use permit (which is required in certain instances under the resolution granted to Beachtree Associates).

It was noted in a letter from Mr. O'Brien that the applicant uses water-based lacquer and non-flammable wood glues in his cabinet making operation. It was stated in the same memo that sawdust would be gathered at the site of work and the non-toxic wood base wood coatings will be released by a fan system to the outside. Power and hand tools would be used.

Mr. Beebe offered information on his business. He noted the

hours of operation (7 a.m. - 6 p.m.) and the number of employees (one other than Mr. Beebe) and stated he had no intention of having a show room on site. He also answered Board inquiries regarding the disposal of sawdust.

Motion was made and seconded to have the Board Attorney draw up a favorable resolution granting the use permit. The motion was carried by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Wagner, Danish, Stanley, Diamond, Thompson, Schmeling. "No" none.

Informal hearing - Manning, Manning and Evans - minor subdivision - 356 First Avenue - Mr. Everett Manning appeared before the board in an informal capacity to discuss the possibility of subdividing property at 356 First Avenue. The property presently had two homes on one lot, with the homes owned by two separate homeowners and the lot owned by American Timber Company; the land is currently one of the subject parcels in the American Timber major subdivision matter.

Board Attorney Geoffrey Cramer felt that application to the board could not be made until Mr. Manning owned the property. He felt that such an application would be premature as American Timber is still the present owner.

There being no further items on the work session agenda, Chairman Iannelli called the regular meeting of the Manasquan Planning Board to order at 8 p.m. He stated that the meeting was being held in accordance with the Open Public Meetings Act and had been published according to law.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, Edward Stanley, Thomas Diamond, Kevin Thompson and William Schmeling.

Absent - Board Members William Ruf, Patricia Dunne. (Record reflects that Mrs. Dunne returned and Mr. Stanley left prior the adjournment of the meeting)

Mr. Geoffrey Cramer, Board Attorney, and Mr. Paul F. Szymanski, planner, were also in attendance.

Chairman Iannelli turned the floor over to Mr. Szymanski for discussion of the Master Plan.

Mr. Szymanski distributed a draft of the Master Plan and Land Use Map as well as a memorandum regarding the Planned Multiple Family Land Use District (dated October 2, 1990) for the Board's consideration. He then began to discuss the draft, map and memorandum with the Board.

Mr. Szymanski also stated he would be meeting with representatives from the Council on Affordable Housing regarding Manasquan's requirements.

Mr. Szymanski also introduced the topic of allowing for senior citizen housing in the Master Plan. He stated that many seniors would like to stay in Manasquan, but sometimes their homes are too large for them to maintain.

Mayor Winterstella later stated that while he feels there is a need for such senior housing, he believed it would be a problem to put the concept in the Master Plan as it would be "premature and raises hopes."

Mr. Robert Zanes, Ocean Avenue, asked to address the board regarding the possibility of allowing subdivisions in the beach area where there are two houses on one property. He stated that he feels the Board is "losing out on an opportunity to demand improvements."

Mr. Zanes went on to explain that he felt the benefits were threefold in that private ownership could alleviate tenants, create revenue and allow the Board to demand improvements. He also noted that it was possible that such improvements could lead to improvements in other neighboring structures.

Mayor Winterstella noted a few changes in the map submitted by Mr. Szymanski, including area parks and the location of houses in the conservation zone at the end of Stockton Lake Boulevard.

After the Master Plan presentation, the Board discussed changing the date of their November meeting. The meeting had already been published as November 13 as the usual first Tuesday of the month fell on Election Day. Mr. Szymanski stated that he would not be available for the November 13 meeting, so a motion was made and seconded to change the date to Wednesday, November 7, a date which Mr. Szymanski was available. The motion was unanimously carried and the Board Secretary agreed to place the proper legal notice.

There being no further business on the agenda, motion was made, seconded and carried to adjourn; meeting adjourned at 10:11 p.m.

Respectfully submitted,


Sharon Bogie, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

MANASQUAN PLANNING BOARD

Dear Board Member,

Attached please find a draft of the minutes of the September 4, 1990 meeting of the Manasquan Planning Board. Please consider the following agenda for your October 2, 1990 meeting:

OCTOBER 2, 1990 AGENDA

7:30 p.m. - Work session

1. Informal hearing - Manning/Manning/Evans - 356 First Avenue.
2. Use permit - Peter Beebe - Veratron Bldg.- Parker Avenue.

8 p.m. - Regular meeting

1. Approval of 9/4/90 minutes.
2. Master Plan discussion with Mr. Paul Szymanski.
3. Old Business
4. New Business

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 9/27/90

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD
REGULAR MEETING MINUTES
NOVEMBER 7, 1990

The November 7, 1990 work session and regular meeting of the Manasquan Planning Board was held in Manasquan Borough Hall, with Manasquan Planning Board Chairman Jerry Iannelli calling the work session to order at 7:30 p.m.

Chairman Iannelli stated that two matters were scheduled for the work session, the first being an informal hearing with a representative of Sea Girt Medical Group and the other an informal regarding a sign at the Aamco business located in the Beachtree Associates building, Parker Avenue.

Informal Hearing - Sea Girt Medical Group - Highway 71 - The Board Chairman recognized Adam Henick, business manager for the Sea Girt Medical Group. Mr. Henick had requested the informal session on behalf of the Sea Girt Medical Group to discuss the possibility of coming before the board formally at a future date for site plan approval.

Mr. Henick related that the clinic, currently located in Sea Girt, is interested in property which is a portion of the Gammon Technical site subdivision on Highway 71. The property, it was noted, is 50' x 220'; an existing warehouse would be demolished so the clinic's new facilities could be constructed.

Mr. Henick went on to discuss the move, stating that the construction would not begin for approximately 30 months as there is still a lease on the property at their current location. He also stated that if the new building was constructed in line with the site of the current warehouse, there would be an area for 14 parking spaces, which is less than the zoning requirements.

The Board Attorney noted that the group would need to be represented by an attorney as it is a corporation.

The time element was also discussed in that if a site plan approval was granted, an extension may become necessary because of when the building would commence.

Parking at the clinic's present site was also noted; Mr. Henick stated that parking was a problem during the summer. Hours of operation and personnel (number of doctors, employees) were also discussed.

Mr. Szymanski also noted that zoning changes would go into effect which may affect the project and that New Jersey Department of Transportation access questions may need to be addressed.

Informal Hearing - Beachtree Associates - Parker Avenue - The Board Chairman recognized Mr. Robert Strentz, owner of the property on Parker Avenue. Discussion was conducted about the sign at the Aamco site.

It was noted that several prior resolutions on the subject property.

It was stated that Aamco wished to place an illuminated sign on the building facade. Chairman Iannelli stated that it would lay flat against the building and meet sign requirements, but that because any changes in the resolution had to come back before the Board, the Board would need to act upon the request. The sign, it was noted, would be 5'9" x 8' 1".

After further discussion, the Board heard a motion, which was seconded, to have Board Attorney Geoffrey Cramer prepare a favorable resolution. The motion was carried by unanimous vote.

In other work session business, Paul Szymanski, planner, discussed outstanding bills for his services on individual cases. A list of the unpaid bills was submitted for the Board and Board Attorney's consideration.

There being no further work session matters, the Board entered into its regular session; Chairman Iannelli called the meeting to order at 8 p.m.

Chairman Iannelli stated that the meeting was an Open Public Meeting being held in accordance with the Open Public Meetings and had been published according to law.

Roll Call: Present - Mayor John Winterstella, Board Members Jerry Iannelli, Evelyn Wagner, Ruth Danish, Edward Stanley, Thomas Diamond, Patricia Dunne and William Schmeling.

Absent - Board Members William Ruf, Margaret Ronan and Kevin Thompson.

Also present for the record were Board Attorney Geoffrey Cramer and Planner Paul Szymanski.

A motion was made by Board Member Stanley to accept the minutes of the October 2, 1990 meeting as submitted by the Board Secretary. The motion was seconded by Board Member Diamond and carried unanimously.

Resolution 16-90 - use permit - Peter Beebe - Veratron (Beachtree Associates) Building - Parker Avenue - The Board Attorney read the favorable resolution granting a use permit to Mr. Beebe, proprietor of a cabinet making business. A motion was made by Board Member Stanley to memorialize the resolution; motion seconded by Mayor Winterstella and passed by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Wagner, Danish, Stanley, Diamond, Dunne, Schmeling. "No" none.

The Board then entered into discussion of the Master Plan with Mr. Szymanski.

The topic of beach area subdivisions was once again discussed. Mayor Winterstella stated that he would change his vote regarding the size of lots in the area to go in favor of the possibility of subdividing properties. The Board had agreed to a policy based on 30' lot width but no subdivisions at a prior meeting, it had been noted.

A motion was made and seconded to continue with the present subdivision ordinance but change the required lot width to 30 feet. The motion was seconded and carried by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Wagner, Danish, Stanley, Diamond, Dunne and Schmeling. "No" none.

Mr. Szymanski then distributed a memo regarding Manasquan's fair housing requirement. The memo stated that Manasquan's obligation had been set at 32 rehabilitated and 84 new construction units.

Mr. Szymanski explained the criteria used regarding vacant land (a minimum of two acres free from environmental constraints and not needed for open space or parks, among other requirements) and commented that the only vacant land which met the criteria was the PUD/"Fishermen's Cove" area. He stated that he had met with representatives of Monmouth County Region Bureau of Coastal Regulation Division of Coastal Resources about the possibility of putting affordable housing in the area. He also

noted that there were also options to keep the area PUD or designate it as Open Space in the Master Plan. Mr. Szymanski offered a brief history of the subject area and noted that it was an important area both environmentally and archeologically.

The Board and Mr. Szymanski continued to discuss the make up and sensitivity of the land. The options of PUD vs. Open Space were also discussed.

A motion was made by Board Member Stanley to change the section to "Open Space"; the motion was seconded and carried by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Wagner, Danish, Stanley, Diamond, Dunne and Schmeling.

Mr. Szymanski stated he would prepare a memo stating that there was no available land to fit the vacant land criteria. He also brought up options regarding Manasquan's affordable housing obligation.

Mr. Szymanski also addressed his memo distributed at the October 2 meeting regarding the Planned Multiple Family Land Use District.

A motion was made by Mayor Winterstella to include the B-2 zone in the PMF plan. Motion seconded and carried by the following vote: "Yes" Mayor Winterstella, Board Members Iannelli, Wagner, Danish, Stanley, Diamond, Dunne and Schmeling.

There being no further busines on the agenda, a motion was made, seconded and unanimously carried for adjournment at 9:36 p.m.

Respectfully submitted,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

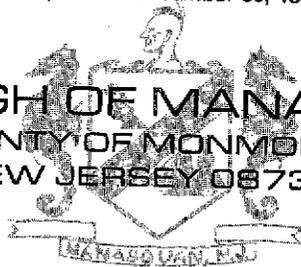
Incorporated December 30, 1887

(201) 223-0544

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk



October 9, 1990

Dear Board Member,

Please be advised that the regular November meeting of the Manasquan Planning Board had been changed from November 13, 1990 to November 7, 1990 in Manasquan Borough Hall. The work session will begin at 7:30 p.m. and the regular meeting will commence at 8 p.m.

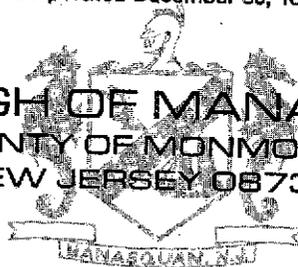
Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk



November 1, 1990

Dear Board Member,

Enclosed please find a draft of the minutes of the October 2, 1990 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the Wednesday, November 7, 1990* meeting:

MANASQUAN PLANNING BOARD
NOVEMBER 7, 1990 AGENDA

7:30 p.m. - Work session

1. Informal hearing - Sea Girt Medical Group - Parker Avenue (Rt. 71) - site plan

8 p.m. - Regular session

1. Minutes for October 2, 1990 meeting
2. Master Plan session with Paul Szymanski, planner
3. Resolution - use permit - P. Beebe - Vernatron Building - Parker and Blakey Avenues
4. Old Business
5. New Business

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

*Date changed per vote at 10/2/90 meeting

Dated at Manasquan 11/1/90

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

MARGARET M. MONSELL
Municipal Clerk



MANASQUAN PLANNING BOARD
NOVEMBER 7, 1990 MEETING
ADDENDUM TO AGENDA

7:30 p.m. - Work Session

Discussion of resolution regarding sign at Aamco
Transmission - Parker Avenue (Veratron Building).

Yours Truly,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 11/7/90

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

MANASQUAN PLANNING BOARD
WORK SESSION/REGULAR MEETING MINUTES
DECEMBER 4, 1990

The December 4, 1990 work session of the Manasquan Planning Board was brought to order at 7:30 p.m. in Manasquan Borough Hall by Board Chairman Jerry Iannelli. It was noted that a quorum was not present and that if more members did not arrive by 8 p.m., a meeting could not be conducted. It was noted that Board Members Iannelli, Evelyn Wagner, Patricia Dunne and Thomas Diamond were in attendance.

The members present at the work session discussed a memo from Paul Szymanski, planner, regarding his unpaid bills and related escrow accounts. Mr. Geoffrey Cramer, Board Attorney, stated that he had prepared a form letter to send to those applicants which have depleted escrow accounts; he stated that he wished to forward a copy to Kenneth Fitzsimmons, Borough Attorney, for his comments.

It was also noted that Mr. Szymanski would be unable to attend the meeting and thus there would be no Master Plan presentation.

At 8 p.m., Chairman Iannelli stated that there was no still quorum and thus, a meeting could not be conducted. It was announced that the next regular meeting of the Manasquan Planning Board was scheduled for January 8, 1991, work session at 7:30 p.m. and regular meeting at 8 p.m.

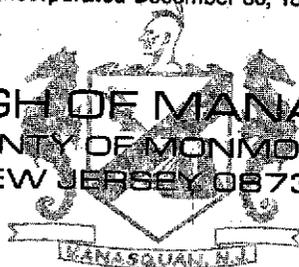
Respectfully submitted,

Sharon Bogie
Sharon Bogie, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk



November 29, 1990

Dear Board Member,

Enclosed please find a draft of the minutes of the November 7, 1990 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the December 4, 1990 meeting:

MANASQUAN PLANNING BOARD
DECEMBER 4, 1990 AGENDA

7:30 p.m. - Work Session

8 p.m. - Regular Meeting

1. Minutes for November 7, 1990 meeting
2. Resolution amendment - Beachtree Associates
(resolution for Aamco sign)
3. Master Plan session with Paul Szymanski, planner
4. Old Business
5. New Business

Yours Truly,

Sharon Bogie

Sharon Bogie, Secretary
Manasquan Planning Board

Dated at Manasquan 11/29/90