

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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

**MANASQUAN PLANNING BOARD**

REGULAR MEETING MINUTES - JANUARY 7, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN

The Manasquan Planning Board held their work session and regular meeting on January 7, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, NJ.

William Schmeling, Board Chairman, called the work session portion of the meeting to order at 7:30 p.m. Work Session roll call: "Present" - Board Members Ruth Danish, Thomas Diamond, Patricia Dunne, Jerry Iannelli, Terance Kelleher, William Schmeling, Kevin Thompson and John Trengrove. "Absent" - Board Members Edward Stanley, Evelyn Wagner and Mayor John Winterstella.

It was noted that E. Bruce Wetzel, attorney for the applicants in the pending Bemmels-Telle minor subdivision application, had requested a continuance until the February 4, 1992 meeting; it was noted that time restrictions had been waived. It was noted that the professionals had or were preparing their reviews of the project. The Board agreed to the continuance and the Board Secretary was advised to notify Mr. Wetzel of the matter.

Mr. Iannelli brought to the Board's attention a request to put an auto repair business in the Beachtree Associates building. Mr. Iannelli noted that the projected business will be similiar to Reyles' establishment in the same building. Mr. Iannelli stated that the projected business also wants to spray and paint in relation to the auto repairs. With the Board's approval, Mr. Iannelli stated he would like to advise Thomas O'Brien, attorney, that it would be permissible to have a similiar auto repair use; however, if he adds painting/spray, he would need to come back to the Planning Board. Discussion was conducted about the uses on the site.

Resolution 6-1992 (Tomasso-Tomasso minor subdivision) was reviewed by the Board Attorney and Board members. Conditions included the removal of a kitchen in the house at 237 Third Avenue so that the house could be converted to single family use. Mr. Diamond asked who would be responsible to make sure all the improvements were being done; it was stated that the engineer's office would need to certify compliance.

The December 3, 1991 meeting minutes were discussed; Mr. Trengrove asked questions about the vote on the Beachtree Associates resolution which involved uses on the property and regulations for signs.

The Board, Board Attorney and Planner discussed outstanding

professional fees owed to Mr. Szymanski, planner. Mr. Cramer gave the Board an update as to the efforts to secure some of those fees.

At 8 p.m., Mr. Schmeling called the regular meeting of the Manasquan Planning Board to order. He stated that the meeting was an open public meeting held in accordance with the Open Public Meetings Act and published according to law.

ROLL CALL : Present - Board Members Ruth Danish, Thomas Diamond, Patricia Dunne, Jerry Iannelli, Terance Kelleher, William Schmeling, Kevin Thompson and John Trengrove.

Absent - Mayor John Winterstella, Board Members Edward Stanley and Evelyn Wagner.

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

Mr. Schmeling asked for a motion regarding the minutes of the December 3, 1991 Planning Board meeting. Mr. Trengrove wanted it clarified that he and Mayor Winterstella voted "no" on the sign portion of the Beachtree Associates resolution.

A motion was made by Mr. Thompson to accept the minutes with corrections noted by Mr. Trengrove. The motion was seconded and carried by unanimous vote.

REORGANIZATION SESSION - The Board entered into its reorganization session.

The Board Attorney administered the oath to reappointed members Mr. Iannelli and Mr. Trengrove.

Mr. Cramer read Resolution 1-1992 to the Board, naming William Schmeling as Chairman and Edward Stanley as Vice Chairman. Mr. Iannelli moved that the resolution be accepted; motion seconded and carried unanimously.

Resolution 2-1992, naming Geoffrey Cramer as attorney and John Pandolfe as special counsel for previous litigation, was read. A motion was made, seconded and unanimously carried to approve the resolution.

The Board heard Resolution 3-1992, which established the 1992 meeting dates for the Board. The resolution set forth that the Board would meet the first Tuesday of every month unless

that meeting date fell on a holiday or a voting day (for example, the June primary elections and the November general election). In those cases, the Board would meet on the second Tuesday of that month. Mr. Thompson moved to accept the resolution; motion seconded and carried unanimously.

Resolution 4-1992 designating official newspapers was read by Mr. Cramer. The Coast Star was named official newspaper with the Asbury Park Press and The Herald being named secondary publications. A motion was made by Mr. Thompson, seconded by Mr. Iannelli, to approve the resolution; motion unanimously approved.

Mr. Cramer then read Resolution 5-1992 naming Sharon Bogie as Board Secretary. Mr. Thompson moved to approve the resolution, seconded by Mr. Kelleher and carried by unanimous vote.

A resolution naming William Farrell Jr. of T-M Associates as Board Engineer was discussed. The Board agreed to table the resolution pending a decision by Mayor and Council as to the engineer's reappointment.

Mr. Cramer then read a resolution naming Paul Szymanski as planner to the Board. The Board discussed planning options and Mr. Schmeling suggested that a staff planner be considered; Mr. Schmeling clarified his definition of staff planner, stating that he wished to see the planner's meeting (hourly) fees be paid by the borough and the review fees (such as review reports) paid through an escrow arrangement with the applicant. Mr. Schmeling stated he felt applicants were under the impression that Mr. Szymanski was paid by the borough for the time he spent at the meetings and that when they received their bills, they were surprised by the amounts.

Robert Zanes, Ocean Avenue, spoke from the public, stating that since the town was going through a redevelopment and building phase, the situation, he stated, needs a combination of the two: the borough paying and the applicant paying portions of the planner's fees.

The Board elected to table the resolution pending discussion with Mayor and Council.

There being no further reorganization matters, the Board began to discuss and act upon its regular agenda.

RESOLUTION 6-1992 - Tomasso and Tomasso - Third Avenue and Brielle Road - minor subdivision - It was noted that the

resolution had been reviewed during the work session of the meeting. A motion was made by Mr. Iannelli to memorialize the favorable resolution. Motion seconded and carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Iannelli, Kelleher, Thompson. "No" Board Members Schmeling and Trengrove.

MASTER PLAN - The Board then began its discussion of the Master Plan with Mr. Szymanski.

A motion was made, seconded and unanimously carried to hold the public hearing on the Housing Element portion of the Master Plan during the February 4, 1992 regular meeting of the Planning Board. The Board Secretary was advised to mail out and publish the proper notices.

Mr. Szymanski addressed his memo of January 5, 1992 regarding additional Master Plan work which could be done by the Borough. He elaborated on the elements put forth in the memo, including Circulation Plan, Community Facilities Plan and Recreation Plan. He stated that most towns do these elements in addition to the mandatory ones; he added that some also secure Historical and Conservation Elements as well.

Noting the costs, Mr. Iannelli stated that the addition of these elements to the Master Plan would have to be discussed with Mayor and Council. Mrs. Dunne noted that the Board should offer "direction" to the Mayor and Council about the needs of the Master Plan.

Mr. Cramer also noted the importance of implementing the zoning changes put forth in the Master Plan. He felt that the focus of the Board at the present time should be on the zoning ordinance.

At Mr. Cramer's suggestion, the Board elected a sub-committee to discuss zoning matters. Mr. Schmeling, Mrs. Dunne and Mr. Diamond were named to the committee.

Mr. Zanes addressed the Board on the issue of back-front subdivisions and stated that he would like to see a list of particulars for these cases.

OLD/NEW BUSINESS - The Board Secretary offered correspondence and vouchers for the Board's consideration.

The Board elected to wait until the February 4, 1992 meeting to make a decision as to whether to continue its membership

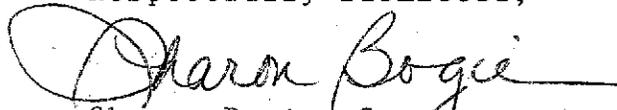
in the New Jersey Federation of Planning Officials.

The issue of the Manasquan Lumberyard was briefly discussed. It was stated that the Planning Board had not received any information on the projected as of that date. The status of the matter before Mayor and Council was also noted.

The Board recognized the representative of Holy Trinity Lutheran Church; the church submitted professional plans per the request of the board during the church's informal hearing on August 6, 1991 (the church wished to establish more parking on their property). Mr. Iannelli moved to accept the plans, adopt a favorable resolution and waive the fees. Motion seconded and carried unanimously.

There being no further matters on the Board agenda, a motion was made, seconded and unanimously carried to adjourn at 9:50 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

January 2, 1992

Dear Manasquan Planning Board Member:

Enclosed please find a copy of the draft of the minutes for the December 3, 1991 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the January 7, 1992 meeting, 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey:

**MANASQUAN PLANNING BOARD**

AGENDA - JANUARY 7, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

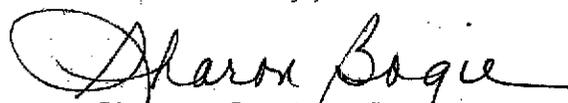
7:30 p.m. - Work Session

1. Bemmels/Telle application

8 p.m. - Regular Session

1. Reorganization
  - a. Reading of resolutions
  - b. Reappointment of members
2. Approval of 12/3/91 minutes
3. Resolution - Tomasso & Tomasso - minor subdivision- Brielle Rd. & Third Avenue
4. Master Plan session with Paul Szymanski, planner
5. Old Business  
New Business

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 1/2/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

MEETING MINUTES - FEBRUARY 4, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held its work session and regular meeting on February 4, 1992, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Manasquan Planning Board Chairman William Schmeling called the work session portion of the meeting to order at 7:30 p.m.

Work Session roll call: Present - Board Members Ruth Danish, Thomas Diamond, Patricia Dunne, Jerry Iannelli, Terance Kelleher, William Schmeling, Edward Stanley, Kevin Thompson, Evelyn Wagner and John Trengrove.

Absent - Mayor John Winterstella.

INFORMAL HEARING - Squan Development Corporation - Manasquan Lumberyard, Main Street - John and Teri Shibles of Manasquan Development Corporation discussed with the Board in an informal capacity their ideas for a prospective miniature "country club" with two miniature golf courses and retail concerns on property which was the site of the Manasquan Lumberyard. The property forms is triangular with Warren Avenue and the railroad forming forming the long sides and Main Street on the short side.

The Shibles explained their concept, noting that it was purely conceptual and not final. They went on to discuss the characteristics of the property and commented that the idea of a "miniature country club" is a new concept. Photos were submitted and landscaping ideas were explained. The Shibles commented that the shops of the property would be gift-shop type businesses and that the buildings would be renovated in a Victorian manner.

Mr. Shibles explained that the landscaping and renovations were designed to make it less obtrusive to the bordering residential area. He stated it would be "park-like" in its appearance.

It was also noted by Mr. Shibles that the services of landscaping and traffic experts had been used in making the plans and input had been gathered by the Shibles during visits to other such venues accross the United States. Mr. Shibles stated it was not their intent to create an amusement park. Business operations for the prospective courses and stores were also noted.

The Shibles also discussed their background as developers,

commenting on other projects they had undertaken in the area.

Mr. Kelleher, council person serving on the Board stated that Mayor and Council had forwarded a prospective ordinance regarding allowing recreation uses in the B-1 (business) zone. Mr. Kelleher had explained that Mayor and Council wished to received input from the Planning Board regarding the ordinance.

Mr. Stanley asked the Shibles about the research they had done on the project. Mr. Shibles then gave details on their travels and findings.

Mr. Shibles also commented on the idea of "shared parking" with the railroad station and once again stated it was not their intent to infringe on the outlining residential areas.

At 8 p.m. Mr. Schmeling announced that the Board needed to enter its regular session. Members of the public asked whether they would have an opportunity to ask questions of the Shibles; Mr. Schmeling stated that this was not a formal application so questions would not be entertained at this time; however, he stated, the Board would continue the discussion on the prospective project and the prospective ordinance during their "New Business" session and the public was welcome to wait and listen to the presentations at that point.

REGULAR SESSION - Mr. Schmeling called the regular meeting of the Manasquan Planning Board to order at 8 p.m. He stated that this was an open public meeting held in accordance with the Open Public Meetings Act and published under law.

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

Absent : Mayor John Winterstella.

Also in attendance were Board Attorney Geoffrey Cramer, Planner Paul Szymanski and the Board Secretary.

A motion was made, seconded and carried to accept the minutes as submitted by the Board Secretary with the following changes: Members of the subcommittee looking into beachfront zoning matters included Mr. Thompson rather than Mr. Diamond; Mr. Szymanski stated that the Board had approved the possibility

of extra Master Plan work pending discussions with Mayor and Council regarding costs.

RESOLUTION 7-1992 - Holy Trinity Lutheran Church - Main Street and Osborn Avenue - Mr. Cramer and the Board reviewed the resolution granting preliminary and final site plan approval for parking improvements at Holy Trinity Evangelical Lutheran Church. A motion was made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Iannelli, Kelleher, Schmeling, Thompson and Trengrove. "No" none. "Abstain" Board Members Stanley and Wagner.

RESOLUTION 8-1992 - S. & K. Coffey - Union Avenue - extension of time to perfect major subdivision - Mr. Cramer and the Board reviewed the resolution granting the Coffeys a 30 day extension in which to perfect their major subdivision. It was noted that an inspection by the borough engineer's office would need to be undertaken. Mr. Iannelli moved to memorialize the resolution; motion seconded by Mr. Stanley and carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Iannelli, Kelleher, Stanley and Wagner. "No" Board Members Schmeling, Thompson and Trengrove.

APPLICATION -(cont)- Cyrus and Luella Bemmels / estate of Elena Telle - minor subdivision - 348-349 First Avenue - The Board recognized E. Bruce Wetzel, attorney for the applicants. Mr. Wetzel brought forward Jeffrey Rabin, who was recognized as representing American Timber; he was sworn in and offered testimony that there was a contract between American Timber Company and the applicants that they (the applicants) would be purchasing the property pending outcome of the subdivision. Mr. Wetzel then introduced Dr. Cyrus W. Bemmels, applicant; Mr. Cramer swore Dr. Bemmels in to offer testimony.

The Board then began its hearing on the application, which requested relief so that a front-back minor subdivision could be granted. The lot has two existing houses, with one owned by Dr. Bemmels and one by the Telle estate; the subdivision requested would split the lot so that one house would face the Beachfront on its own lot and the other house would be on its own lot with frontage on First Avenue. The houses are owned by the applicants and the land by American Timber Company. The applicants are also seeking variances to allow two undersized lots (the beachfront lot will be 1976 square feet and the First Avenue lot 1664 square feet with properties in an R-4 zone, which had a minimum lot area requirement of 2800 square feet);

it was noted that setback violations (side, yard and rear) pre-existed zoning.

It was noted that Dr. Bemmels had bought his house in 1975 and established permanent residency in Manasquan in 1985. He stated that it has not been rented out and explained that they have modified the kitchen, installed another toilet system and installed rugs in the bedrooms since 1985.

Dr. Bemmels stated that in response to the memo submitted by Mr. Farrell's office, they have replaced a fence.

Photographs were submitted for the Board's consideration.

Under questioning from Mr. Wetzel, Dr. Bemmels stated that he had no intention at the present time to expand the home, although he may wish to in the future. He stated he would continue to use it as his primary residence.

Mr. Trengrove asked Dr. Bemmels about parking on the property. Dr. Bemmels stated that there was an agreement with the Telles in regards to parking; there are three spaces on site, with Dr. Bemmels having one and the Telles having two.

Mr. Wetzel asked Dr. Bemmels if he would have any objection to an easement along the accessway to the beach should the Board require it. Dr. Bemmels said he would not, nor would he have any objections to the same easement applying to the two houses north of the property.

Mr. Cecil J. Telle was sworn in to testify. Mr. Telle's mother Elena, who bought the house approximately 13 to 14 years ago, passed away last year. Mr. Telle stated that the Telle family used the property during the summer. The rear deck on the property, which had been the subject of a Board of Adjustment resolution, was discussed. Mr. Telle also expressed no objections to an easement for beach access.

Mr. Telle discussed upgrading possibilities for the property and Mr. Iannelli noted that approval for any structural changes would need to come from the Board of Adjustment because it was a non-conformity.

Mr. Cramer discussed encroachments (both on beachfront and First Avenue side of 349 First) and asked whether they would be eliminated. Mr. Wetzel stated that the applicants would do whatever would be needed to satisfy the borough.

Benjamin T. McCrone, real estate broker and appraiser, was sworn in to offer testimony regarding the property and its character. He stated that the type of use on the property (two buildings on a lot) was common to the area. He stated that, in his opinion, the granting of the subdivision would not be detrimental to the borough's "zoning scheme"; he added, under questioning from Mr. Wetzel, that denial of a subdivision would adversely affect the value of the property.

Mr. Cramer asked whether the property had on site parking. He also asked whether the front porch supported the second floor of the house. Mr. Telle stated he did not believe it did.

Mr. Wetzel addressed Mr. Farrell's memo, including noting that the fence had been repaired. He commented on the removal of the concrete walk. Landscaping and other points were noted.

Mrs. Dunne noted that some properties needed to be upgraded and she felt that preliminary design standards recently set forth by Mr. Szymanski in a memo should be studied and perhaps incorporated into the Board's determinations.

Mr. Iannelli stated that the planner and engineer's comments should be incorporated into the Board's determinations.

During the public comments, Robert Zanes, Ocean Avenue, also suggested the inclusion of Mr. Szymanski's design specifications in the application.

Mr. Szymanski addressed his memo on the project and the design criteria memo which had been prepared and previously noted by Mrs. Dunne. Mr. Szymanski stated it was not enough to state that the situation exists but that the applicant should "be prepared to say what they are going to do to promote the purposes of zoning and the purposes of planning." He also recommended tabling the application until an evaluation can be made.

Encroachments on the borough right-of-way and possible easements were once again noted.

Mr. Wetzel stated that it was the borough that created the situation and conditions down at the beachfront by allowing construction. Mr. Wetzel stated that he did not believe it was fair to place the burdens of the whole area on these applicants and that this application should be judged on its own merits. Mr. Iannelli responded that the Board had a right to place certain conditions, including removal of encroachments.

Mr. Cramer commented on Mr. Szymanski's memo regarding design criteria, stating that it was meant just to point out factors that the Board could consider and "not intended to be a Bible by which you make your decision." He reminded the Board of the issues which have arose regarding the application, including aesthetics, encroachments and parking.

After further discussion, a motion was made by Mrs. Dunne to postpone a decision on the application and continue determinations at the March 3, 1992 meeting; motion seconded and carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Iannelli, Kelleher and Wagner. "No" Board Members Schmeling, Stanley and Thompson.

A motion was made, seconded and carried for a five minute recess. Upon return from the recess, Mr. Schmeling asked whether anyone was in attendance for the public hearing on the Housing and Recycling Elements of the Master Plan. Mr. Zanes indicated that he was at the meeting to hear the matter. It was explained that because of time the Board may not get to the hearing; if they were unable to do so, it would be continued until the March 3, 1992 meeting.

APPLICATION - Gammon Tech - 235 Parker Avenue - minor subdivision - The Board recognized Thomas Gunning, attorney for Howard and Claudia Gammon, applicants.

The Board then began its hearing on the application, which requested relief so that a minor subdivision could be granted. The purpose of the subdivision, it was noted, was to change the location of the lot line between lots 13.03 and 11.03 (Block 51). The new lot to the south (13.03) would be 75 x 220' and the new lot to the north (11.01) would measure 125 x 220'; both exceed the 5000 square foot minimum lot requirement in a B-1 zone. Variances were also requested in regards to parking.

Mr. Gunning made comments on the background of the application and the property and then had Mr. Gammon sworn in to offer testimony. Mr. Gammon, who had purchased the property in 1975 with some of the present buildings already on it, stated that the property had been the subject of a Board of Adjustment resolution in 1981, which allowed for extention of the non-conforming use so that the Gammons could build the structure in the back of the property. He explained that the growth of his business necessitates a move to Wall Township.

Mr. Gammon noted that Manasquan Health Associates would be purchasing lot 13.03 and constructing a medical clinic (presently

the operation is Sea Girt Immediate Medical Care located on the corner of Sea Girt Avenue and Route 71 in Sea Girt). Final determinations have not been made for the sale of the other property, although Mr. Gammon indicated that there are two prospective purchasers, including professional uses, interested in the plot. These cases would call for the conversion of present buildings on the property rather than the construction of new buildings, Mr. Gammon stated.

Mr. Gunning stated that the prospective subdivision line went through one of the buildings; Mr. Gammon explained that they would be taking 25 feet off that building so it would conform to the zoning should the subdivision be granted. The loading dock area on the property would also be demolished.

Mr. Gunning began to discuss parking and traffic in the area but Mr. Schmeling questioned the idea of talking about parking when it was unknown what uses are going to be on the property. Mr. Gunning noted that Mr. Gammon needed to have arrangements for parking while in the process of moving to Wall. Mr. Gunning also said the property would be more attractive to potential buyers if the parking spaces are already established. Mr. Iannelli stated he also had a problem with discussion of parking since the application was just to establish the lot line rather than site plan approval.

Mr. Szymanski, addressing his memo, made comments on the parking issue. Easements were also discussed. Ingress/egress schemes and parking comments were also offered by Mr. Gunning and Mr. Szymanski.

Mr. Szymanski suggested that lot 13.03 be made 80 feet wide instead of 75 feet, bringing the lot line over five feet, so that an area could be left for a grass strip between the two properties. Mr. Gunning stated that he felt such a change would affect access to the properties.

After further discussion and there being no comments from the public, a motion was made, seconded and unanimously carried to close the public hearing. A motion was then made, seconded and carried to enter into executive session; after brief discussion, the Board voted to come back out of executive session.

A motion was made by Mr. Iannelli to approve the application with stipulations regarding the demolishing of the one story metal building on the southerly side (lot 13.03), the loading dock and a portion of other building, as well as keep the 25

foot easement access (to lot 11.03) as indicated by the applicant. It was noted that the demolition would need to be done between the time the resolution is memorialized and the time the subdivision is perfected. Mrs. Wagner seconded the motion, which was carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Iannelli, Kelleher, Schmeling, Stanley, Thompson and Wagner. "No" none.

APPLICATION - Jeffrey Osborn - 48 Atlantic Avenue - minor subdivision - The Board recognized Mr. Osborn and Mr. Cramer swore Mr. Osborn in to offer testimony.

The Board then began its hearing on the application, which requested relief for a minor subdivision. The total area of the lot is 15,645 square feet; the projected subdivision would create two lots, one (Block 38, lot 11) of which would have 15,977.39 square feet and feature a two and a half story frame dwelling and garage with garage apartment. The other lot (Block 38, Lot 11.01) would have 9667.85 square feet and is presently vacant land. It was noted that the existing driveway would be moved over so it did not encroach on the prospective lot line; it would be placed entirely in lot 11, Mr. Osborn stated.

Mr. Szymanski noted the density on the property, commenting that there were five dwelling units / rentals on the property. In terms of density, Mr. Szymanski stated, there would be a "significant" increase over what is conforming under the zoning ordinance. He recommended that the two residential units in the garage unit be abandoned and that the only use on the lot should be the three family house.

Mr. Iannelli stated that the non-conformities (multi-dwellings on the property) have existed since the 1920s.

During public comment, Richard Dunne, Long Avenue, discussed trying to achieve a certain goal in zoning in terms of density and conformance.

After further discussion a motion was made, seconded and unanimously carried to close the public hearing.

Mr. Iannelli indicated that he was willing to grant the minor subdivision with comments from Mr. Szymanski and William Farrell Jr., engineer. He also indicated it would be subject to realignment of the driveway.

After further discussion a motion for a favorable resolution was made by Mr. Iannelli, with stipulations as noted; motion

seconded by Mr. Stanley. It had been noted for the record that Board Member Thompson would not be able to vote on the application because he lived within 200 feet of the subject property. The motion was carried by the following vote: "Yes" Board Members Danish, Diamond, Iannelli, Kelleher, Schmeling, Stanley, Wagner and Trengrove. "No" Board Member Dunne.

MASTER PLAN PUBLIC HEARING - Mr. Schmeling announced that the Master Plan Public Hearing on the recycling and housing elements of the Master Plan had been noticed according to the Open Public Meetings Act and that, because of the time, would be continued at the March 3, 1992 meeting. Mr. Schmeling also stated that the subcommittee looking into beachfront subdivision criteria would have a report at the March 3, 1992 meeting.

OLD BUSINESS / NEW BUSINESS - Under new business, Mr. Kelleher discussed the prospective ordinance regarding a change in zoning so that recreational uses could be established in B-1 (Business) zones. Mr. Kelleher stated that the ordinance had been forwarded to the Planning Board for their input and comments.

It was stated that Mr. Szymanski had offered planning information and standards to prepare the ordinance.

Mr. Szymanski cautioned the Board on the idea of spot zoning. He stated that if there are certain uses that the Board felt should not be in the B-1 zone, the Board should indicate as such to council. Mr. Kelleher asked Mr. Szymanski whether he felt recreation was a reasonable use in a Business area; Mr. Szymanski stated that it would depend on the circumstances.

Mr. Iannelli, commenting that there are currently no provisions for a zone in which these uses would be permitted, suggested the possibility of permitting recreational activities as conditional uses in the B-1 zone. Board jurisdiction (Planning Board if criteria were met and Board of Adjustment should a variance be needed) for such cases was also discussed.

Mrs. Dunne expressed concerns about possible undesirable recreational uses coming into the B-1 areas, in particular the possibility that "boardwalk" type attractions would come into the downtown area. Mrs. Dunne also expressed concerns with the process, stating that such matters should be before the Board of Adjustment. Mr. Kelleher explained that the council was only asking for the Board's expertise and input. Mrs. Dunne stated she was opposed to rezoning the need for recreation.

Mr. Iannelli stated that there was a need for recreational establishments in town. He stated he did not feel it was

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

January 29, 1992

Dear Manasquan Planning Board Members:

Enclosed please find a draft of the minutes for the January 7, 1992 meeting of the Manasquan Planning Board. Please consider the following agenda for the February 4, 1992 meeting:

**MANASQUAN PLANNING BOARD**  
WORK SESSION AND REGULAR MEETING  
FEBRUARY 4, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

AGENDA

7:30 p.m. - Work Session

1. Informal Hearing - Squan Village Development  
- site plan - Manasquan Lumberyard property,  
Main Street.

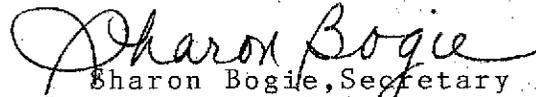
8 p.m. - Regular Session

1. Approval of minutes 1/7/92 meeting
2. Resolution 7-1992 - Holy Trinity Lutheran Church  
- Main Street and Osborn Avenue
3. Resolution 8-1992 - Sean and Kimberly Coffey  
- major subdivision - Union Avenue - extension  
of time.
4. Application (cont.) - Bemmels/Telle - minor  
subdivision - 348-349 First Avenue
5. Application - Gammon Technical - Parker Avenue  
- minor subdivision
6. Application - B. Osborn - minor subdivision

Manasquan Planning Board  
February 4, 1992 agenda  
page 2 of 2

7. Master Plan Public Hearing - Recycling and  
Housing Elements - presentation by Paul F.  
Szymanski, Planner.
8. Old Business / New Business

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 1/29/92

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**

MARCH 3, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ  
MEETING MINUTES

The Manasquan Planning Board held their work session and regular meeting on March 3, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

Board Chairman William Schmeling called the work session to order at 7:30 p.m.

INFORMAL HEARING - Michael Constantinou - corner of Main Street and Atlantic Avenue - Mr. Constantinou came before the Board informally to present a concept for a 8000 square foot strip mall at the subject site. Mr. Constantinou distributed and discussed plans for the mall, which would feature retail stores.

Parking issues and waste disposal/recycling concerns were addressed by Paul Szymanski, planner. He stated he felt they were planning to do too much to the property but he liked the idea of a single developer for the whole plot.

Ingress/egress was discussed. It was noted that Atlantic Avenue is a county road.

It was suggested that alternate plans be discussed between the applicant and his engineer.

Mayor John Winterstella asked about the Recycling and Housing Elements of the Master Plan and wanted to know when the governing body would be considering the Master Plan. Mr. Szymanski gave the Mayor a timetable.

A memo from the Manasquan Environmental Commission regarding proposed docks at Glimmer Glass Estates was discussed.

Mr. Schmeling called the regular meeting to order at 8 p.m.

ROLL CALL: Present - Board Members Thomas Diamond, Patricia Dunne, Jerry Iannelli, Terance Kelleher, William Schmeling, Edward Stanley, Kevin Thompson and John Trengrove.

Absent - Mayor John Winterstella, Board Members Ruth Danish and Evelyn Wagner.

(Record reflects that Mr. Thompson left 9 p.m., Mr. Kelleher 9:45 p.m. and Mr. Stanley at 10:45 p.m.)

Also in attendance were Board Attorney Geoffrey Cramer, Planner Paul Szymanski and the Board Secretary.

A motion was made, seconded and unanimously carried to approve the minutes of the February 4, 1992 meeting.

APPLICATION - William H. and Lillian A. Smith - 55 Main Street - Mr. Cramer stated he would need to excuse himself as Board Attorney on the case as members of his firm had represented the Smith family. Mr. Cramer introduced Michael Rubino, attorney, who would hear the case.

Mr. Rubino recognized Thomas O'Brien, attorney for the applicants. Mr. O'Brien gave background on the application, which requested relief so a subdivision could be granted. The subdivision would create lot 13.02, which would be 7,565 square feet and feature a three family, two and a half story house and frame garage; and lot 13.03, which would have 19,742 square feet and is presently not improved. Lot 13.03 would be a "flag lot", with a 10 foot wide driveway providing access from Main Street; it is not presently improved.

Mr. O'Brien stated variances were required for lot 13.02 regarding lot width (50 feet required, 48.5 feet provided) and sideyard setback (five feet required, 2.4 feet provided). A variance was needed in regards lot width (10 feet proposed, 50 feet required) on lot 13.03.

Mr. O'Brien submitted a subdivision plot by Walter Partington; it was noted the plans had been revised to delineate wetlands. The map was marked and the wetlands issue discussed. The sizes of the lots were also noted by Mr. O'Brien.

Mr. O'Brien said the applicant had been before the Board informally about subdividing the parcel.

Mr. O'Brien noted case law under the Razberry case. Mr. Rubino noted applicable portions of the case and advised the Board that in his opinion the Smith case could be heard by either development board. Legal jurisdiction was discussed, counsels gave their positions and Mr. Szymanski suggested that a list of jurisdictional guidelines for the Boards be prepared.

A vote was taken as to whether the Board felt it had jurisdiction over the case. The Board voted that they could hear the case by the following vote: "Yes" Board Members Diamond, Iannelli, Kelleher, Schmeling, Thompson and Trengrove; "No" Board Members Dunne and Stanley.

John Maczuga, professional planner, Toms River, and Edward Smith, Branin Avenue, Manasquan, homeowner, were sworn in to offer testimony.

Mr. Maczuga discussed aspects of the property and stated he had inspected the site. He testified a wetlands delineation study had been conducted and the property is in a flood zone. He stated the property had been three different tax lots and noted the improvements (three family house and two car garage) on the property. Mr. Maczuga also noted the variances needed.

Photographs taken by Mr. Smith were submitted (marked A-3, a through h). Mr. Maczuga, under questioning from Mr. O'Brien, pointed out characteristics of the neighborhood/surrounding lots. He noted such business-type uses as the Women's Club, MCOSS and American Uniform were in the vicinity. He addressed Mr. Szymanski's memo and stated a house could be built on lot 13.03 without variances despite wetlands constraints. He then discussed the possible placement of the new house and conditions it would need to meet. The removal of the porch on the existing structure was also discussed as to eliminate encroachment on the staff of the flag lot.

Mr. Maczuga noted that Block 27, lot 10 is the transitional area to the Commercial zone; the Smith lots had been shown as lots 11B, 12B and 13 but have been incorporated by the assessor and designated as lot 13.01 on the present tax map.

Mr. Maczuga said in his opinion the subdivision would not be detrimental and would be in the character of the neighborhood.

During the Board's questioning of Mr. Maczuga, Mr. Trengrove asked if the new lot 13.02 would have enough parking to support the three family structure; Mr. Maczuga stated an on-site inspection indicated it could support proper parking.

Mr. Smith offered testimony. He submitted copies of transfer permit #841, showing that there are three units in the existing house, and his rental certificates of occupancy.

Mr. Iannelli asked whether the three family structure was listed with the Department of Community Affairs (DCA); Mr. Smith stated he was uncertain.

Mr. Smith then gave testimony regarding the apartments, stating that there was a two bedroom, a one bedroom and a studio apartment in the building. He also stated that his son would be moving into the house to be built on lot 13.03 if the subdivision was granted. Mr. Smith noted he would be fixing up the property; Mr. Szymanski asked what he meant by fixing up the property and Mr. Smith stated he would paint and plant shrubbery.

Mr. Szymanski offered comments on the subdivision.

There being no further witnesses, the floor was open to comments from the public.

Dorothy Hoey, 29 South Street, did not object to the application.

Donald Perusi, 43 Main Street, was sworn in. He stated the rear of his property abuts the parking lot and he opposes the application. He further commented on the Smith property's gravel driveway. Mr. Rubino asked Mr. Smith whether he would consider paving the area; Mr. Smith agreed. Mr. Perusi

also expressed concerns about vehicles coming on and off the property as well as fluctuations in property values. He said he had bought into a single family area with a view of the wetlands and felt the Board, by approval, would be setting a precedent to subdivide long lots by a flag lot configuration.

David Place, 39 Main Street, was sworn in. He stated he felt the property was too crowded and he did not think it would conform with the area. He also felt the Board could be setting a precedent by granting the subdivision.

There being no further comments from the public, a motion was made, seconded and unanimously carried to close the public portion of the meeting.

Board Members gave their opinions on the application, with Mrs. Dunne voicing concerns about the wetlands.

After further discussion, Mr. Stanley moved to continue the hearing at the April 7, 1992 meeting, pending input from the Manasquan Fire Official on the proposal; motion seconded and carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Stanley, Trengrove; "No" Board Member Schmeling.

APPLICATION (cont). - Dr. Cyrus Bemmels/ Estate of Elena Telle - 348-349 First Avenue - minor subdivision - Mr. Cramer recognized E. Bruce Wetzel, attorney for the applicants.

Robert Zanes, Ocean Avenue, asked if the public comment portion of the meeting was still open; it was stated that the hearing had been closed, but, there being no objections from Mr. Wetzel or the Board, the hearing was reopened so Mr. Zanes could make his comments.

Mr. Zanes commented on easements and parking in the area. He stated that the parking situation should be the same as Georgetown, Virginia, in that people park wherever they can.

Parking issues and options were cited by Mr. Szymanski.

After further discussion, a motion was made by Mr. Diamond, seconded by Mr. Stanley, to approve the subdivision with conditions including the removal of the concrete next to both houses, curbing brought up to engineer's specifications and steps and concrete walkway to beach to be removed. Motion carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling, Stanley and Trengrove. "No" none.

MASTER PLAN PUBLIC HEARING (cont.) - Recycling and Housing Elements - Mr. Szymanski continued his Master Plan presentation and public hearing on the housing and recycling elements of the Master Plan. Mr. Szymanski gave a brief description of each element.

Noel Hood, Beachfront, commented on Section 107-82 of the Borough of Manasquan Code, which discusses non-conforming uses. He also asked if underwater area was considered when square footage of a waterfront lot was calculated. Mr. Szymanski stated the Board may want to set a policy for such situations.

A motion was made and seconded to adopt the recycling and housing elements of the Master Plan as presented. Motion carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling and Trengrove.

APPLICATION - Manasquan Health Associates - 235 Parker Avenue - site plan - The Manasquan Health Associates application was continued until the April 7, 1992 meeting because noticing requirements were not completely met.

RESOLUTION 8-92 - Gammon Tech - 235 Parker Avenue - minor subdivision - The Board discussed the favorable resolution. A motion was made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling and Trengrove. "No" none.

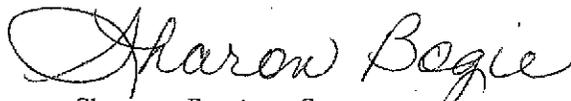
RESOLUTION 9-92 - Jeffrey Osborn - 48 Atlantic Avenue - The Board discussed the favorable resolution. A motion was made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling and Trengrove.

CORRESPONDANCE - The Board further discussed the letter from the Manasquan Environmental Commission regarding plans to install floating docks at Glimmer Bay Estates. A motion was made and seconded to have Mr. Cramer write a letter to the Department of Environmental Protection stating the Board's concerns. Motion carried by the following vote: "Yes" Board Members Diamond, Dunne, Schmeling and Trengrove; "No" Board Member Iannelli.

RESOLUTION 10-92 - Mr. Cramer read a resolution that would allow his office to seek outstanding professional fees in cases which have come before the Planning Board. A motion was made and seconded to approve the resolution; motion carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling and Trengrove.

OLD / NEW BUSINESS - The Board Secretary brought further correspondance and vouchers to the Board's attention. With no further matters for discussion, a motion was made, seconded and unanimously carried to adjourn at 11:37 p.m.

Respectfully submitted,



Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 3/16/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

February 28, 1992

Dear Planning Board Member:

Enclosed please find a copy of the draft of the minutes for the February 4, 1992 meeting of the Manasquan Planning Board. Please consider the following agenda for the March 3, 1992 work session and regular meeting:

**MANASQUAN PLANNING BOARD**  
MEETING AGENDA  
MARCH 3, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - WORK SESSION

1. Informal hearing - Michael Constantinou - re: property at corner of Main Street and Atlantic Avenue.

8 p.m. - REGULAR SESSION

1. Motion re: February 4, 1992 minutes.
2. Application - William and Lillian Smith - 55 Main Street - minor subdivision with variances.
3. MASTER PLAN PUBLIC HEARING (cont.) - Housing and Recycling Elements.
4. Application (cont.) - Bemmels / E. Telle - 348-349 First Avenue - minor subdivision
5. Application - Manasquan Health Associates - site plan - 235 Parker Avenue
6. Resolution 8-92 - Gammon Tech - minor subdivision - Parker Avenue
7. Resolution 9-92 - J. Osborn - 48 Atlantic Avenue - minor subdivision

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8. OLD BUSINESS  
NEW BUSINESS

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 2/28/92

noticed and deal with the sign matter separately. He stated he would renotify for the sign variance

Mr. Henick and Leonard J. Henkel, engineer, were sworn in to offer testimony.

Mr. Henick gave a description of the site (75' x 220' lot which presently has a metal building on it; recently subdivided as part of the Gammon Tech minor subdivision) and stated they wanted to remove the metal structure and build a 2100 square foot medical building with 26 parking spots. The practice is now located in Sea Girt under the name Sea Girt Medical Group.

Mr. Henick exhibited a drawing of the projected building, which would be colonial in style. He stated that while the projected building is smaller than their present location, the new building would be "more efficient" and provide more examining rooms and parking.

Mr. Henick stated that two variances were being requested during this portion of the hearing, one for the size of the parking spots (the zoning ordinance calls for 10' x 20', 9' x 19' is requested) and the other for the rear buffer (15' required from residential zone if there is a solid screen buffer between parking lot and residential zone; five feet requested). The variance, for signs, would be brought up at the May 5, 1992 meeting, noted Mr. Henick.

Parking (including handicapped parking requirements and the need for extra parking spots based on their experiences in Sea Girt) and landscaping issues (including the variance for the buffer on the parking lot, which Mr. Henkel stated was being requested so that they could establish the maximum number of parking stalls for the site) were discussed by the Board, Mr. Henick and Mr. Henkel. Mr. Henkel also stated they had received Department of Transportation access permit and were awaiting Freehold Soil Conservation and Monmouth County Planning Board approvals. He addressed Mr. Farrell's memo, explaining plans for dealing with run off (leaking basin and dry wells) and removal of loading dock indicated on the plans. The access easement (approximately 100 feet) was also noted. Types of trees for planting were mentioned by Mr. Henkel.

Mr. Trengrove asked Mr. Henkel about the width of the driveway, stating that First Aid vehicles go over to the the facility. Mr. Henkel stated it was 25 feet wide. Mr. Henick stated that patients being picked up by ambulances could be brought out the back of the building so the entry would not be blocked.

Mr. Szymanski addressed his memo. He questioned landscaping around the base of the building. He discussed shade trees along the street, stating that perhaps it could correspond with the projected sign on the property. Mr. Szymanski also showed photographs of the site. He stated the Board had an option of having the applicant eliminating some of the parking spaces so the buffer could be enlarged. The types of plantings proposed were also addressed. He also noted how parking could be affected based on the type of use which will go onto the other lot in the Gammon Tech minor subdivision. Mr. Szymanski also requested the applicant submit information regarding operations of the clinic, including hours of operation and number of employees/staff members. Lighting issues were discussed.

Mayor Winterstella asked whether Mr. Henick agreed to the changes suggested by Mr. Szymanski in regards to plantings and to the parking lot overlay suggested by the professionals. Mr. Henick stated he agreed.

Mayor Winterstella noted the group's commitment to the community with their health programs. He stated he would move to approve the application with the stipulations.

There being no public comments, the public hearing was closed.

After further discussion it was agreed to continue the hearing at the May 5, 1992 meeting so the sign issues could be addressed. It was noted that persons within 200 feet would need to be renotified and another notice places in the newspaper.

RESOLUTION 11-92 - Bemmels/Telle minor subdivision - 348-349 First Avenue - The Board reviewed and discussed the resolution. A motion was made by Mr. Stanley to memorialize the resolution with the elimination of paragraph six (regarding parking). Motion seconded by Mr. Diamond and carried by the following vote: "Yes" Board Members Diamond, Schmeling, Stanley and Trengrove. "No" none. "Abstain" Board Members Danish, Mayor Winterstella and Wagner.

RESOLUTION 12-92 - Master Plan - Recycling and Housing Plan elements - The Board discussed the adoption of the Housing and Land Use Plan elements of the Master Plan. A motion was made by Mr. Diamond to memorialize a resolution adopting those portions of the Master Plan. Motion seconded by Mr. Stanley and carried by the following vote: "Yes" Board Members Danish, Diamond, Schmeling, Stanley, Mayor Winterstella, Wagner and Trengrove. "No" none.

OLD / NEW BUSINESS - The Board Secretary submitted correspondence and vouchers for consideration.

The status of the Coffey major subdivision and the Wood subdivision were noted.

The Board discussed a request from James and Kathryn Fetton regarding the elimination of a deed restriction in the Joseph Tombro major subdivision (Captains Court). The Board discussed the request and authorized the elimination of the restriction.

The Board discussed and offered input to Mayor and Council on a projected ordinance which eliminates front yard parking in areas with sidewalks and curbs). A motion was made by Mayor Winterstella that a letter stating the Board's support should be forwarded; motion seconded by Mr. Diamond and carried by the following vote: "Yes" Board Members Danish, Diamond, Schemling, Stanley, Mayor Winterstella, Wagner and Trengrove.

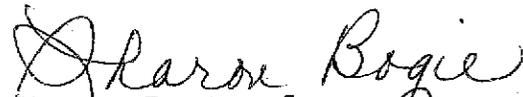
Mr. Szymanski stating that time was needed to discuss the Zoning Ordinance draft. The Board voted to begin their May 5, 1992 meeting at 6:30 p.m. for such discussion. It was also recommended that the previously formed subcommittee on zoning would meet prior to that time.

A motion was then made to enter closed session to discuss possible litigation. The Board then reentered to continue their regular business.

A motion was made, seconded and unanimously carried to approve the March 3, 1992 meeting minutes as submitted by the Board Secretary. A motion was also made, seconded and unanimously carried to pay the vouchers submitted.

There being no further business on the agenda, a motion was made, seconded and unanimously carried to adjourn at 9:56 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 4/23/92

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**

MEETING MINUTES- APRIL 7, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held their work session and regular meeting on April 7, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

Board Chairman William Schmeling called the work session to order at 7:30 p.m.

WORK SESSION ROLL CALL - Present: Board Members Ruth Danish, Thomas Diamond, William Schmeling, Edward Stanley, Evelyn Wagner and John Trengrove.

INFORMAL HEARING - Squan Development Corporation - Manasquan Lumberyard property (Main Street and Warren Avenue) - John and Teri Shibles of Squan Development Corporation appeared before the Board in an informal capacity to discuss a concept for the former Manasquan Lumberyard property. Mr. Shibles stated that their previously concept of a miniature golf course/club for the property was reevaluated after comments from the public and attempts at a zoning change were unfavorable. He stated he wished to share with the Board some of the alternatives which they have researched.

"The viability of a lumberyard in downtown Manasquan is non-existent economically," Mr. Shibles stated.

Mr. Shibles stated that he had discussed the matter with Albert P. Ratz Jr. Construction Official, and it was noted that the front portion of the lumberyard could be made into retail. The existing warehouses could be rented out for "warehouse-type uses" or demolish them and make them into retail; all this, Mr. Shibles stated, could be done on "an immediate basis without site plan approval."

Mr. Shibles noted the positive and negative aspects of developing the property. He and his wife determined the alternatives to the site had to be limited what is an improved use for the site. He showed the Board a sketch which he had prepared showing his concept for the property. He compared this to the 30,000 square foot, multi-structure concept/site plan which had been approved in the 1980s.

The new concept includes a retail building of approximately 19,000 square fronting and with an entrance on Main Street. To the rear of the site would be a 6400 square foot building with retail and commercial office uses and a 2800 square foot warehouse building.

Buffers along Warren Avenue, types of building proposed and traffic flow were discussed.

Mr. Trengrove asked what the "L-shaped" buildings would be used for; Mr. Shibles stated he did not have tenants yet. He stated these were just conceptual sketches.

Mr. Diamond asked if Mr. Shibles owned the property; Mr. Shibles stated he was the contract purchaser.

Mr. Shibles said the tenants would basically be small retailers.

Landscaping and traffic issues were discussed.

At 8 p.m. Mr. Schmeling called the regular session to order. He stated the meeting was held in accordance with the Open Public Meetings Act and published under law.

ROLL CALL: Present - Mayor John Winterstella and Board Members Ruth Danish, Thomas Diamond, William Schmeling, Edward Stanley, Evelyn Wagner and John Trengrove.

Absent - Patricia Dunne, Jerry Iannelli, Terance Kelleher and Kevin Thompson.

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

APPLICATION - (cont.) William and Lillian Smith - 55 Main Street - minor subdivision - Michael Rubino stepped in as counsel to the Board as Mr. Cramer excused himself from hearing this case. Mr. Rubino recognized Thomas E. O'Brien, attorney for the applicant.

It was noted that four members present at this meeting were eligible to vote on the application. Mr. O'Brien stated he wished to continue at the next meeting when more eligible voting members were present. The Board agreed to continue the hearing at the May 5, 1992 meeting.

APPLICATION - Manasquan Health Associates - Parker Avenue - site plan - The Board recognized Adam Henick, managing partner of Manasquan Health Associates. It was determined that all persons within 200 feet had been notified and a notice had been published in The Coast Star in regards to the site plan and variances portion of the application; Mr. Henick stated he wished to go on with the hearing on the two variances for which he

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



March 25, 1992

Dear Planning Board members:

Enclosed please find a copy of the draft of the minutes for the March 3, 1992 Manasquan Planning Board meeting. Please consider the following agenda for the April 7, 1992 meeting:

**AGENDA**

MANASQUAN PLANNING BOARD MEETING

APRIL 7, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, NJ

7:30 p.m. - Work Session

8 p.m. - Regular session

Application - (cont.) William and Lillian Smith  
- minor subdivision - 55 Main Street

Application - Manasquan Health Associates - site  
plan - Parker Avenue

Resolution 11-92 - Bemmels/Telle minor subdivision -  
348-349 First Avenue

Resolution 12-92 - Master Plan - Recycling and  
Housing Element

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated in Manasquan 3/25/92

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

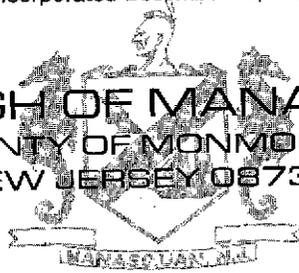
Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



**MANASQUAN PLANNING BOARD**  
ADDENDUM TO AGENDA  
APRIL 7, 1992 MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work Session

1. INFORMAL HEARING - Squan Village Development Corporation (John Shibles) - Manasquan Lumberyard Main Street and Warren Avenue

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 4/7/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

MEETING MINUTES - MAY 4, 1993

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held its work session and regular meeting on May 4, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

The work session was called to order at 7 p.m. by Board Chairman Kevin Thompson.

Work Session Roll Call: Present - Board Members Ruth Danish, Frank Diana, William Schmeling, Edward Stanley, Evelyn Wagner, Kevin Thompson, Robert Zanes and Carmen Triggiano.

Absent - Board Members Patricia Dunne, Jerry Iannelli and Mayor John Winterstella.

The Board Members discussed Resolution 12-1993 (Main Street Station - amendment of site plan) and Resolution 11-1993 (Constantinou final site plan approval - corner North Main Street and Atlantic Avenue).

In discussing Resolution 12-1993, it was noted that the projected parking stalls would be 8'11" x 19' rather than 9' x 19'; the Board and Board Attorney noted the amendment and made it part of the record. The Board discussed the resolution conditions.

The Board also discussed condition five of Resolution 11-1993. The Board added the wording that the signs should have a uniform white background.

Mr. Thompson called the regular session of the meeting to order at 7:30 p.m. He stated the meeting was an open public meeting held in accordance with the Open Public Meetings Act and published according to law. He asked those present to join in the Pledge of Allegiance.

Roll Call: Present - Board Members Danish, Diana, Schmeling, Stanley, Wagner, Thompson, Zanes and Triggiano.

Absent - Board Members Dunne, Iannelli and Mayor Winterstella.

(Record shows Mayor Winterstella arrived at 7:40 p.m.)

Also in attendance were Board Attorney Geoffrey Cramer, Planner Paul Szymanski and the Board Secretary.

A motion was made, seconded and unanimously carried to accept the minutes of the April 6, 1993 meeting as amended by the Board (the record reflects that Mr. Trigliano did not vote on the Constantinou matter).

Resolution 11-1993 - Michael and James Constantinou - North Main Street and Atlantic Avenue - final site plan approval - It was noted Mrs. Wagner and Mr. Triggiano were ineligible to vote. A motion was made by Mr. Stanley, seconded by Mr. Schmeling, to memorialize the resolution. Motion carried by the following vote: "Yes" Board Members Danish, Diana, Schmeling, Stanley, Thompson and Zanes. "No" none.

Resolution 12-1993 - Main Street Station - Warren Avenue and East Main Street - amendment to site plan re: parking and uses - A motion was made by Mr. Triggiano to memorialize the resolution. Motion seconded by Mr. Diana and carried by the following vote: "Yes" Board Members Danish, Diana, Stanley, Thompson and Triggiano. "No" Board Members Schmeling and Zanes.

Mr. Diana reported for the subcommittee working on the Board by-laws. He stated he felt the succession should be spelt out for when a regular member steps down. Mr. Cramer stated he would research the matter.

Mr. Zanes commented on the Bertucci building, which has been painted purple. He felt the Board should set up standards in the business district.

Mr. Szymanski continued his zoning ordinance presentation with a discussion of issues surrounding bed and breakfast establishments. He submitted and addressed a memo on the topic. He stated that rooming houses are meant to preserve tourism.

Addressing the various issues outlined in Mr. Szymanski's memo, Mr. Cramer and the Board made comments.

Mr. Cramer, referring to Mr. Szymanski's suggestion that each establishment keep records of their guests' permanent addresses and other information, said the American Civil Liberties Union has challenged Neptune's ordinance requesting that type of information from tenants.

Discussing requirements for a common area in the house Board voted to change the requirement to a 120 square foot area.

Mr. Schmeling noted the issue of rooming houses had been brought up before Mayor and Council and also mentioned such homes should, under DCA requirements, be brought up to code.

Mayor Winterstella said a lot of people would not be willing to open up their home for such a venture.

Mr. Thompson said he would like to see input on the topic from council, code enforcement and the police department for the next meeting.

Mr. Szymanski distributed a memo regarding zoning ordinance changes dated May 4, 1993, which included projected amendments regarding residential structures on rear lots, yard regulations, building height criteria and site plan requirements.

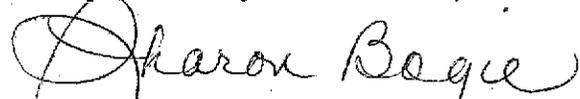
Mr. Szymanski also submitted a memo detailing revised parking requirements. In the memo, Mr. Szymanski suggested a minimum parking space size of 9' x 19'. He also made notations on access aisle widths and setbacks for off-street parking spaces in residential areas. Minimum number of off-street parking spaces required for various uses were also discussed.

After a brief recess (8:30-8:35 p.m.), John Shibles, developer of Main Street Station, addressed the Board on the topic of parking requirements.

The Board, after discussion, amended the requirement for miniature golf courses to be one space per hole.

Old and New Business - The Board Secretary submitted vouchers and correspondence for the Board's consideration. There being no further matters on the agenda, a motion was made, seconded and unanimously carried to adjourn at 8:57 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 5/26/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

MAY 4, 1993 WORK SESSION AND REGULAR MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

Dear Board Members:

Attached please find a copy of the draft of the minutes for the April 6, 1993 Manasquan Planning Board work session and regular meeting. Please consider the following agenda for the May 4, 1993 meeting:

**AGENDA**

7 p.m. - Work Session

7:30 p.m. - Regular Session

1. Approval of 4/6/93 agenda.
2. Resolution - final site plan approval - Michael and James Constantinou - N. Main Street and Atlantic Avenue.
3. Resolution - variances and amendment to site plan - Main Street Station - Warren Avenue and E. Main Street
4. Zoning Ordinance presentation with Paul Szymanski
5. Old / New Business

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 4/30/93

N. L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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

**MANASQUAN PLANNING BOARD**

ZONING DISCUSSION, WORK SESSION AND REGULAR MEETING MINUTES  
MAY 5, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, NEW JERSEY

The Manasquan Planning Board held a session to discuss the Zoning Ordinance and Master Plan, followed by its work session and regular meeting, on May 5, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

ZONING ORDINANCE/MASTER PLAN DISCUSSION

The session to discuss the Master Plan and Zoning Ordinance was called to order at 6:30 p.m. by Board Chairman William Schmeling. Mr. Schmeling stated notice of the session had been published according to law and was open to the public.

Roll Call : Present - Board Members Ruth Danish, Patricia Dunne, Jerry Iannelli, Terance Kelleher, William Schmeling, Edward Stanley, Kevin Thompson, Evelyn Wagner and John Trengrove.

Absent - Mayor John Winterstella and Board Member Thomas Diamond.

Paul F. Szymanski, planner, stated he had prepared several changes to the zoning ordinance. He addressed the memo which he distributed to the Board Members and commented on a 40 page document which he had prepared; this included definitions.

Mr. Trengrove asked what was to stop someone from converting a three-family house into a hotel; Mr. Szymanski stated that such a situation would be covered under conditional uses.

Mr. Szymanski addressed the third document which he prepared; this document cited specific portions/sections of the zoning ordinance. Modifications to the various sections were listed. He stated that some of these changes were "house cleaning" matters and entailed addition of a word or phrase. Others were additions to the state law from the past 12 years.

Senior citizen housing was discussed. Mr. Szymanski stated it could exist under certain conditions in the borough without designating a specific zone.

Other objectives were discussed, including energy renewal/ resources and recycling. A list of zones to be reflected in the new map was also noted and zoning criteria was discussed by Mr. Szymanski and the Board. Comments were made on floor area ratio requirements.

Accessory building issues (including sizes and heights) and options (including restrictions on sizes of structures and setting certain lot coverage limitations for accessory buildings) were discussed.

Heights of buildings and their measurements were discussed. Mr. Szymanski

stated that clarification should be made in terms of how height is measured along the beachfront.

After further discussion, the Board agreed to continue the presentation at 6:30 p.m. June 9, 1992, prior to the work session and regular meeting. The session would once again be opened to the public and the Board Secretary was instructed to renotice in the newspapers.

#### WORK SESSION

Mr. Schmeling called the work session to order at 7:30 p.m.

Informal Hearing - Squan Development Corporation - Manasquan Lumberyard - Main Street and Warren Avenue - John and Teri Shibles of Squan Development Corporation continued their informal presentation on a concept for the former Manasquan Lumberyard property. Mr. and Mrs. Shibles offered a conceptual drawing and table of setbacks for the Board's consideration. Ingress and egress issues were discussed. It noted a minor subdivision might be also be applied for because of easier financing. It was also stated the zoning ordinance does not allow for more than one principal structure on a lot.

Parking, curbing/sidewalk and landscaping issues were also noted.

#### REGULAR SESSION

Mr. Schmeling called the regular session of the Manasquan Planning Board to order at 8 p.m. He stated that it was an open public meeting held in accordance with the Open Public Meetings Act and published according to law.

Roll Call: Present - Board Members Danish, Dunne, Iannelli, Kelleher, Schmeling, Stanley, Thompson, Wagner and Trengrove.

Absent - Mayor Winterstella and Board Member Diamond.

(Record shows that Mayor Winterstella arrived at 9:05 p.m. and left at 9:45 p.m.; Mr. Stanley left at 9:20 p.m.)

Mr. Schmeling announced that the hearing for Michael Constantinou site plan application, regarding the parcel at the corner of Atlantic Avenue and North Main Street, was postponed until the June 9, 1992 meeting. He added the Board would enter into closed session at approximately 9 p.m. to discuss possible litigation.

Application (cont.) - William and Lillian Smith - 35 Main Street - minor subdivision - The Board recognized Thomas E. O'Brien, attorney for the applicants. It was also noted that Michael Rubino would continue to hear the case as Board counsel since Geoffrey Cramer had excused himself from the case previously.

Three reports (dated March 5, 1992, March 19, 1992 and April 14, 1992) from Nick Marino, fire official, were marked into evidence and read for the record. Fire areas and access were discussed as were Mr. Marino's comments, which included the recommendation that the applicant install sprinkler system in the house to be constructed on the new lot.

David Magliaro, 53 $\frac{1}{2}$  Main Street, and Donald Perusi, 43 Main Street, each made comments on the fire issues.

Drainage and paving were discussed. The issue of who would pave the driveway, which is shared by the Smith, Magliaro and Schafer-Dore (51 Main Street) properties, was raised. There being no further questions/comments from the public, Mr. Schmeling closed the public hearing.

After further discussion, it was agreed that the applicant would asphalt (pave) from Main Street to just behind the existing concrete walk at the rear of the house where the driveway/parking lot starts to widen. The pavement would extend five feet onto the Schafer/Dore property if permitted by the property owner. The applicant would then proceed to the west going back to the garage; new stone would be put in and the driveway would be narrowed pursuant to Mr. Szymanski's comments. As the applicant gets back to the easterly side of the garage, the driveway will become 15 feet wide. Stone will also be placed on the adjoining property if permitted. In front of the garage there will be 30 feet of stone and the new driveway for the projected house will also be stone.

Mr. Szymanski stated any plans for such work, including choice of stone, should be approved by the engineer's office. He also stated the stone areas should be properly edged.

Mr. Schmeling once again opened the floor to comments and questions on the application. Mr. Magliaro stated he did not object to the house being built but that he wanted to see aesthetics/blueprint of the prospective structure.

Mr. Perusi stated he was concerned over the parking situation and the three family use presently on the property. He also asked whether the Board would be setting a precedent by granting the subdivision.

Mr. Iannelli stated that the parking situation was the result of three properties using that driveway, not just the Smith property. He also commented that the Board does not set precedent but judges each case on its own merits. Mr. Iannelli also noted DEP approvals would be needed and certain controls could be placed on the size of the projected house.

The Board also determined that the applicant would need to provide the Board with a map showing the representations and changes discussed by the Board.

A motion was made by Mr. Stanley to approve the application with the

conditions as stated and the incorporation of the comments from the professionals. The motion was seconded by Mr. Iannelli and carried by the following vote: "Yes" Board Members Danish, Iannelli, Kelleher, Schmeling and Stanley; "No" Board Members Dunne and Trengrove. "Abstain" Mr. Thompson and Mrs. Wagner.

Application (cont.) - Manasquan Health Associates - Parker Avenue - site plans (signs) - The Board continued its hearing on the application of Manasquan Health Associates. Adam Henick, manager, continued to offer testimony.

Revised landscaping plans were discussed, with the revisions coming in response to Mr. Szymanski's comments. Mr. Thompson also offered input.

Mr. Szymanski offered a brief review of matters already discussed by the Board in regards to the application, including the general layout of the building and the size of parking spots

The sign issue was discussed. Mr. Henick stated the projected sign is larger than the one they presently have at their Sea Girt facility; this would allow space for announcements of the clinic's seasonal offerings, such as flu shot programs and free cholesterol screenings. It would measure 24 square feet.

Mr. Szymanski discussed sign issues (including requirements under the zoning ordinance and the projected location of the sign three feet away from the road) and displayed three concepts, including the one presented by the applicant. He then noted the "pros and cons" of each. He stated he felt the sign proposed by the applicant was too large and that it should be closer to the ground. Mr. Henick stated he felt 10 feet high was acceptable but ground level was not; he said visibility was "critical" for the immediate medical care needs.

Hours of operation and personnel were also noted.

There being no questions/comments from the public on the sign issue, Mr. Schmeling closed that portion of the public hearing.

Mr. Stanley moved to approve the application with the 24 square foot sign (total sign coverage on the site not to exceed 100 square feet) being 10 feet off the ground, paving of area specified and changes in landscaping as noted during the hearing (except no shade tree in front); motion seconded and carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Kelleher, Schmeling, Stanley, Thompson, Wagner and Trengrove; "No" none; and "Abstain": Mayor Winterstella.

A motion was made, seconded and carried for a five minute recess. Upon returning from recess, the Board voted unanimously to enter into closed session to discuss possible pending litigation. The Board reentered the

regular session at 9:45 p.m.

Application - Michael and James Constantinou - 25 N. Main Street - site plan  
- The hearing on the application was postponed. Mr. Cramer indicated he would contact the applicants and stated they would need to renotice.

Application - Dean and Donna Carman - 500-504 Perrine Boulevard - minor subdivision - The Board recognized Kevin B. Thomas, attorney for the applicants. Mr. Thomas introduced Dean Carman, owner of the subject property; Mr. Carman, his wife and parents are co-owners of the property, which has three structures (one of which is to be demolished). The applicants requested relief for a three lot subdivision; two of the lots would have structures while one would be vacant. Each lot would be undersized and would require front yard and lot width variances.

Mr. Thomas noted that the Board had been provided with two subdivision scenarios. The first plot, known as "Option 1", was marked A2 while "Option 2" was marked A-1.

Option 1 shows new lot 5.02 with a lot width of 44.70. New lot 7.01 would be 42.28 feet wide while new lot 8.01 would measure 49.30 feet wide. Under Option 2, lot 5.02 would be 46.15 feet, lot 7.01 would be 45.13 and lot 8.01 would be 45 feet wide.

Mr. Carman offered testimony as to the character of the neighborhood, stating there are primarily single family homes and undersized lots in the area.

Parking issues were discussed as were the applicants' plans for the demolition of the single family structure at the back of the property. This demolition would provide the one vacant lot. Mr. Carman testified any house built on that parcel would conform with bulk requirements (except lot size and width) under the zoning ordinance.

Mr. Szymanski's memo was addressed.

Mr. Carman stated each property would be renovated starting with lot 8.01

After discussion, Mr. Iannelli stated he felt Option 2 was better than Option 1. A poll was taken of the Board as to their preference; members unanimously agreed that Option 2 was better.

A motion was made, seconded and unanimously carried to grant the applicant a continuance to the June 9, 1992 meeting, at which time the applicant and his counsel would make their case on Option 2. Time limitations were waived.

Old / New Business - The Board, upon request from property owner Howard Gammon, agreed to extend the approval for the Gammon Tech minor subdivision by 90 days from the date of expiration.

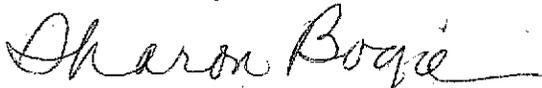
The Board also agreed to hold an informal hearing on the minor subdivision application of Kevin O'Keefe, Church Street, provided he paid outstanding professional fees incurred during his formal application before the Board.

The Board also discussed a memo regarding conditions being met by applicants when they are filing their subdivisions by deed. The planner and engineer advised the Board there were problems with making sure all resolution conditions were complied with before deeds and maps were signed.

Bills and correspondence were submitted for Board consideration.

There being no further matters on the agenda, a motion was made, seconded and unanimously carried to adjourn at 10:55 p.m.

Respectfully submitted



Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 5/28/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



April 29, 1992

Dear Manasquan Planning Board Members:

Enclosed please find a draft of the minutes for the April 7, 1992 meeting of the Manasquan Planning Board. Please consider the following agenda for the Tuesday, May 5, 1992 meeting:

**MANASQUAN PLANNING BOARD**  
ZONING DISCUSSION, WORK SESSION AND REGULAR MEETING  
MAY 5, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

AGENDA

- 6:30 p.m. - Discussion of Zoning Ordinance - presentation with Paul F. Szymanski, planner.
- 7:30 p.m. - Work Session
- 8 p.m. - Regular Session

APPLICATION (cont.) - William and Lillian Smith -  
55 Main Street - minor subdivision

APPLICATION (cont.) - Manasquan Health Associates -  
Parker Avenue - site plan (signs)

APPLICATION - Michael and James Constantinou -  
25 N. Main Street - site plan

APPLICATION - Dean and Donna Carman - 500-504  
Perrine Blvd. - minor subdivision

OLD BUSINESS/NEW BUSINESS

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 4/29/92

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**  
SPECIAL SESSION AND REGULAR MEETING MINUTES  
JUNE 9, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held a special session to discuss the Zoning Ordinance and Master Plan followed by its regular work session and meeting June 9, 1992 in Manasquan Borough Hall.

**ZONING ORDINANCE AND MASTER PLAN SESSION**

William Schmeling, Planning Board Chairman, called the special Zoning Ordinance and Master Plan session to order at 6:30 p.m.

ROLL CALL : Present - Board Members Thomas Diamond, Patricia Dunne, Jerry Iannelli, William Schmeling, and John Trengrove.

Absent - Board Members Ruth Danish, Terance Kelleher, Edward Stanley, Kevin Thompson, Evelyn Wagner and Mayor John Winterstella. (Record shows Mayor Winterstella arrived at 7:05 p.m.)

The floor was given to Paul Szymanski, planner, for his continued presentation on the Zoning Ordinance and Master Plan. Mr. Szymanski gave a status report and brief review of what the Board had accomplished to date in the Master Plan process.

Mr. Szymanski distributed a list of permitted, accessory and conditional uses in residential zones. He addressed the list and offered details on several of the mentioned uses. He stated that the Municipal Land Use Law had been a reference point.

The Board questioned whether MLUL cited occupancy numbers or legal occupancy numbers (as established by borough ordinance) would prevail in instances where there is a discrepancy between the two. Board Attorney Geoffrey Cramer suggested that the MLUL statutes to which Mr. Szymanski referred should be reviewed.

After further discussion, it was decided that "family day care homes (home occupation)", which had been placed under principal permitted uses by Mr. Szymanski, and "Home Professional offices", placed by Mr. Szymanski under accessory uses, should both be placed under the conditional use category.

After further discussion, including the issue of churches and their zoning designation and home occupation uses, the Board entered into its work session.

WORK SESSION

Mr. Schmeling called the work session to order at 7:30 p.m.

ROLL CALL: Present - Board Members Diamond, Dunne, Iannelli, Schmeling, Stanley and Trengrove.

Absent - Board Members Danish, Kelleher, Thompson, Wagner and Mayor Winterstella.

INFORMAL HEARING - Squan Development Corporation (Main Street Station Project) - Warren and Main Street - John and Teri Shibles of Squan Development Corporation addressed the Board on the status of their project and distributed a concept of the building facade and the plot (including the buildings, parking and projected subdivision line).

Mr. Cramer expressed his opinion that it could be done as a single site plan even though the applicant wishes to subdivide the property into two lots.

The submission of their formal application was also discussed.

INFORMAL HEARING - Kevin and Virginia O'Keefe - 116 Church Street - extension of time for minor subdivision - Mrs. O'Keefe appeared before the Board regarding the request for an extension of time on their subdivision.

Mr. Szymanski asked whether the applicants proposed any changes to their previously approved minor subdivision; Mrs. O'Keefe said they did not.

Mr. Szymanski also brought up the issue of outstanding fees, which were paid by Mrs. O'Keefe at the meeting. The Board then agreed to act upon a resolution granting the extension during their regular session.

INFORMAL HEARING - Superior Auto (IMAL, Inc.) - 187 Parker Avenue (Beachtree Associates) - A letter from Superior Auto requesting an amendment to their use permit was addressed by the Board. The letter stated they wished to change the hours of operation so they could be placed on the police towing list. There being no one representing Superior Auto, the Board agreed that the Board Secretary should advise them that a formal application would be needed and testimony taken.

There being no further matters for the work session, the Board elected to go into their regular session.

REGULAR MEETING

Mr. Schmeling called the regular meeting of the Manasquan Planning Board to order at 8 p.m.

ROLL CALL: Present - Board Members Diamond, Dunne, Iannelli, Schmeling, Stanley and Trengrove.

Absent - Board Members Danish, Kelleher, Thompson, Wagner and Mayor Winterstella.  
(Record shows Mayor Winterstella rejoined the meeting at 8:10 p.m.)

A motion was made, seconded and unanimously carried to approve the minutes of the May 5, 1992 meeting.

The Board also discussed the possibility of scheduling a special meeting to continue the presentation on the Zoning Ordinance and Master Plan. The Board moved to hold such a session on June 15, 1992, 8 p.m. in Manasquan Borough Hall.

APPLICATION (cont.) - Dean and Donna Carman - 500-504 Perrine Boulevard - minor subdivision - The Board recognized Kevin Thomas, attorney for the applicant. Mr. Thomas was advised that only four of the members present were eligible to vote and should the matter come to a vote his applicants would need to get three out of the four members to vote affirmative on approving the application. Mr. Thomas requested a brief conference with his client; the Board agreed.

While Mr. Thomas and Mr. Carman conferred, Mr. Schmeling discussed with the Board the possibility of forming a subcommittee which would review Planning Board applications prior to their initial hearing and then report back to the Board on their findings. Mayor Winterstella moved that Mr. Schmeling should name four board members to the committee; Mr. Stanley seconded the motion, which was unanimously carried.

Mr. Thomas and Mr. Carman came back into the meeting. Mr. Thomas asked if the testimony of the May 5, 1992 meeting could be deleted and the applicant would then present his case "from scratch." The Board and members of the public (within the 200 foot affected area) indicated they had no objections. Mayor Winterstella indicated he would be abstaining from voting on the case because of the proximity of his home.

Dean Carman, owner of the subject property, was once again sworn

in to offer testimony on the application, which requests a three lot subdivision. He stated that the neighborhood consisted primarily of single family homes and the lot sizes were mostly under 5000 square feet; he added that the three properties adjacent to the subject property are all undersized.

Mr. Carman then began to describe the parcel, which currently has three structures on it. He stated he proposed to remove the rear structure, which has two apartments. Each of the remaining structures would be on its own lot and a new house would be built on the third lot.

Revised plot plans were submitted; Mr. Thomas indicated these plans (marked A-5 for the record) corresponded with plans marked A-1 at the May meeting. Revisions made included changes in shade trees and designation of first floor elevations.

Driveway issues were discussed; the applicant stated he had no objections to not parking in his front yard.

The extension of the water main from Cedar Avenue down to Perrine was discussed as were the sewer problems in the area. It was noted that these matters had not been brought to the attention of T-M Engineering.

Photographs of the neighborhood taken by Mr. Carman were submitted as evidence. Mr. Carman explained each of the photos and what they were depicting; among the matters discussed were the conditions of the curbs and sidewalks in the area.

Mr. Trengrove asked about the parking situation and Mayor Winterstella suggested that T-M Engineering conduct a review in light of the sewer problems.

Flooding problems and issues were noted and discussion about the possible separation of driveways was conducted.

Mr. Szymanski addressed his memo and made note of street trees.

Mr. Thomas summed up for his client, stating that the Board, by granting the subdivision, would be eliminating a non-conformity and reducing density. He stated the lots, while undersized, would not be out of character for the area.

Mr. Schmeling then opened the floor to the public, upon which Mr. Wojton Korb, 465 Euclid Avenue, spoke about the application. There being no other public comments, a motion was made, seconded and carried to close the public hearing.

Board members then commented on the application. Mr. Stanley had questions about the sewers while Mrs. Dunne stated she felt the demolition of one house does not justify the lot deficiencies requested. Mr. Schmeling noted that they were requesting three undersized lots and commented on the issue of benefits vs. detriments.

After further discussion a motion was made by Mr. Iannelli to approve the application with certain conditions, including approvals from the engineer regarding sewer matters, separation of the driveway aprons and installation of curbs and sidewalks. Motion seconded by Mr. Trengrove and carried by the following vote: "Yes" Board Members Diamond, Iannelli, Stanley and Trengrove. "No" Board Members Dunne and Schmeling.

APPLICATION - Nicholas Condon and Charles Peters - 42-42 $\frac{1}{2}$  Main Street - Mr. Thomas placed himself on the record as attorney for the applicants. Because of time constraints it was agreed that Mr. Thomas would just introduce the case and continue with testimony at the July 7, 1992 meeting.

Mr. Thomas gave a brief overview of the application, which requests relief for a three lot subdivision. Addressing Mr. Szymanski's memo, Mr. Thomas stated revised plans will be submitted. He also noted that a title search shows there is no easement to lot 6.

Mr. Cramer indicated he had spoken with Mr. Raymond Anderson, 50 North Main Street, a property owner within 200 feet that was unable to attend the meeting. Mr. Cramer stated that Mr. Anderson's only objection is the prospect of having three driveways so close together; a buffer had been suggested.

At 10 p.m., the Board and applicant agreed to continue the hearing at the July 7, 1992 meeting.

RESOLUTION 13-1992 - William and Lillian Smith - Main Street - It was stated that the resolution would be forthcoming from attorney Michael Rubino's office.

RESOLUTION 14-1992 - Manasquan Health Associates - Parker Avenue - The favorable resolution for site plan and variances was read. A motion was made by Mr. Stanley to memorialize the resolution. The motion was seconded by Mr. Iannelli and carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling, Stanley and Trengrove. "No" none. "Abstain" Mayor Winterstella.

RESOLUTION 15-1992 - Kevin O'Keefe - 116 Church Street - A motion was made by Mr. Iannelli to memorialize the resolution granting an extension for the minor subdivision application. The motion was seconded by Mr. Diamond and carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling, Stanley, Winterstella and Trengrove.

OLD AND NEW BUSINESS - The Board Secretary brought correspondence and vouchers to the Board's attention.

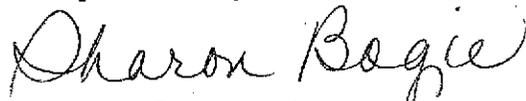
The Board agreed that the Board Secretary should submit a list of vouchers to be paid at each meeting.

Under old business, it was reaffirmed that the Board wished to rejoin the New Jersey Planning Officials and the matter of the curb cut on the Wood subdivision was also noted.

RESOLUTION 16-1992 - A motion was made and seconded to memorialize a resolution extending by 95 days the time during which they must remove 25 feet from the rear building occupying lot 11.03 (235 Parker Avenue); this had been a condition of their minor subdivision approval. The motion was carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Schmeling, Stanley, Winterstella and Trengrove.

There being no further business, a motion was made, seconded and unanimously carried to adjourn at 10:24 p.m.

Respectfully submitted,



Sharon Bogie, Secretary  
Manasquan Planning Board

dated at Manasquan 7/1/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



June 3, 1992

Dear Planning Board members:

Enclosed please find a copy of the draft of the minutes for the May 5, 1992 meeting of the Manasquan Planning Board. Please consider the following agenda for the Tuesday, June 9, 1992 meeting:

**MANASQUAN PLANNING BOARD**  
ZONING DISCUSSION, WORK SESSION AND REGULAR MEETING  
JUNE 9, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, NJ

AGENDA

6:30 p.m. - Discussion of Zoning Ordinance/Master Plan - continuation of Mr. Szymanski's presentation.

7:30 p.m. - WORK SESSION

1. Informal Hearing - Squan Development Association - Manasquan Lumberyard concept - corner of Main Street / Warren Avenue.
2. Informal Hearing - Kevin O'Keefe - extension of time for minor subdivision - Church Street

8 p.m. - REGULAR SESSION

Application (cont.) - Dean and Donna Carman - 500 - 504 Perrine Blvd. - minor subdivision

Application - Michael and James Constantinou - 25 N. Main Street - POSTPONED UNTIL JULY 7, 1992 MEETING AT REQUEST OF APPLICANT.

Application - Peters/Condon - 42-42½ N. Main St. - minor subdivision

Res. 13-1992 - W. & L. Smith - 55 Main St. - minor subdivision.

Res. 14-1992 - Manasquan Health Associates - Parker Ave. - site plan

OLD / NEW BUSINESS

Yours truly,

Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 6/3/92

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



**ADDENDUM TO AGENDA**  
MANASQUAN PLANNING BOARD MEETING  
JUNE 9, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work Session

Request from Superior Auto to amend Resolution  
16-88 re: hours of operation, (Beachtree Associates  
Building - 187 Parker Avenue)

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 6/4/92

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**

SPECIAL MEETING - ZONING ORDINANCE AND MASTER PLAN

JUNE 15, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held a special meeting on the zoning ordinance and Master Plan June 15, 1992 at Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, NJ. Board Chairman William Schmeling called the meeting to order at 8 p.m. and stated that it was an open public meeting held in accordance with the Open Public Meeting Laws and published according to law.

ROLL CALL - Present: Board Members Ruth Danish, Thomas Diamond, Patricia Dunne, Jerry Ianelli, William Schmeling and Edward Stanley.

Absent: Board Members Terance Kelleher, Kevin Thompson, Evelyn Wagner, John Trengrove and Mayor John Winterstella.

Mr. Schmeling stated there would be a 9:30 p.m. time limitation.

Before Paul Szymanski, planner, began his presentation Mr. Schmeling commented on a letter submitted by Carmen Triggiano, North Main Street; the letter expressed Mr. Triggiano's concerns over the designation of a portion of North Main Street as "Highway Commercial" under the prospective new zoning ordinance. Art Blair, also North Main Street, asked the Board why it was considering the change and criteria (types of uses permitted) and advantages for this type of zone.

Mr. Szymanski first explained the differences between downtown businesses uses, which are presently B-1. He stated these businesses were generally on smaller lots than business along highways, such as North Main Street/Atlantic Avenue and Route 71. The Highway Commercial zone would have such uses as businesses, auto service/sales and certain manufacturing uses. He said there was no intent to introduce new uses into the area.

Mr. Schmeling stated by requiring larger lots, as is the case with the Highway Commercial zones, there would be fewer individual businesses on the property; under present zoning, he stated, there are no lot coverage limitations.

Mr. Ianelli felt the information presented on this change was "too general"; Mr. Szymanski replied it will be more explicit in the zoning ordinance.

Susan Chieco, 102 Atlantic Avenue, expressed concerns over plans for the lot at the corner of Main Street and Atlantic Avenue. Mr. Schmeling stated that Michael and James Constantinou's application for site plan on that property would be considered under the present zoning ordinance. He also stated that the zoning is moving toward the point where lot coverage may be restricted, which would allow for more open space.

Mrs. Chieco also asked if a traffic survey had been done since the traffic

light was put at the intersection of Atlantic Avenue and Main Street.

Mr. Schmeling stated he felt the prospective zoning ordinance and its criteria would better handle traffic problems because more individual businesses on a site would cause more traffic.

Mr. Triggiano asked how the new zoning would effect already established businesses, including his own barbershop.

Mr. Szymanski mentioned that eight to 12 feet of property going in from the road may be decicated for road widening.

Questions were also asked about square foot and lot coverage limitations. The Board clarified that there are presently no lot / building coverage regulations but that the perspective ordinance would have such standards.

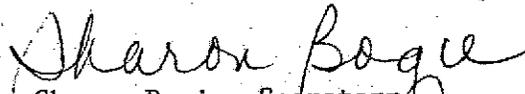
The Board and Mr. Szymanski discussed R-4 requirements, including setbacks and building/impervious coverage restrictions. Height limitations were also discussed, with the Board noting possible clarifications and the recommendation that all heights on Beachfront structures should be measured from First Avenue. Mr. Szymanski noted height variance requirements under the Municipal Land Use Law.

Design criteria to enhance zoning and planning purposes were discussed as were parking, density and floor area ratio issues. Property Maintenance Code requirements were noted.

In other matters, it was noted John Shibles of Squan Development had requested a special session for his application regarding site plan and minor subdivision on the former Manasquan Lumberyard property. The Board elected not to have the special meeting and advised the Board Secretary to contact Michael and James Constantinou regarding their status.

There being no further matters on the agenda, a motion was made, seconded and unanimously carried to adjourn at 9:30 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 6/29/92

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

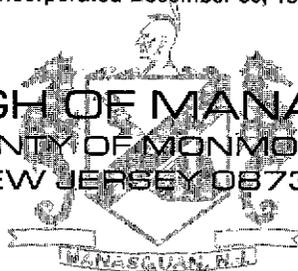
Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



June 10, 1992

Dear Manasquan Planning Board Members:

Please accept the following agenda for the June 15, 1992 special meeting of the Manasquan Planning Board. The meeting will be held in the All-Purpose Room of Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey, 8 p.m.

**AGENDA**

JUNE 15, 1992 SPECIAL MEETING  
MANASQUAN PLANNING BOARD  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

8 p.m. - Continuation of presentation by Paul Szymanski,  
planner, re: the Master Plan and Zoning Ordinance.

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

**MANASQUAN PLANNING BOARD**

JULY 7, 1992 WORK SESSION AND REGULAR MEETING MINUTES  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held their work session and regular meeting on July 7, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

**WORK SESSION**

William Schmeling, Board Chairman, called the work session to order at 7:30 p.m.

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

Absent - Mayor John Winterstella (record shows arrived late)

(Record shows that Board Member Stanley left after the Condon-Peters hearing)

Mr. Schmeling introduced Michael Rubino, attorney, who counseled the Board in the absence of Board Attorney Geoffrey Cramer. Also present was Paul Szymanski, planner.

The Board discussed the agenda. The application of Superior Auto and the requests to amend the Gammon Tech and Bemmels - Telle minor subdivisions. The requests were discussed (Gammon Tech wished to set up an escrow for removal of the building required by their resolution, Bemmels Telle wished to retain an encroachment on borough property and Superior Auto wished to amend their resolution so they could be on the borough's "two list").

Questions were raised as to whether the Board could hear the application of Superior Auto and the matters concerning amendments to the Bemmels-Telle and Gammon minor subdivision resolutions. Mr. Rubino stated he believed each of these cases may require the applicant to renovice persons within 200 feet and the newspapers since the original applications required such noticing. He stated this should be researched before the Board began any hearings.

The Board recognized Carmen Triggiano, whose business is at 26 N. Main Street, who presented a petition opposing the projected zoning change in that area from B-1 to Highway Commercial.

REGULAR SESSION

Mr. Schmeling called the regular session of the Manasquan Planning Board to order at 8 p.m. He stated it was an open public meeting held in accordance with the Open Public Meetings Act and published according to law.

Roll Call: Present - Board Members Danish, Diamond, Dunne, Iannelli, Kelleher, Schmeling, Stanley, Thompson, Wagner, Trengrove and Mayor Winterstella.

Absent - None.

A motion was made, seconded and carried to approve the minutes of the June 9, 1992 regular meeting and June 15, 1992 special with corrections to the June 9 minutes as noted by the Board.

APPLICATION (cont.) - Condon-Peters - minor subdivision - 42-42 $\frac{1}{2}$  North Main Street - The Board recognized Kevin Thomas, attorney for applicants Nicholas Condon and Charles Peters.

Mr. Thomas requested that the revised subdivision plot by Walter Partington (June 24, 1992 date) be marked for the file. He also offered as evidence a line/boundary description by Mr. Partington (which included notations of easements); and a letter from Dominick Marino, fire official, which stated that the 20' wide easement is satisfactory and that no cars shall park in the easement.

It was also noted that the Board of Adjustment had granted approvals on the property for the two-family usage; Mr. Thomas clarified that his clients were abandoning any prior approvals.

Henry Schweir, realtor, was sworn in to offer testimony. Mr. Thomas asked Mr. Schweir about the property, upon which Mr. Schweir made comments about the projected subdivision as well as the character of the property and the neighborhood. He noted that it was a mix of residential and commercial uses. Mr. Schweir stated he felt the subdivision would be beneficial because the property would be upgraded and the two-family use on the one property would be eliminated.

The parking situation was also noted. The Board discussed access easements and where the parking would be located on the property. Options, including garages, were discussed.

Robert Langton, 59 N. Main Street, questioned Mr. Schweir about addition of square footage to the rear building; it was stated that Mr. Schweir could only offer testimony on the present condition of the property and the plans presented.

Photographs presented by Mr. Szymanski were marked as evidence.

Charles Peters was sworn in to offer testimony. He stated he owns the property with Nicholas J. Condon. Mr. Peters offered testimony on the character of the neighborhood, background of the property and descriptions of the structures located on the property. He then began to describe the subdivision proposal and noted the sizes of the prospective lots. Mr. Peters reaffirmed his intention to eliminate the two-family use from the rear structure and added that there were no plans to increase square footage of the structure (it was noted that a variance would be required for any structural changes).

Questions were raised as to whether the deck on the rear structure will be eliminated. Mr. Peters stated it would be sold as is but if the Board wanted the deck removed, it would be taken down.

Mr. Rubino stated it would be up to whoever bought the house to investigate what they could do. Mr. Szymanski stated he assumed that the whole building be redone or maybe relocated on the property as to eliminate all variances.

Mr. Rubino stated the Board can place conditions in the resolution that the Construction Official conduct an inspection to ascertain it has gone back to a single family use and also that subsequent owners do not apply to the Board of Adjustment to regain the two-family use.

Mr. Szymanski's report was addressed.

Mr. Langton wished to know how many trees on the property would be affected by the subdivision.

Questions were also raised as to whether the projected rear lot would have street access as required under Section 107-29 of the Code of the Borough of Manasquan.

Driveway issues were also discussed. Installation of the prospective driveway between 42 North Main and one of the trees on the property was discussed, with Mr. Szymanski stating he was not sure of how it could be put in without affecting the existing tree. It was stated that a 30' open pavement plan

broken up with 5' buffer strip of trees could lend to aesthetics.

Keith Walsh, 15 Elizabeth Avenue, questioned the driveway setback and utility connections.

Judy Canning, 55 North Main Street, expressed concern over traffic and sidewalk issues.

Robert Langton noted drainage problems in the neighborhood.

Joseph Asay, 16 Elizabeth Avenue, and Charles Plungis, 36 North Main Street, also addressed the Board.

There being no further public comment, a motion was made, seconded and unanimously carried to close the public hearing.

Mr. Thomas then offered his summations, stating it is a large piece of property which will be upgraded.

Mr. Stanley offered a motion to approve the application with stipulations. Mayor Winterstella added that the applicant should install impervious driveways, establish an area for cars to turn and remove the deck.

Mr. Thomas clarified the variances requested. He stated they were seeking relief from Sections 107-29 and 107-27 (Schedule I - regarding setbacks).

Mr. Rubino again noted the street access issue regarding the rear (flag) lot.

A motion was made by Mr. Stanley, seconded by Mr. Iannelli, to approve the application with the conditions that the deck be removed, an area would be designated for cars to turn around, impervious driveways would be installed and comments from William Farrell Jr, T-m Engineering, and Paul Szymanski, planner, be incorporated into the resolution. Motion carried by the following vote: "Yes" Board Members Diamond, Dunne, Iannelli, Kelleher, Schemling, Stanley, Winterstella, Wagner and Trengrove. "No" none. "Abstain": Mrs. Danish. (Mr. Thompson was unable to vote as he owns property within 200 feet of the subject property).

APPLICATION - Squan Development Corporation - Main Street Station project - Main Street and Warren Avenue - minor subdivision and site plan - The Board recognized John Giunco, attorney for Squan Development Corporation. Mr. Giunco introduced John and Teresa Shibles, principals of the corporation and contract purchasers of the subject property, also known as Block 88,

Lot 39.01 (site of the former Manasquan Lumberyard).

The Board, applicant and professionals began their hearing on the case, which requested relief so the property may be subdivided into two lots and so that a site plan featuring a 17,369 square foot commercial / retail building on proposed lot 39.01 and a two-story, 6578 square foot office building on projected lot 39.02. Projected lot 39.01 would have frontage on East Main Street and Warren Avenue while lot 39.02 would have access on Warren Avenue. It was stated that no variances would be required.

Mr. Giunco called upon Edward David Macieko, architect/engineer, to offer testimony. Mr. Macieko was sworn in and offered an overview of the application, including descriptions of the property and its location. He discussed the two buildings and the request for subdivision, commenting that the subdivision line would go between the two buildings. Lighting of the property was also noted.

Mr. Macieko and Mr. Giunco then addressed the memo prepared by T-M Engineering. Responding to the memo, Mr. Macieko stated that the plans could be revised to accomodate truck/tractor trailer traffic. Sign issues (T-M recommended the removal of the existing non-confroming sign erected on East Main Street), rooflines and pitches and air conditioning units (it was stated the air conditioning units would not be visible) were discussed as per T-M Engineering's memo.

Mr. Giunco stated his client wished to further address comments regarding curbing and sidewalks along the site as set forth in T-M Engineering's memo.

Mr. Szymanski's memo was then addressed. Parking issues were discussed; it was indicated in the plans and testimony that the applicant intended to provide 81 off-street parking spaces.

Once again sign issues were raised. It was agreed that all signs will conform with existing codes.

Pursuant to Mr. Szymanski's memo, Mr. Giunco stated the applicant would need to advise the Board as to proposed business activities, including number of stores and hours of operation, as there were no tenants confirmed at that time.

Kevin McDonough, traffic engineer, offered testimony regarding traffic circulation and truck access. He gave estimates of the traffic flow and discussed its effects on the area.

Mr. Melillo, representing Melillo and Bauer, Point Pleasant Beach, landscape architects, discussed the types of trees and shrubbery proposed for the project. He stated there would be decorative pavement and plantings in front of each store. He also offered details on the landscaping proposed along the street from Euclid to Cedar Avenue.

Mr. Thompson recommended that the Shade Tree Commission and Traffic Official of the borough be advised of the plans so they could provide input.

During the public portion of the meeting, Robert Zanes, Long Avenue, spoke in favor of the project.

Mr. Rubino questioned what type of uses would be going into the building. Mr. Giunco stated they were aware that they could not have higher parking intensity uses (i.e., doctor's office or restaurant) on the premises.

After discussion of sidewalk and curbing issues, the Board agreed to have curbing for the entire length of the property (which goes from East Main Street to a point south of Cedar Avenue). The new curbing would line up with the existing curbing from Main Street to Euclid Avenue.

The Board also elected to allow the existing chain link fence to remain but wished the sign removed. It was also stated the applicant would seek to perfect the subdivision prior to executing the site plan.

A motion was made by Mr. Iannelli, seconded by Mrs. Wagner, to approve the application with the conditions on curbing and signs and approvals by the Shade Tree Commission. Motion carried by the following vote: "Yes" Board Members

RESOLUTION 13-1992 - William and Lillian Smith minor subdivision - 55 Main Street - The Board reviewed the resolution. It was stated that Board Members Dunne and Trengrove would be unable to vote for memorialization because they voted "No" for a favorable resolution. A motion was made and seconded to memorialize the resolution. Motion carried by following vote: "Yes": Board Members Danish, Diamond, Iannelli and Schmeling. "Abstain" Board Members Kelleher, Thompson, Winterstella and Wagner. "No" none.

RESOLUTION 17-1992 - Carman minor subdivision - 500-504 Perrine Boulevard - The Board reviewed the favorable resolution. A motion was made and seconded to memorialize the resolution.

Motion carried by the following vote: "Yes" Board Members Danish, Diamond, Iannelli, Kelleher, Thompson and Trengrove. "No" none. "Abstain" Dunne, Schmeling, Stanley, Winterstella and Wagner.

OLD / NEW BUSINESS - The Board Secretary brought correspondance and vouchers to the Board's attention.

There being no further matters on the Board's agenda, a motion was made, seconded and unanimously carried to adjourn the meeting at midnight.

Respectfully submitted,

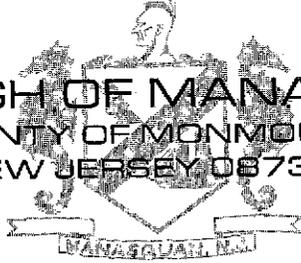
A handwritten signature in cursive script that reads "Sharon Bogie". The signature is written in dark ink and is positioned above the typed name and title.

Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



JULY 7, 1992 MANASQUAN PLANNING BOARD MEETING  
VOUCHERS TO BE PAID

<u>AMOUNT</u>	<u>VENDOR</u>	<u>ACCOUNT FROM WHICH PAID</u>
\$ 12.50	T-M Engineering	Gammon Tech developers' escrow
\$ 117.07	" "	O'Keefe developers' escrow
\$2002.00	G. Cramer (May)	Board legal fees
\$1441.00	" " (June)	" " "
\$ 47.50	T-M Eng. (inv.14853)	Maraziti major sub. escrow
\$ 617.50	" " (inv. 14406)	" " " "
\$1600.00	P. Szymanski	Shibles(Main Street Station)
\$ 132.50	" "	Smith minor subdivision escrow

Please note that these entries take into consideration only vouchers for which funds are available to pay as of 4 p.m. Tuesday, July 7, 1992.

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

July 2, 1992

Dear Manasquan Planning Board Members:

Enclosed please find copies of the drafts of minutes for the June 9, 1992 special session/regular meeting and the June 15, 1992 special meeting on Master Plan and Zoning Ordinance. Please consider the following agenda for the July 7, 1992 meeting:

**MANASQUAN PLANNING BOARD**

JULY 7, 1992 MEETING AGENDA

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - WORK SESSION  
8 p.m. - REGULAR SESSION

1. Approval of 6/9/92 and 6/15/92 minutes
2. APPLICATION (cont.) - Condon-Peters-minor subdivision - 42-42½ N. Main Street
3. APPLICATION - Squan Development Inc. -Main Street Station - Main St. - site plan/minor subdivision
4. APPLICATION - Superior Auto - 187 Parker Avenue - amendment to use permit
5. AMENDMENTS TO SUBDIVISION
  - a. Bemmels-Telle - 348-349 First Avenue - relief from removal of sidewalk
  - b. Gammon Tech - Parker Avenue - removal/demolition of rear building
6. RESOLUTION 13-1992 - Smith minor subdivision - Main Street
7. RESOLUTION 17-1992 - Carman minor subdivision - Perrine Boulevard.
8. OLD BUSINESS/NEW BUSINESS

Yours truly,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board  
Dated in Manasquan 7/2/92

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**

WORK SESSION AND REGULAR MEETING MINUTES  
AUGUST 4, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NEW JERSEY

The Manasquan Planning Board held their work session and regular meeting on August 4, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

William Schmeling, Board Chairman of the Planning Board, called the work session to order at 7:30 p.m.

Roll Call: Present - Board Members Ruth Danish, Thomas Diamond, Patricia Dunne, William Schmeling

(Record shows Board Member Evelyn Wagner present at 7:45 p.m. and Mayor John Winterstella at 7:57 p.m.)

Absent - Board Members Jerry Iannelli, Terance Kelleher, Edward Stanley, Kevin Thompson, and John Trengrove.

Also in attendance were Board Attorney Geoffrey Cramer, Planner Paul Szymanski and the Board Secretary.

Mr. Schmeling discussed the possibility of requiring noticing of newspapers and people within 200 feet in the event of any site plan application (presently the Municipal Land Use Law requires such notification if variances are required or if the site plan involves a certain amount of property). It was decided that the Board Attorney would research the issue.

The possibility of placing time limitations on individual cases was also brought up by Mr. Schmeling and discussed by the Board. Mr. Cramer stated this could possibly be handled by a by-law. Mr. Szymanski said the applicant and Board would still want to have sufficient testimony from the experts on both sides for the record.

Options were discussed and Mr. Schmeling suggested an applicant be given one hour and if the testimony goes over that hour, the applicant will need to come back to the next meeting. It was agreed to try this method until the New Year when its effectiveness would be assessed.

The Board Secretary was also directed to streamline the agenda in regards to the number and types of cases accepted for a given meeting.

There being no further matters for the work session, the Board elected to go into the regular session.

REGULAR SESSION

Mr. Schmeling called the regular session of the Manasquan Planning Board meeting to order at 8 p.m. He stated this was an Open Public Meeting held in accordance with the Open Public Meetings Act and published under law.

Roll Call : Present - Board Members Danish, Diamond, Dunne, Schmeling, Wagner and Mayor Winterstella.

Absent - Board Members Iannelli, Kelleher, Stanley, Thompson and Trengrove.

A motion was made, seconded and unanimously carried to approve the minutes of the July 7, 1992 meeting as submitted by the Board Secretary.

Application - Michael and James Constantinou - N. Main Street and Atlantic Avenue - It was stated that the Board could not begin its hearing on the application due to noticing requirements. It was agreed that the Board would commence the hearing at the September 1, 1992 meeting, providing the noticing requirements were met.

Resolution 18-92 - Condon-Peters minor subdivision - N. Main Street - It was noted that a revised subdivision plot had been submitted and forwarded to the Borough Engineer and Mr. Cramer for their reviews.

Questions were raised regarding wording of portions of the resolution. After discussion, the Board agreed that Condition 2 should reflect that the driveway on lot 9.02 should be a "pervious surface" and that the existing driveway on lot 9.03 should be of stone/gravel.

Motion made to approve the resolution with corrections/additions as indicated. Motion seconded and carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Schmeling, Winterstella and Wagner. "No" none.

Resolution 19-92 - Main Street Station (Squan Development, Inc.) - minor subdivision and site plan - E. Main Street and Warren Avenue - The Board reviewed the resolution and discussed an addition to the document by Mr. Cramer regarding the process which would be followed if the applicant wished to bring a "high density parking use" into the building. Mr. Szymanski stated he did not feel the Zoning Officer should have the discretion to grant permission in such a situation. The parking situation was discussed.

A motion was made by Mr. Diamond to approve the resolution with amendments as stated, including the Zoning Officer being consulted on and reacting to any high density parking uses ; motion seconded by Evelyn Wagner and carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Schmeling, Winterstella and Wagner. "No" none.

Resolution 20-92 - Re: Housing Element of the Master Plan - The Board reviewed the resolution, which amended the housing element of the Master Plan to account for preservation of Fishermen's Cove and show intent to provide for alternate moderate-low income housing units locations.

A motion was made and seconded to approve the resolution; motion carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Schmeling, Winterstella and Wagner.

It was stated that copies of the resolution would be forwarded to Mayor and Council and that any memo prepared regarding alternate sites would be confidential to the Planning Board.

Old and New Business - The Board discussed procedures regarding applicants who wish to modify previously granted variance, subdivision and site plan approvals. It was stated that if the Board imposes certain requirements in a resolution, modifications can not be made unless the same process, i.e. noticing of residents within 200' and utilities and placement of legal notice in newspaper, is undertaken.

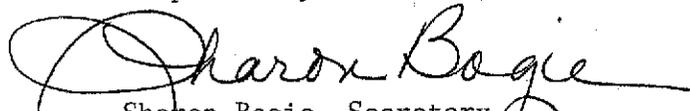
In response to two such requests for modifications, it was stated that Superior Auto, Parker Avenue, could come back in to the Board without noticing because it was not required to notice the first time. The request from Mr. and Mrs. Cyrus Bemmels, Beachfront, however, could not be immediately granted as noticing had been required because of variance relief requested.

Mr. Schmeling also asked the Board to consider adopting an ordinance which would require business coming in for a site plan to make provisions for removal of their own garbage beyond two (2) thirty gallon containers. The Board also agreed that the Board Secretary should forward any resolution involving conditions for recycling to the borough's recycling coordinator.

The Board Secretary submitted vouchers and correspondence to the Board.

There being no further business, a motion was made, seconded and unanimously carried to adjourn at 9:07 p.m.

Respectfully submitted,

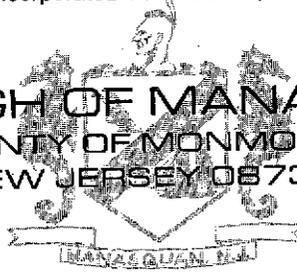
  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 8/24/92

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



July 31, 1992

Dear Manasquan Planning Board members:

Enclosed please find a draft of the minutes for the July 7, 1992 meeting of the Manasquan Planning Board. Please consider the following agenda for the Tuesday, August 4, 1992 meeting:

**MANASQUAN PLANNING BOARD**

REGULAR MEETING

AUGUST 4, 1992

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

AGENDA

7:30 p.m. - Work Session

8 p.m. - Regular session

1. Approval of minutes 7/7/92 meeting
2. Application - Michael and James Constantinou  
- N. Main Street and Atlantic Avenue
3. Resolution 18-92 - Condon-Peters minor  
subdivision - N. Main Street.
4. Resolution 19-92 - Main Street Station (Squan  
Development, Inc.) - minor subdivision and  
site plan - E. Main Street and Warren Avenue
5. Resolution 20-92 - re : Housing element of  
the Master Plan.
6. Old and New Business
  - a. Procedures regarding variance, subdivision  
conditions / modifications.
  - b. Payment of vouchers.
  - c. Correspondance.

Yours truly,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board  
Dated at Manasquan 7/31/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

August 25, 1992

Dear Manasquan Planning Board Members:

Attached please find a copy of the draft of the minutes from the August 4, 1992 work session and regular meeting of the Manasquan Planning Board. Please consider the following agenda for the September 1, 1992 meeting:

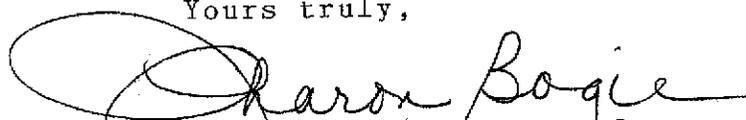
**MANASQUAN PLANNING BOARD**  
WORK SESSION AND REGULAR MEETING AGENDA  
SEPTEMBER 1, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - WORK SESSION

8 p.m. - REGULAR SESSION

1. Approval of minutes - 8/4/92 meeting
- \* 2. Application - Superior Auto - 187 Parker Avenue  
- amendment to use permit approval
3. Request for Extension - Geiser major subdivision  
- South Street
- \* 4. Application - Michael and James Constantinou  
- North Main and Atlantic Avenue - site plan  
with variances.
5. Old Business  
New Business

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

\* - Materials on these matters have been distributed at previous meetings; please advise this office if you are in need of copies.

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



**MANASQUAN PLANNING BOARD**  
WORK SESSION AND REGULAR MEETING MINUTES  
SEPTEMBER 1, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

WORK SESSION - Manasquan Planning Board Chairman William Schmeling called the work session to order at 7:30 p.m.

ROLL CALL: Present - Board Members Ruth Danish, Thomas Diamond, William Schmeling, Edward Stanley, Kevin Thompson and John Trengrove.

Absent - Board Members Patricia Dunne, Jerry Iannelli, Terance Kelleher, Evelyn Wagner and Mayor John Winterstella.

The Board recognized John Shibles of Squan Development Corporation and Jeanne and Hans Strutz of the Shade Tree Commission. Mr. Shibles, Mr. and Mrs. Strutz and the Board discussed the site plan for Main Street Station, in particular the landscaping and treatment of trees and shrubs on the property.

Mr. Shibles indicated he would disturb as little of the buffer (trees, plantings, etc.) as possible during the demolition and construction process.

After further discussion it was agreed that the Shade Tree Commission would forward a signed copy of the landscape plan back to Mr. Shibles' landscape architect, Mr. Melillo of Melillo and Bauer. This would indicated their approval.

REGULAR SESSION - Mr. Schmeling called the regular meeting of the Manasquan Planning Board to order at 8 p.m. He stated that it was an open public meeting held in accordance with the Open Public Meetings Act and published according to law.

ROLL CALL: Present - Board Members Danish, Diamond, Dunne, Schmeling, Stanley, Thompson and Trengrove.

Absent - Board Members Iannelli, Kelleher, Wagner and Mayor Winterstella.

(Record shows Mrs. Wagner arrived at 8:25 p.m.)

Also in attendance were Paul Szymanski, planner; Geoffrey Cramer, board attorney; and the Board Secretary.

A motion was made, seconded and carried unanimously to approve the minutes of the August 4, 1992 meeting as submitted by the Board Secretary.

APPLICATION - Superior Auto - 187 Parker Avenue - amendment to use permit approval - The Board recognized John Iorio of Superior Auto and his attorney Bruce Matthews, Spring Lake Heights. The Board, Board Attorney, applicant and applicant's attorney discussed the application, which requested relief so that Superior Auto could be placed on the 24-hour police towing list. Under the original site plans and use permit applications for 187 Parker Avenue (Beachtrees Associates) this was not a permitted use.

The applicant and his attorney represented that the building would only be open for approximately 15 minutes while the car was brought in, approximately 3-4 times a month. The shop would only tow in what could be brought into the shop, and work would be done on the cars only during regular business hours (8 a.m. - 5 p.m.)

It was noted by Mr. Trengrove, the Chief of Police, that cars would also have to be released up to 3:30 a.m.

Options were discussed, including parking impounded vehicles on one side of the site (the side furthest away from the residential zone) and disabled vehicles on the other side. It was noted that 12 cars could be stored inside the building.

Chief Trengrove expressed concern over the impact on the residential area.

There being no comments from the public, a motion was made, seconded and unanimously carried to close the public hearing. A motion was made by Mr. Stanley approve the application with the condition that impounded cars go into the area furthest away from the residential area. Motion seconded and carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Schmeling and Stanley; "No" Board Member Thompson; "Abstain" Board Members Wagner and Trengrove.

It was noted for the record that the request for amendment of the Bemmels-Telle minor subdivision resolution would still be forthcoming once noticing requirements were satisfied.

APPLICATION - Michael and James Constantinou - North Main Street and Atlantic Avenue - Block 31, Lots 1C, 2 and 3 - site plan with variances - The Board recognized Michael Constantinou,

applicant, and Steven Zimmermann, planner/engineer on the project. Mr. Constantinou, Mr. Zimmermann, the Board and the Board professionals discussed the application, which requested relief so that a 6,820 square feet retail building may be constructed. In addition to site plan approval, the applicant requested variances from Sections 107-3.B (size of parking space - 9' x 19' requested, 10' x 20' required), 10780.B (1) (limits one sign per face of each business; applicant requested one additional sign on North Main Street face) and 107-80.B (5) (limits all signs to 100 square foot total aggregate area; applicant requested 150 square feet total aggregate area) of the Code of the Borough of Manasquan.

The subject lot is 21,591 square feet and 18 parking spaces are projected.

Mr. Zimmermann addressed the Board regarding the site conditions and the plans which had been submitted. Comments were made on the North Main Street - Atlantic Avenue intersection and it was noted that the county had offered its input. Mr. Zimmermann added that the applicant would dedicated portions of his property to the county in their road widening efforts. Drainage, parking and landscaping were also discussed.

Mr. Zimmermann also addressed T-M Engineering's report of July 30, 1992

Michael Constantinou offered testimony about the building, stating the "anchor store" in the mall would be a convenience store. The two other stores, he explained, would have "Less intense" uses, such as a real estate office. There would be no restaurants or seats in the convenience store.

Mr. Zimmermann submitted correspondence from former Fire Official Kenneth Miller regarding gas tanks on the property. He then addressed Mr. Szymanski's July 30, 1992 memo.

Mr. Constantinou testified that there would be three to 10 employees in the convenience store at a given time.

Mr. Zimmermann offered further testimony on the parking situation in the area, noting the municipal parking lot across the street from the subject site.

It was also noted that the applicant had met with county, Planning Board and traffic engineers regarding the project.

Mr. Constantinou testified that the convenience store would

average six deliveries a day with the possibility of two delivery trucks on the site simultaneously.

Addressing landscaping concerns, Mr. Thompson said he was afraid extra water drainage could kill the white pines noted in the plans. The projected buffer zone was also discussed.

It was stated that the convenience store would operate from 6 a.m. to 9:30 p.m.

A brief recess was conducted from 9:20-9:30 p.m. Upon reconvening, Mr. Schmeling opened the floor to questions from the public regarding testimony already presented.

Susan Chieco, 102 Atlantic Avenue, asked about the height of the fence which would be across the back of the property. Mr. Zimmermann stated the fence would be six feet high and the trees planted would be raised so they were two feet above the top of the fence, which would be "board on board type."

Mary Hackett and Barbara Ommert, both 109 Atlantic Avenue, each asked questions, with Ms. Ommert asking about drainage and the disposal of wastes (dumpsters). It was stated that the drainage would run off toward the street.

Sally Walker, 37 North Main Street, asked questions about the operations of the stores in the projected mall, including hours. Mr. Schmeling noted that the Board could place conditions on any approvals granted.

Terrance McFarland, 104 Atlantic Avenue, and David Hackett, 109 Atlantic Avenue, also had questions regarding testimony provided about the site.

John Rea, engineer, Wall Township, was sworn in to offer testimony regarding traffic. He distributed a traffic impact study and gave statistics on the intersection. He called the convenience store a "typical use" for such a parcel and recognized the municipal parking lot as an alternate site for parking.

Mr. Trengrove questioned whether there is enough room for additional parking in the municipal lot, citing that personnel from DCI and students/personnel from the high school utilize the facilities. He also asked if there was any consideration given to the possibility of decreasing the size of the building, increasing parking and moving the ingress/egress further away

from the intersection.

Mr. Szymanski stated he did not think the applicant's parking plan would work unless there was room for employees to park in the municipal parking lot. He also questioned truck traffic and maneuvering on the site as well as pedestrian traffic.

Mr. Reywas then questioned by the public. Mr. McFarland asked about the traffic flow on and off the site.

Ms. Chieco asked if Mr. Rey had considered the bicycle traffic from the bike path when he prepared the survey. Mr. Rey indicated where bikers could cross. He also noted what references were used in preparation of the survey.

Mr. and Mrs. Hackett and Mrs. Walker also asked questions about traffic in the area, parking and the survey provided. In response to Mrs. Hackett's questions, it was noted that the average time a customer stayed in the convenience store was three to four minutes.

The Board agreed to continue the hearing on the application at their October 6, 1992 meeting. The applicant waived time limitations under the Municipal Land Use Law.

OLD BUSINESS / NEW BUSINESS - The Board Secretary brought correspondance and vouchers to the Board's attention.

The Board discussed forwarding a letter to Mayor and Council suggesting that noticing of persons within 200 feet be required for any site plan application. The motion to forward the letter carried by the following vote: "Yes" Board Members Danish, Diamond, Dunne, Schmeling, Thompson and Tregrove; "No" Board Members Stanley and Wagner.

There being no further items on the agenda, a motion was made, seconded and unanimously carried to adjourn the meeting at 10:58 p.m.

Respectfully submitted,

Sharon Bogie, Secretary  
Manasquan Planning Board  
Dated at Manasquan 9/23/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

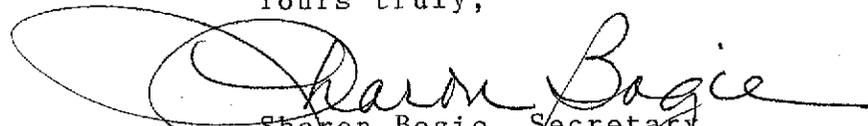


SEPTEMBER 1, 1992 MANASQUAN PLANNING BOARD MEETING  
VOUCHERS TO BE PAID

<u>AMOUNT</u>	<u>VENDOR</u>	<u>ACCOUNT FROM WHICH PAID</u>
\$ 930.00	G. Cramer	Board legal fees (July)
\$ 110.00	T-M Associates	Osborn developers' escrow
\$ 92.50	" "	" " "
\$ 552.50	" "	" " "
\$ 603.96	P. Szymanski	Constantinou develop. escrow
\$1529.30	" "	" " "
\$ 135.00	T-M Associates	Gammon developers' escrow

Please note that these entries take into consideration only vouchers for which funds are available to pay as of 4 p.m. Tuesday, September 1, 1992.

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

AFFIDAVIT

STATE OF NEW JERSEY)

SS:

County of Monmouth )

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

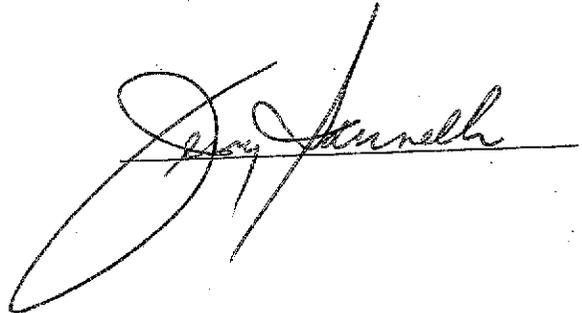
1. I am a member of the Manasquan Planning Board, Manasquan, New Jersey.

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

SEPT 1, 1992.

3. I have listened to the complete mechanical recording of the meeting held on SEPT 1, 1992 during which the hearing was held for:

Subscribed and sworn to before me  
this            day of



~~John T. Pandoife, Jr.~~ JOEY ANKELL  
Attorney at Law of New Jersey

AFFIDAVIT

STATE OF NEW JERSEY)  
SS:  
County of Monmouth )

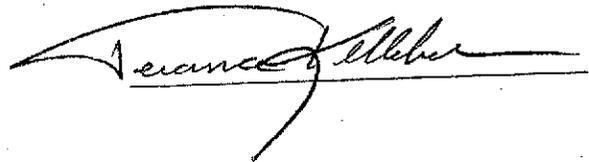
I, Terance Kelleher of full age, being duly sworn according to law, upon oath, deposes and says that:

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

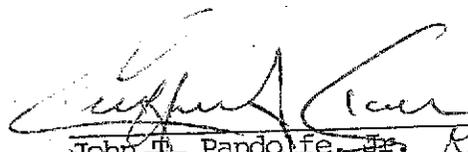
2. I was absent for the regularly scheduled meeting held on September 1<sup>st</sup> 1992.

3. I have listened to the complete mechanical recording of the meeting held on September 4, 1992 during which the hearing was held for:

Subscribed and sworn to before me  
this 6<sup>th</sup> day of October 1992



Terance Kelleher

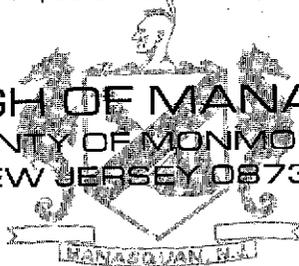


~~John T. Pandolfe, Jr.~~ Jeffrey S. Cramer  
Attorney at Law of New Jersey

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



August 25, 1992

Dear Manasquan Planning Board Members:

Attached please find a copy of the draft of the minutes from the August 4, 1992 work session and regular meeting of the Manasquan Planning Board. Please consider the following agenda for the September 1, 1992 meeting:

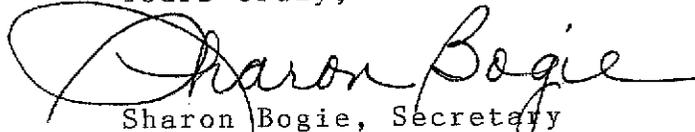
**MANASQUAN PLANNING BOARD**  
WORK SESSION AND REGULAR MEETING AGENDA  
SEPTEMBER 1, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, NJ

7:30 p.m. - WORK SESSION

8 p.m. - REGULAR SESSION

1. Approval of minutes - 8/4/92 meeting
- \* 2. Application - Superior Auto - 187 Parker Avenue  
- amendment to use permit approval
3. Request for Extension - Geiser major subdivision  
- South Street
- \* 4. Application - Michael and James Constantinou  
- North Main and Atlantic Avenue - site plan  
with variances.
5. Old Business  
New Business

Yours truly,

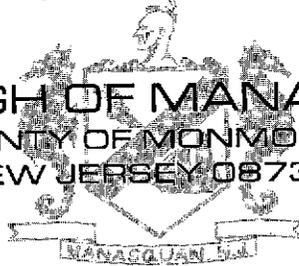
  
Sharon Bogie, Secretary  
Manasquan Planning Board

\* - Materials on these matters have been distributed at previous meetings; please advise this office if you are in need of copies.

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**  
OCTOBER 6, 1992 WORK SESSION AND MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE

The Manasquan Planning Board held their work session and regular meeting October 6, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan NJ.

WORK SESSION

William Schmeling, Board Chairman, started the work session at 7:30 p.m.

Roll Call: Present - Ruth Danish, Patricia Dunne, Jerry Iannelli, Terance Kelleher, William Schmeling, Edward Stanley and Mayor John Winterstella.

Absent - Thomas Diamond, Kevin Thompson, Evelyn Wagner and John Trengrove.

The Board discussed the agenda and noted further parking data had been submitted on the Constantinou site plan application.

Mr. Schmeling also cautioned the Board Members about meeting tapes picking up background noise and conversation; he stated that the transcriber used by the borough recently expressed concern about the additional noise.

REGULAR MEETING

Mr. Schmeling called the regular meeting of the Manasquan Planning Board to order at 8 p.m. He stated it was an open public meeting held in accordance with the Open Public Meetings Act.

Roll Call: Present - Board Members Danish, Dunne, Iannelli, Kelleher, Schmeling, Stanley and Mayor Winterstella.  
(Record shows Mr. Stanley left at 10:25 p.m.)

Absent - Board Members Diamond, Thompson, Wagner and Trengrove.

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

Members Iannelli and Kelleher said they listened to the September 1, 1992 meeting tapes.

A motion was made, seconded and unanimously carried to approve the minutes of the September 1, 1992 meeting as submitted by the Board Secretary.

Application - Cyrus and Louella Bemmels - 349 First Avenue - amendment to minor subdivision - The Board recognized Mr. and Mrs. Bemmels. Mr. Bemmels addressed the Board regarding his request for relief from items one and five

of their previously granted resolution. Item one called for the removal of the steps, patio and sidewalk which encroaches on borough property; it was stated that this condition has existed for more than 20 years. Item five required that a curb and sidewalk be installed on the east side of First Avenue; Mr. Bemmels stated that such curbing would reduce their parking area from three spaces to one space, which would be used by 348 First Avenue.

The Board discussed the requests and, after determining that there was no member of the public wishing to be heard on the matter, voted unanimously to close the public hearing.

Mr. Stanley moved to waive the conditions as requested. Motion seconded by Mayor Winterstella and carried by following vote: "Yes" Board Members Danish, Dunne, Iannelli, Kelleher, Schmeling, Stanley and Winterstella. "No" none.

Application - Wee People Daycare, Inc. - 75 Main Street - amend site plan - The Board recognized E. Thomas Brennan, applicant's attorney, and Mary Jo Tivenan of Wee People Daycare, Inc.

Mr. Brennan commented on jurisdiction and B-1 zoning issues. He gave background regarding the application and gave an explanation of Wee People Daycare's operations. Zoning requirements and state statutes were noted as was the previous site plan resolution on the property.

After further discussion, and upon noting there were no members of the public wishing to speak on the case, a motion was made, seconded and unanimously carried to close the public hearing.

A motion was made by Mr. Iannelli to accept the daycare use/ facility as presented to the Zoning Officer and the Board. Motion seconded by Mr. Kelleher and carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Kelleher, Schmeling, Stanley and Mayor Winterstella.

Mr. Iannelli suggested that Ms. Tivenan contact the borough fire official for input in establishing a zone for the drop off / pick up of the children.

Application - (cont.) - Michael and James Constantinou - Main Street and Atlantic Avenues-site plan with variances- Mr. Schmeling stated since this was the last application on the agenda the Board would hear testimony until 10 p.m., with a recess and closed session regarding litigation at 9 p.m.

Michael Constantinou, property owner, gave a review of the case to date.

The Board continued hearing testimony from John Rea, traffic engineer, regarding his office's report on the project.

Mr. Rea stated that, based on requests at the last meeting, a closer look was taken at the municipal parking lot accross from the subject site. A

parking study was taken at the various times suggested by Mr. Szymanski, including when Manasquan High School was in session and on weekends. It was determined that parking spaces were available in the parking lot, which has 57 spaces. He stated that even when school was in session and use of the parking lot was intense there were still 10 - 15 spaces available. Mr. Rea also addressed Mr. Szymanski's suggestion the Board place as a condition that the employees of the retail center park in the municipal parking lot.

Mr. Stanley asked if Mr. Rea had seen a list of possible conditions prepared for the Board by Mr. Cramer, particularly condition nine suggesting a single driveway entrance to the center. Mr. Rea said he felt the plan presented, which he said had been approved by the county, "makes sense."

Mr. Rea stated he felt it was important to have the driveway onto North Main Street, which would only be for right hand turns coming off the site, because of the traffic patterns at the intersection. Left hand turns out of the site at the North Main Street driveway would be prohibited, Mr. Rea stressed.

Mr. Iannelli asked whether the county had thought the two way driveway coming off Atlantic Avenue was a "good plan"; Mr. Rea said yes. Mr. Rea, under questioning from Mr. Iannelli, said that based on the demographics gathered and traffic patterns this was a sensible plan. He added that the Atlantic Avenue driveway as far from the intersection as possible.

Mr. Schmeling asked, from a traffic standpoint, how the projected use compares with its prior use as a service station. Mr. Rea said it would probably generate about the same amount of traffic.

Mr. Schmeling opened the floor to questions from the public for Mr. Rea.

Carmen Triggiano, 26 North Main Street, questioned Mr. Rea about the number of parking spots in the municipal parking lot, saying he counted 47, and noted congestion in the area. Mr. Schmeling stated that the Borough Traffic Officer John Garrity, Manasquan Police Department, also counted 57 spaces.

Kelan Vorbach, 74 Mohegan Road, asked about the location of the entrance of the municipal parking lot and about pedestrian traffic patterns in the area. It was noted that the entrance was across the street diagonally from the subject site. Mr. Vorbach asked whether persons generally cross at that point or go down to the light, wait for it to change and then cross North Main Street; Mr. Rea stated it depended on the traffic at the time. Mr. Rea stated he felt it was not an increase in hazard for people to be crossing the street. He added that there was really no way of stopping people from crossing in the middle of the street.

Mr. Vorbach also asked about traffic flow on and off the site and the parking situation on the site (backing out of spaces); he noted that students from the high school would probably be walking onto and through the property.

Mr. Rea said the plan is properly designed and meets all standard engineering criteria; he stated what it did not meet was the municipality's requirements for size of the parking spaces.

Mr. Vorbach asked how many cars could be backed up at the intersection on Atlantic Avenue until the entrance was blocked; Mr. Rea stated it would probably take four to five cars.

Susan Chieco, 102 Atlantic Avenue, asked who Mr. Rea had spoken to at the county about the project. Mr. Rea stated he spoke to George Fallat, Monmouth County Traffic Engineer. Mrs. Chieco also asked whether it had been approved by the county. Mr. Rea said the county Planning Board had not given official approval to the project. It was noted by the Board that official approval from the county Planning Board could not be granted until the borough Planning Board gave its approval. Mr. Rea added in a matter such as this, which has several agencies involved, it "makes sense" to take it to the other agencies with jurisdiction, such as the Department of Transportation, and get their input. It was noted by Mr. Schmeling that county Planning Board approval could be a condition in any resolution passed by the borough board.

Sally Walker, 37 North Main Street, asked about ingress/egress from the property, including right hand turns. It was noted that making a left hand turn off the property on the Atlantic Avenue side was going to be difficult.

Mr. Vorbach also questioned whether it would be dangerous to negotiate a left hand turn. Mr. Rea once again explained the traffic patterns into the intersection and site.

Ed Vestpi, 225 Sixteenth Avenue, Brick, asked questions of Mr. Rea in regards to the plans.

Alex Dalgarno, 104 Atlantic Avenue, asked whether the borough was going to be doing its own traffic study. Mr. Schmeling stated Sergeant Garrity would be conducting the study.

Mr. Vorbach asked whether the number of spaces counted in the municipal parking lot included the recycling area.

Mrs. Chieco asked when Mr. Rea's office did the pedestrian count for the study. Mr. Rea explained the schedule used.

Charles Plungis, 36 North Main Street, asked about times which traffic would be heaviest at the convenience store.

Mr. Vorbach also asked about pedestrian traffic; Mr. Rea stated it would probably be busiest on the weekends. Mr. Vorbach then asked about pedestrian traffic during football games and when students are coming out of school.

Once again it was noted that the location of the driveway had been approved by the county. The parking lot plans, on the other hand, was at the discretion of the Planning Board.

Mr. Vestpi asked about the parking in relation to the number of stores planned. He also asked about how deliveries/ delivery trucks would be handled. Issues of handicapped spaces and fire lanes were also addressed.

Mr. Triggiano said he stood corrected on the number of spaces in the municipal parking lot and asked what days they surveyed use of the municipal parking lot. Mr. Rea noted the schedule.

Mr. Vorbach asked about traffic control signs in the parking lot. Mr. Rea said those would not be determined until official approval comes for the county but did note he would have suggestions regarding the right hand turn only sign onto North Main Street.

Mr. Vestpi asked who determines the number of parking spaces required. It was stated that the Board sets those requirements by ordinance.

Barbara Ommert, asked questions regarding rotation of the traffic light and the elimination of the right hand turn. Mr. Rea stated it would be up to the county. She also asked about ingress/egress for emergency vehicle access.

Mr. Vorbach asked about county's "rubber stamp" approval process.

Mrs. Chieco asked whether the ingress/egress plans on Atlantic Avenue took into consideration trees on the site which could affect visibility. Mr. Rea stated nothing on the site plan would obstruct views of traffic.

Mr. Schmeling announced there would be a 10 minute recess during which the Board would meet in closed session to discuss litigation.

Upon reconvening, Donald Passman, architect, was sworn in to offer testimony. Architectural plans were marked A-3 for the file. Mr. Passman discussed the submitted plans and the project.

It was noted by Mr. Passman that the correct size of the signs would be 2' x 15' (30 square feet) rather than 40 square feet indicated.

Mr. Passman noted the open trusses had been included to give it "a little bit of height to it and a bit of residential look and character."

Mr. Szymanski and Mr. Passman addressed signs and related variances issues. It was stated only three signs were allowed and four were indicated; the total aggregate of the signs was also above what is allowed under code (100 square feet required, 200 square feet requested).

Commenting on signs depicted, Mr. Passman said he had designed the building as a four store complex in an attempt to achieve "flexibility" in the design. He affirmed there will be only three uses but that four could be permitted.

Mr. Szymanski said he felt the building did not need larger signs because the site will not be seen from a distance. Sign options were discussed.

Lighting issues were discussed, including the types of lighting projected. Light spillage was discussed. Mr. Szymanski noted that the shade trees and other landscaping elements on the plans would mask some of the light and that the Board could "feel comfortable" with the lighting plan presented.

Mr. Iannelli expressed concerns about the lighting.

There being no further questions from the Board, Mr. Schmeling welcomed questions from the public of Mr. Passman.

Mr. Plungis asked about refrigerating on the premises and whether any of the unit would be outside of the building. It was stated they would be within the confines of the building.

Mr. Vestpi asked Mr. Passman about the design issues, including placement of air conditioning units.

Mrs. Chieco asked Mr. Passman how he chose the specific design. Mr. Passman said he had taken the neighborhood into consideration, among other aspects. He stated it was done on a residential scale.

Mrs. Ommert asked how high the building would be, including the peaks of the trusses; Mr. Passman stated it would be 24 feet. Mrs. Ommert also questioned the lighting timers; Mr. Passman explained how the timers would work and the types of lighting planned for the site.

Mark McCabe, Warren Avenue, asked the height of the constructive walls; Mr. Passman stated they were 15 feet. Mr. McCabe also asked questions about building materials, air conditioning units, disposal facilities, rear entry doors, lighting and site uses among other items and design-related issues.

Mr. Schmeling noted the time and stated that further testimony, questions and comments would be held until the November 10, 1992 meeting. He stated the applicant had already agreed to waive time limitations under Municipal Land Use Law. He also felt the applicant and /or the Board Secretary should seek comments from the borough fire official on the project and that Steven Zimmerman, applicant's planner, should offer drainage calculations.

Resolution 21-1992 - Superior Auto - 187 Parker Avenue - amendment to site plan - Mr. Cramer read the resolution for the record. A motion was made to memorialize the resolution; motion seconded and carried by the following

vote: "Yes" Board Members Danish, Dunne and Schmeling; "No" Board Members Iannelli and Kelleher; "Abstain" Mayor Winterstella.

Resolution 22-1992 - Sean and Kimberly Coffey - Union Avenue - extension of time for major subdivision - Mr. Cramer read the resolution for the record. Mayor Winterstella moved to memorialize the resolution; motion seconded by Mr. Iannelli and carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Kelleher, Schmeling and Winterstella; "No" none.

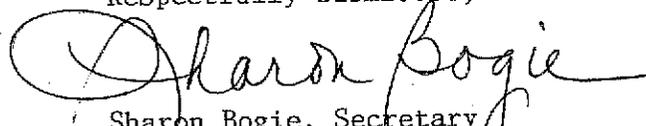
Old Business/New Business - The Board Secretary submitted correspondence and vouchers for the Board's consideration.

It was noted that Mayor and Council had passed a resolution requiring all applicants seeking site plan approval to notice persons within 200 feet.

The Board discussed and voted to conduct a special meeting to discuss the zoning ordinance. The public meeting was scheduled for Manasquan Borough Hall on October 27, 1992 at 7:30 p.m.

There being no further matters on the agenda, a motion was made, seconded and unanimously carried to adjourn at 10:35 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated in Manasquan 10/23/92

AFFIDAVIT

STATE OF NEW JERSEY)

SS:  
County of Monmouth )

I, KEVIN THOMPSON full age, being duly sworn according to law, upon oath, deposes and says that:

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

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

10/6/92.

3. I have listened to the complete mechanical recording of the meeting held on 10/6/92 during which the hearing was held for:

Kevin Thompson

Subscribed and sworn to before me  
this            day of

John T. Pandolfe, Jr. Geoffrey S. Craxer  
Attorney at Law of New Jersey

AFFADAVIT

STATE OF NEW JERSEY)

SS:

County of Monmouth )

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

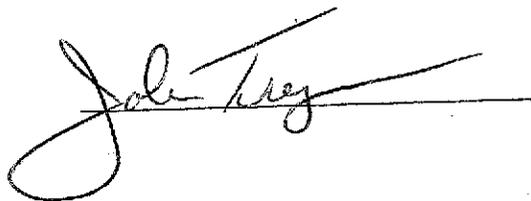
1. I am a member of the Manasquan Planning Board, Manasquan, New Jersey.

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

10/6/92.

3. I have listened to the complete mechanical recording of the meeting held on 10/6/92 during which the hearing was held for:

Subscribed and sworn to before me  
this            day of



~~John T. Pandelke, Jr.~~ Geoffrey S. Cramer  
Attorney at Law of New Jersey

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



October 1, 1992

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the September 1, 1992 Manasquan Planning Board meeting. Please consider the following agenda for the October 6, 1992 meeting:

**MANASQUAN PLANNING BOARD**  
OCTOBER 6, 1992 AGENDA  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work session

8 p.m. - Regular session

1. Approval of minutes for the September 1, 1992 meeting.
2. APPLICATION (cont.) - Michael and James Constantinou - Main Street and Atlantic Avenue - site plan with variances.
3. APPLICATION - Wee People Daycare, Inc. - 75 Main Street - amend site plan
4. APPLICATION - Cyrus and Louella Bemmels - 348-349 First Avenue - amendment to minor subdivision
5. RESOLUTION 21-1992- Superior Auto - 187 Parker Avenue - amendment to site plan
6. RESOLUTION 22-1992- Kevin O'Keefe - 116 Church Street - minor subdivision (extension)
7. OLD BUSINESS  
NEW BUSINESS

Yours truly,

Sharon Bogie, Secretary  
Manasquan Planning Board  
dated at Manasquan 10/1/92

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

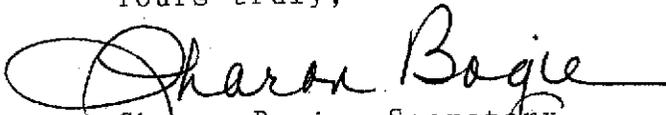
**MANASQUAN PLANNING BOARD**

ADDENDUM TO MEETING AGENDA  
OCTOBER 6, 1992

RESOLUTION 22-1992 - Sean and Kimberly Coffey - Union Avenue  
- extension of time - major subdivision

Please disregard "Resolution 22-1992 - Kevin O'Keefe..." as  
stated on the previously prepared agenda.

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated October 2, 1992  
Manasquan, New Jersey

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**  
SPECIAL MEETING MINUTES - OCTOBER 27, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

A special meeting was held to discuss changes to the Zoning Ordinance of the Borough of Manasquan on October 27, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

William Schmeling, Planning Board Chairman, called the meeting to order at 7:30 p.m.

ROLL CALL - Present: Board members Patricia Dunne, Jerry Iannelli, Terance Kelleher, William Schmeling, Edward Stanley, Kevin Thompson, Mayor John Winterstella, Evelyn Wagner, John Trengrove and Frank Diana.

Absent: Board Member Ruth Danish.

(Record reflects that Geoffrey Cramer, Board Attorney; Paul Szymanski, planner; and the Board Secretary were also in attendance and that a recess was conducted from 9:10 p.m. - approximately 9:15 p.m.)

The Board noted with sorrow the passing of member Thomas F. Diamond; a moment of silence was conducted in his memory.

Mr. Schmeling stated that Mrs. Wagner would now be a regular member and Mr. Trengrove moved up to first alternate. He then welcomed Frank Diana as the new second alternate member to the Board; Mr. Diana was administered the oath by Board Attorney Geoffrey Cramer.

Paul Szymanski, planner, then began his presentation.

Mr. Szymanski discussed variance issues, including the need for variances to be justified. He also gave an overview of the packets (including materials on modifications in definitions) which had been distributed.

Addressing the draft zoning ordinance revisions memorandum prepared by Mr. Szymanski and dated October 27, 1992, Mr. Szymanski began by discussing the R-1 zone, including projected principal uses, accessory uses and conditional uses.

Mr. Iannelli felt that projected principal use 9, privately owned boat docks subject to regulations of Borough Code, should be placed under accessory uses. Mayor Winterstella felt that listing such docks as a principal permitted use may encourage people to live on boats in R-1 zones. Mr. Cramer felt the issue

should be approached cautiously. After discussion the Board agreed to delete privately owned boat docks as a principal permitted use and placed it under accessory uses.

Addressing projected principal use number three, churches and other places of worship, Mr. Cramer noted problems in Deal and Long Branch, among other areas. He stated people were turning their homes into places of worship and mail order ministries. Mayor Winterstella suggested that they be placed under conditional uses; after discussion the Board agreed to the Mayor's suggestion.

Mr. Szymanski and the Board then began discussing accessory building requirements in the R-1 zone. Mr. Iannelli questioned the 16 foot height restriction projected in Mr. Szymanski's memo; Mr. Iannelli said he felt the restriction should conform with such limits in neighboring towns. He also asked Mr. Szymanski to define "domestic pets" in reference to use three (private residential tool sheds and storage buildings and animal shelters not to exceed ten feet in height and subject to setback standards under code). The Board also discussed projected accessory use eight, which covered stored campers and boats.

Conditional uses in the R-1 zone were then discussed. The Board noted that standards should be set, including no outside employees and advertisement of address, regarding projected use number one, home business activities.

After noting that conditional use along with conditional uses three (community shelters for victims of domestic violence housing more than six persons excluding staff) and four (community residences for the developmentally disabled housing more than six people exclusive of staff), Mayor Winterstella and Mr. Cramer each expressed concerns, with Mr. Cramer questioning the Board as to whether they wished to burden a residential zone with more non-residential uses. Mr. Stanley, however, stated that some kind of social responsibility was needed. Mayor Winterstella noted the large percentage of land set aside for public use in Manasquan.

It was noted the state had established criteria for shelters.

After discussion, the Board agreed to delete conditional uses three and four for more than six residential persons; less than six persons would still be permitted.

Mr. Szymanski raised the issue of "bed and breakfast"-type establishments. Mr. Cramer said there would be licensing issues

to be considered, especially with the preparation of food. Mr. Iannelli stated some rooming houses are controlled by the state and noted rooming houses do not serve food; Mr. Iannelli added that the serving of food would call for more regulations. Mayor Winterstella and Mr. Thompson suggested that the Board research what other towns do in regards to these type of uses. Mr. Iannelli also said that the borough had issued guest house licenses from 1965-66 and this should be investigated.

The other residential zones were discussed. It was noted that multi-family uses were allowed in certain areas of the R-2 zone and it was suggested that this be deleted because a multi-family residential zone was being projected.

The Board then began to discuss the business zones.

Mayor Winterstella suggested that the area at the corner of North Main Street and Atlantic Avenue, which had been designated as Highway Commercial under the projected zoning, be changed back into the B-1 zone or a new zone B-3 be created. It was noted that residents had objected to the projected change and Carmen Triggiano, property owner on North Main Street, had submitted a petition for the Board's consideration.

Mr. Szymanski said he would like to see larger size lots in the area. Floor area ratio issues were also discussed.

Options and perimeters, including the possibility of establishing a sub zone under the B-1 zone and determinations as to what area would be included in the designation, were discussed. Mayor Winterstella suggested that a separate zone be established for lots of 10,000 square feet or more, but then noted the Constantinou (former Kenny's Auto) property was the only lot in the area with 20,000+ square feet.

After discussion, Mayor Winterstella moved to designate the area at the corner of Main and Atlantic as B-1. Motion seconded and carried by unanimous vote.

Also under discussion of the B-1 zone, the Board and Mr. Szymanski addressed drive-in fast food facilities and projected principal use nine, "bars, cocktail lounges and similiar establishments." Mr. Cramer said he felt bars in a B-1 zone could "cheapen" that area and that they were out of place in a business zone. He suggested deleting that use and noted that eating/drinking establishments had already been placed under permitted principal use one, which listed retail uses and "eating and drinking establishments, but not including fast-food or

drive-in restaurants." It was agreed by the Board to eliminate use nine from the draft.

Addressing permitted use 12, apartments over stores, Mr. Iannelli questioned the 400 square foot minimum area and said he would have to research minimum apartment sizes.

The Board and Mr. Szymanski discussed the addition of a new section to the Zoning Ordinance which would require submission of an environmental impact statement in cases of major development. The proposed wording was discussed.

The Board also began discussing the projected multi-family zones as outlined by Mr. Szymanski in his memorandum.

Noting the time, the Board discussed scheduling another zoning session and agreed to set a specific date and time during their regular November 10, 1992 meeting. There being no other matters on the agenda, a motion was made, seconded and unanimously carried to adjourn at 10:35 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 11/17/92

AFFADAVIT

STATE OF NEW JERSEY)

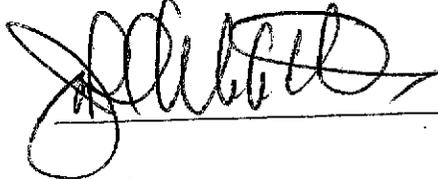
SS:  
County of Monmouth )

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

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

2. I was absent for the regularly scheduled meeting held on 9/1/92 & "10/92.

3. I have listened to the complete mechanical recording of the meeting held on 9/1/92 & "10/92 during which the hearing was held for: MICHAEL & JAMES CONSTRUCTION - Main St. & Atlantic Ave



Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_

~~John T. Pandolfo, Jr.~~ Geoffrey S. Cramer  
Attorney at Law of New Jersey

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



October 16, 1992

**MANASQUAN PLANNING BOARD**  
OCTOBER 27, 1992 SPECIAL MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

Dear Manasquan Planning Board Members:

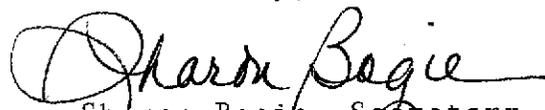
Please consider the following agenda for the special Planning Board meeting of October 27, 1992:

**AGENDA**

7:30 p.m. - Review and consider changes to the Zoning Ordinance of the Borough of Manasquan

The meeting will be open to the public.

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 10/16/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

REGULAR MEETING MINUTES - NOVEMBER 10, 1992 MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, NJ

The Manasquan Planning Board held their work session and regular meeting on November 10, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

**WORK SESSION**

William Schmeling, Board Chairman, called the work session to order at 7:30 p.m.

Work session Roll Call - Present: Board Members Ruth Danish, Patricia Dunne, Jerry Iannelli, William Schmeling, Edward Stanley, Kevin Thompson, Evelyn Wagner, John Trengrove and Frank Diana.

Absent: Board Member Terance Kelleher and Mayor John Winterstella.

(Record reflects that Board Attorney Geoffrey Cramer, Planner Paul Szymanski and the Board Secretary were in attendance)

Informal hearing - Manasquan Board of Education - Broad Street - Representatives of the Manasquan Board of Education came before the Board to seek input on construction of a second floor addition to their facilities on Broad Street. It was noted that while they were required to get Board input the use (school) was permitted in a R-1 zone. The Board offered input on the proposal.

Informal hearing - Michael, John and Patricia Long - minor subdivision - 52 Taylor Avenue - The Board recognized Kevin Callahan, attorney, and Michael Long, co-owner of the subject property. Mr. Callahan put forth his legal position on the matter and reviewed the proposal, which requested a minor subdivision of a portion of neighboring land owned by Gerhard Angersbach. The piece of property, located in back of the Long site, would then be added to the Long's property. It is the intent of Mr. Long to construct a two-car garage on the land. Mr. Callahan stated there would be no change from the present use of the property. It was noted the piece being subdivided is light industrial zoned while the Long property is C (office commercial) zoned.

Mr. Szymanski said the problem was not with the subdivision as proposed but with the construction of the garage; an accessory building, he explained, must relate to a permitted use in an

industrial zone.

The existing garage on the Long property would be removed.

The Board discussed the proposal and agreed to discuss the matter formally during its regular session.

REGULAR MEETING

Mr. Schmeling called the regular portion of the meeting to order at 8:05 p.m. He stated this was an open public meeting held in accordance with the Open Public Meetings Act and published according to law.

Roll Call - Present: Board Members Danish, Dunne, Iannelli, Schmeling, Stanley, Thompson, Wagner, Trengrove and Diana.

Absent: Board Member Kelleher, Mayor Winterstella.

A motion was made, seconded and unanimously carried to approve the minutes of the October 6, 1992 meeting as submitted by the Board Secretary.

Application - Michael and James Constantinou - Main Street and Atlantic Avenue - site plan with variances - Joseph Hrymack placed himself on the record as attorney for the applicants and called upon Donald Passman, architect, to continue his testimony from the previous meeting.

After Mr. Passman concluded his testimony, the floor was opened to the public for questions of Mr. Passman. Questions from the public included topics of internal lighting, height of building, air conditioning, location of doors and windows and trusses indicated on the plans. Mr. Passman stated that the trussed referred to could be removed but he felt the presented plans depicted the best proportion for the building.

There being no further witnesses, the Board opened the floor to comments from the public.

Noel Hood, Beachfront, felt the design of the building did not fit the area and noted the "softer" look of the Algonquin Arts and Brennan building projects in the downtown area.

Eden O'Hare, Atlantic Avenue, reminded the audience and Board that this was a business area and that he would like to see

businesses put there.

Comments were also made on replacing one business presently on the site with three, traffic issues and the intersection.

Kelan Vorbach, 74 Mohegan Road, commented on traffic safety issues, the appearance of the building and the size of the building. He said he felt the building was too large when a smaller one could allow for more parking. "I don't see them bringing in anything special to Manasquan," he added.

Mark McCabe, Warren Avenue, asked whether the residents would appreciate having a convenience store there and asked everyone to read Sgt. Garrity's memo regarding accidents at the intersection.

Carmen Triggiano, 26 N. Main Street, expressed concerns over the parking situation.

Susan Chieco, Atlantic Avenue, presented a petition signed by 40 people opposing the project. Objections, including proximity to the bicycle path and high school, noise, traffic safety and esthetics, were noted.

Charles Plungis, 36 N. Main Street, said he felt the Board should recommend a smaller building with a different ingress and egress.

Sally Walker said she opposed the esthetics and felt the building could be made smaller.

Alex Dalgarno, 104 Atlantic Avenue, said in his opinion an independent traffic survey should have been conducted on the site. He commented that low volume traffic businesses should be put there.

Barbara Ommert expressed concerns over potential litter on the site and the effects on the character of the neighborhood.

Mr. McCabe added that the litter from the Seven - 11 store on Main Street goes down to his house. He also noted activity on the Seven-11 site.

Mrs. Chieco commented she had spoke to the Monmouth County Planning Board and they had not given any approval to the project.

Mr. Hood asked if state Department of Environmental Protection and Energy approval had been issued regarding the removal of

gas tanks and commented on issues involving the parking of tractor trailers.

There being no further comments from the public, the public meeting was closed.

Mr. Hrymark made his summations, noting variance issues. After discussion, it was noted that only the following Board Members were eligible to vote, having been at all three hearings on the application: Danish, Dunne, Iannelli, Schmeling and Stanley. Options were noted and it was agreed to carry the matter until the December 1, 1992 agenda.

Application - Michael, John and Patricia Long - 52 Taylor Avenue - minor subdivision - Mr. Callahan once again addressed the Board on the matter; Michael Long was sworn in to offer testimony.

Mr. Callahan stated the applicant would withdraw the garage issue at this meeting and seek just subdivision approval; they would come back at the December 1, 1992 meeting for site plan on the garage.

It was noted that the piece of land to be subdivided from Mr. Angersbach's property would be landlocked and that the structure on the Long property is a pre-existing non-conformity. It was also requested that the plot be sent to the borough engineer for input.

After discussion a motion was made and seconded to grant the minor subdivision; motion carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Schmeling, Stanley, Thompson, Wagner, Trengrove and Diana. "No" none.

Resolution 23-92 - Cyrus and Louella Bemmels - 348/349 First Avenue - The Board Members reviewed the resolution. A motion was made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Schmeling, Stanley and Diana. "No" none. "Abstain" Board Members Thompson, Wagner and Trengrove.

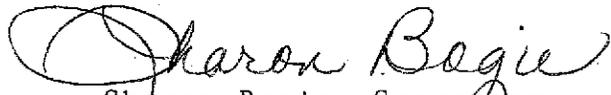
Resolution 24-92 - Wee People Daycare - 75 Main Street - The Board Members reviewed the resolution. A motion was made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Schmeling, Stanley and Diana. "No" none. "Abstain" Board Members Thompson, Wagner and Trengrove.

Old and New Business - The Board Secretary submitted vouchers and correspondence for the Board's consideration.

Discussion was held on the election of a new board chairman as Mr. Schmeling had been elected to the borough council on November 3. Mr. Thompson, Mrs. Wagner and Mrs. Dunne were named to the subcommittee which would make recommendations regarding the chairmanship.

There being no further matters on the agenda, a motion was made, seconded and carried to adjourn at 10:05 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

dated at Manasquan 11/30/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

November 10, 1992

Dear Manasquan Planning Board Members:

Please consider the following AMENDED agenda for the November 10, 1992 meeting:

**MANASQUAN PLANNING BOARD**  
NOVEMBER 10, 1992 MEETING AGENDA  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work Session

1. Informal hearing - Manasquan Board of Education - Broad Street
2. Informal hearing - Michael Long - Taylor Avenue

8 p.m. - Regular Session

1. Approval of minutes for October 6, 1992 regular meeting (October 27, 1992 special meeting minutes to be distributed at December meeting)
2. Application (cont.) - Michael and James Constantinou - Main Street and Atlantic Ave. site plan and variances
3. Resolution 23-92 - Cyrus and Louella Bemmels - 348-349 First Avenue
4. Resolution 24-92 - Wee People Daycare - 75 Main Street
5. Old Business / New Business

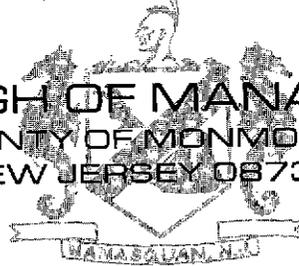
Yours truly,

  
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 6, 1992

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the meeting minutes for the October 6, 1992 meeting. Please consider the following agenda for the November 10, 1992 meeting:

**MANASQUAN PLANNING BOARD**  
NOVEMBER 10, 1992 MEETING AGENDA  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work Session

1. Informal hearing - Manasquan Board of Education - Broad Street

8 p.m. - Regular Session

1. Approval of minutes for October 6, 1992 regular meeting and October 27, 1992 special meeting (to be distributed at meeting)
2. Application (cont.) - Michael and James Constantinou - Main Street and Atlantic Ave. site plan and variances
3. Resolution 23-92 - Cyrus and Louella Bemmels - 348-349 First Avenue
4. Resolution 24-92 - Wee People Daycare - 75 Main Street
5. Old Business / New Business

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

**MANASQUAN PLANNING BOARD**

REGULAR MEETING MINUTES - DECEMBER 1, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held its work session and regular meeting December 1, 1992 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

**WORK SESSION**

William Schmeling, board chairman, called the work session to order at 7:30 p.m.

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

Absent - Board Member Terance Kelleher.

The Board briefly discussed the evening's agenda and agreed to move into a brief closed session to discuss litigation matters at 7:40 p.m. The Board reentered the open session at 7:50 p.m.

Mr. Schmeling reminded the Board of its special meeting on the zoning ordinance December 9, 1992, 7:30 p.m. He emphasized the importance of the meeting, especially in relation to discussions on accessory building heights.

The Board continued the discussion of its agenda for the evening and the memo it had received from Paul F. Szymanski, planner, regarding the Long site plan application. It was noted the matter would be coming up during the regular meeting.

The Board policy regarding distribution of applications to the Shade Tree Commission was discussed; it was agreed to forward copies of applications to the commission.

Mr. Szymanski informed the Board he had planned discussion on multi-family residential zone issues based on field work which he had conducted.

Resolutions 25-1992 (Squan Board of Education) and 26-1992 (Long minor subdivision, 52 Taylor Avenue) were reviewed.

**REGULAR SESSION**

Mr. Schmeling called the regular session of the Planning Board to order at 8 p.m. He announced that it was an open public meeting held in accordance with the Open Public Meetings Act and published according to law.

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

Absent - Board Member Terance Kelleher.

A motion was made, seconded and unanimously carried to approve the minutes of the October 27, 1992 special meeting and November 10, 1992 regular meeting as submitted by the Board Secretary.

For the record, Mr. Schmeling said there had been some inquiry as to Mr. Diana being a member of the board while party in a lawsuit against the Borough; it was stated it had been determined that there was no conflict of interest. It was also noted that the closed session indicated on the agenda had already been conducted.

Application (cont.) - Michael and James Constantinou - Atlantic Avenue and N. Main Street - The Board recognized Mr. Hymark, attorney for the applicants.

Requirements of preliminary and final site plan approval were discussed.

Plans prepared by architect Donald Passman featuring a new facade design for the project were presented. Mr. Cramer asked that testimony be given regarding the new design; Mr. Passman was called upon to offer requested testimony. Mr. Passman said that after the past meeting he came away with a feeling regarding the plans which resulted in these plans which, he explained, featured a more "residential look." He also stated the roof would hide air conditioning units from view. The open truss work previously presented was eliminated.

Mr. Stanley said he felt it was a better solution. Mr. Iannelli said he felt the residential flavor would make it more attractive to the neighbors.

Samples of the concrete to be used were submitted. Sign issues were noted. It was also noted the new plan would not change the parking plan presented.

Kelan Vorbach, 74 Mohegan Road, asked if Mr. Passman was "comfortable" with the new plan. Mr. Passman said he was "equally comfortable" with either plan.

Barbara Ommert, Atlantic Avenue, asked about windows and signs. Mr. Passman said the windows would be the same size while the signs would be internally lit and basically the same as had been proposed.

Mr. Vorbach commented on the new plans. He said he was not impressed with the concrete block being used and felt it still was not an improvement.

Noel Hood, Beachfront, said he felt the architect had tried to improve the plans and suggested the building be done in a neutral color.

There being no further comments from the audience, a motion was made, seconded and unanimously carried to close the public hearing.

Mr. Schmeling said there were two issues before the Board, the first being the variance request and the second, pending on the outcome of the variance request, preliminary site plan approval.

Mr. Trengrove asked for clarification on the number of parking spots; it was stated there would be 18 parking spots on site. Mr. Iannelli added that the proposed size of the parking spaces (19' x 9') may have to be included in the variance request. Discussion determined the Board felt the 10' x 20' presently cited in zoning is too large and will be changed in the Master Plan/Zoning Ordinance reviews.

Mrs. Dunne said she felt the applicant did a good job in responding to the neighbors' concerns but Mr. Thompson felt the building was too large. Mr. Trengrove agreed, stating if the building was smaller the applicant could move the driveway further down from the intersection.

Mr. Thompson also expressed concerns with the intensive use of the site.

Mayor Winterstella felt Manasquan's 10' x 20' requirement was larger than most municipalities and that it was outdated in view of today's smaller cars.

Mr. Schmeling asked for a motion regarding the parking variance issues. It was stated the following members were eligible to vote by virtue of having been at all the hearings on the case or having heard the tapes for meetings which they may have missed: Mr. Stanley, Mr. Iannelli, Mrs. Danish, Mrs. Dunne, Mr. Thompson, Mr. Trengrove, Mr. Schmeling and Mayor Winterstella. Mr. Stanley moved to grant the variances; motion seconded and carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Stanley and Mayor Winterstella. "No" Board Members Schmeling, Thompson and Trengrove.

Mr. Schmeling then welcomed motions regarding preliminary site plan approval. It was stated the applicant would need to come back to the Board at a future date for final site plan approval.

Mr. Iannelli moved to grant preliminary site plan approval based on the revised plans with conditions as set forth by Paul Szymanski, planner, and William Farrell Jr., engineer, in their memos. He also noted a condition for employees of the complex to park in the municipal parking lot across the street and approval of the plans by the Shade Tree Commission and Borough Engineer. Mr. Iannelli added that hours of operation should be part of any final approvals and, per suggestion by Mrs. Dunne, signs should remain unified in look and size. The motion was seconded and carried by the following

vote: "Yes" Board Members Danish, Dunne, Iannelli, Schmeling, Stanley and Mayor Winterstella. "No" Board Members Thompson and Trengrove.

Extension of Resolution request - William Smith - Main Street - The Board recognized William Smith, who related his request for an extension of time in which to perfect his minor subdivision. After discussion, the Board agreed to have a resolution prepared by Mr. Cramer granting a 60 day extension from the time the resolution is memorialized at the January 5, 1993 meeting.

Application - Michael, John and Patricia Long - 52 Taylor Avenue - Kevin Callahan placed himself on the record as attorney for the applicants. Michael Long, applicant, and Richard Graham, architect, were sworn in to offer testimony. The applicant was asking for site plan approvals so that a garage/workshop could be constructed at the rear of his property.

It was noted minor subdivision approval was granted at the previous meeting which allowed for a portion of property next to the Long property belonging to Gerhard Angersbach to be subdivided off added to the Long property.

Mr. Long testified the house at 52 Taylor Avenue is a two-story framed dwelling which is a residence and office space for Long and his wife. He stated his business is a small contracting firm. He also addressed revisions to the subdivision.

Parking issues were discussed. Vehicle intensity was noted; Mr. Long testified he has one part-time employee parking on the site and he commented on his and his wife's cars on the property. It was noted that the proposed garage would be large enough to hold two commercial vehicles.

Mr. Long said no other businesses were operated on the premises. He added the present garage is not sufficient and expressed plans to demolish it.

Exhibits were marked as evidence, including the site plan and photographs.

Mr. Schmeling stated for the record that he would be excusing himself from the case because he serves as justice to the Elks Post within 200 feet of the subject property. Mr. Stanley, vice-chairman, became acting chairman on the case.

Suggestions by Mr. Szymanski regarding screening and landscaping were noted. It was stated that the applicant wished relief from the suggestion put forth by Mr. Szymanski regarding planting of a street tree on the front yard (Taylor Avenue). Mr. Long proposed 4-6' of screening on the sides.

Mr. Szymanski, noting Mr. Long's reluctance to go landscaping work, defended the landscaping requests by noting residential uses in the area and future growth. Commenting on the proposal to make the back area "100 percent" asphalt and stone, he expressed concerns over the lack of a backyard for

recreational-type activities. Mr. Szymanski felt some grass area should be created in deference to the residential component on the property.

Mr. Szymanski, the Board and applicant's professionals discussed the fact that the site was split into two zones, C-Office and Industrial. Regarding the business on site, it was stated the occupation was not a home occupation but Mr. Iannelli added the office predated zoning. Mr. Szymanski said he saw "no problem" with the garage being treated as an accessory building.

Mr. Cramer and the Board discussed a condition to prohibit the outside storage of materials.

Mr. Szymanski clarified the Board would not be approving an industrial use but only an accessory use because the Board could not approve a second principal use on a property (Board of Adjustment would have jurisdiction for that type of request).

Mr. Thompson brought up parking issues and Mrs. Dunne said she felt the fence and trees discussed would act as a noise buffer.

Mr. Stanley questioned sign issues. Mr. Callahan stated Mr. Long would need to secure a permit to install a sign and once again asked for relief from the front yard tree requirement.

Mr. Graham offered testimony regarding lighting issues and addressed the plans prepared by his office. He commented on the characteristics of the property and present building as well as the projected garage.

Hours of operation for the workshop were also discussed.

The Board discussed landscaping options and the placement of the tree on the front lawn. Board Members Thompson and Stanley felt a tree should be placed in the front yard, Mrs. Dunne voted that a tree should be placed between the sidewalk and the curb and the remaining board members agreed that no tree was needed.

After further discussion, a motion was made and seconded to approve the site plan. Motion carried by the following vote: "Yes" Board Members Danish, Dunne, Iannelli, Stanley, Thompson, Wagner, Trengrove and Diana. "No" none. "Abstain" Mayor Winterstella.

Resolution 25-1992 - Manasquan Board of Education - Broad Street - The resolution was reviewed by the Board. A motion was made and seconded to memorialize the resolution; motion carried by unanimous vote.

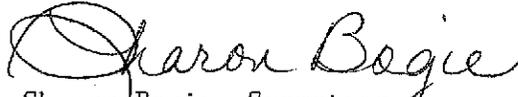
Resolution 26-1992 - Michael, John and Patricia Long - 52 Taylor Avenue - minor subdivision - The resolution was reviewed by the Board. Motion made and seconded to memorialize the resolution; motion carried by unanimous vote.

Request for extension - Dean Carman + Perrine Boulevard - The Board entertained a request from Kevin Thomas, attorney for Mr. Carman, to extend the time to perfect his client's minor subdivision. After discussion, the Board agreed to give a 90 day extension.

Old / New Business - The Board Secretary submitted correspondence and vouchers for the Board's consideration. She also noted that it was time to submit the annual budget to Mayor and Council; Mr. Schmeling agreed to look over the figures and make determinations.

There being no other matters on the agenda, a motion was made, seconded and unanimously carried to adjourn at 10:23 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 12/15/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

November 25, 1992

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the October 27, 1992 special meeting minutes. Please consider the following agenda for the December 1, 1992 work session and regular meeting:

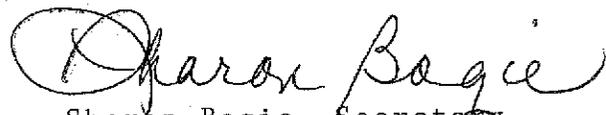
**MANASQUAN PLANNING BOARD**  
AGENDA - DECEMBER 1, 1992 MEETING

7:30 p.m. - WORK SESSION

8 p.m. - REGULAR SESSION

1. Closed session regarding litigation matters.
2. Approval of October 27, 1992 special meeting and November 10, 1992 regular meeting minutes (11/10/92 minutes to be distributed under separate cover).
3. Application (cont.) - Michael and James Constantinou - Main Street and Atlantic Avenue - site plan with variances.
4. Application - Michael, John and Patricia Long - 52 Taylor Avenue - site plan.
5. Old Business/New Business

Yours truly,

  
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**

SPECIAL MEETING - DECEMBER 9, 1992  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held a special meeting to discuss changes to the zoning ordinance on December 9, 1992, 7:30 p.m., in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

William Schmeling, Board Chairman, called the meeting to order at 7:30 p.m. He stated that this was an open public meeting held in accordance with the Open Public Meetings Act and published according to law.

ROLL CALL : Present - Board Members Ruth Danish, Patricia Dunne, Jerry Iannelli, William Schmeling, Edward Stanley and Frank Diana.

Absent - Board Members Terance Kelleher, Kevin Thompson, Evelyn Wagner, John Trengrove and Mayor Winterstella.

Also in attendance were Paul F. Szymanski, planner, Geoffrey S. Cramer, attorney, and the Board Secretary.

Before giving the floor to Mr. Szymanski for continuation of the zoning ordinance discussion, Mrs. Dunne discussed the status of the Environmental Resources Inventory being done by the Environmental Commission and answered Mr. Diana's questions regarding the authority of the Environmental Commission to review site plans.

Mr. Schmeling reviews coming in from the board professionals should be timlier so the board and applicant have time to review. He also wished to forward the already approved items (bulk requirements) to Mayor and Council as soon as possible for their approval. Mr. Szymanski said he could have them prepared for the next meeting.

Mr. Szymanski distributed memos regarding the retention of the B-1 zone at North Main Street and Atlantic Avenue, tourist and guest house uses and the multi-family zone.

The Board first addressed the tourist and guest house memo. Parking and variance issues were discussed. Mr. Schmeling brought up jurisdiction and noted the applicant would have to go to the Board of Adjustment for a use variance; Mr. Szymanski said he felt that put a greater burden on the applicant. Signs and lighting were also discussed.

The Planned Multi-Family residential zone was discussed, including the inclusion of business uses in that zone. Mr. Diana felt making the existing businesses non-conforming was not "the way to go" and Mr. Schmeling agreed.

Mr. Schmeling then detailed some scenarios which could occur under the multi-family proposal as put forth by Mr. Szymanski; for example, he stated, a developer could purchase or own two lots and be unable to secure the third lot needed to complete the package. If many developers develop smaller packages, he commented, there could be a lack of uniformity.

Options and issues regarding mixed uses in the area were discussed.

After a brief recess, Mr. Schmeling welcomed public comment on the issues which had been discussed by the Board.

Robert Zanes, Long Avenue, had checked with Point Pleasant Beach regarding their standards and felt that 16 acres is "good." It was noted that the project across the inlet from Carlson's used beach area in its calculations. He added that he was disappointed to see lot size decrease and felt the Planning Board should retain some design control.

Richard Dunne, Long Avenue, commented on the proposals.

Mr. Diana asked whether subzones could be established.

Mr. Iannelli said he looked upon the multi-family residential zone as giving someone a chance to build condominiums.

Warren Randolph, Salmon Avenue, noted the high rental fees being brought in and commented that property owners would need incentive to change.

Carman Triggiano, North Main Street, spoke on the proposal to keep North Main Street/Atlantic Avenue in the B-1 zone. He once again noted the petition he had submitted for the Board's consideration. Options were discussed.

Robert Laird, owner of the Old Town Car Wash, noted that car wash uses had been added to the zoning. He commented that Exxon had applied for a car wash, but was denied the first time and withdrew the second time. He added the third time they reapplied without the car wash and got the variance. He gave the status of car wash establishments being constructed in New Jersey and noted most towns were attempting to discourage such enterprises. Mr. Laird recommended deleting the car wash use

from the zoning and commented he felt it opened the borough up for problems.

Mr. Szymanski said the car wash use would only be allowed in the B-3 zone along Route 71.

Mrs. Henry Schweir, Sea Girt, said she was very much against another car wash in the area.

Mr. Schmeling noted if the Board made the use non-conforming Mr. Laird would have to get a variance if he wished to expand his business. Mr. Laird said he felt that should be so and that the Board should have control.

Mr. Szymanski said he felt the Board had been "bending over backwards" not to "zone out" existing businesses, but felt Mr. Laird had a point.

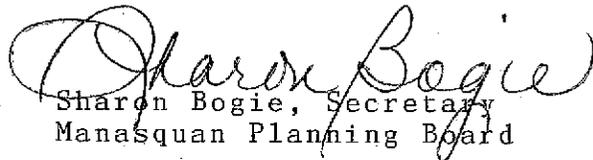
The Board then discussed putting areas of Atlantic Avenue (area of Highway Oil and Thompson Tree Experts) back into the B-1 zone.

Mr. Diana moved to put the area back into the B-1 zone; motion not seconded.

The Board then began to discuss Resolution 27-1992, site plan approval for Michael, John and Patricia Long, 52 Taylor Avenue. Mr. Iannelli noted some discrepancies in the resolution, which had been approved as part of the evening's business. The Board voted unanimously to have Mr. Cramer redo the resolution.

There being no further matters on the agenda, the Board unanimously voted to adjourn at 10:25 p.m.

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE  
POST OFFICE BOX 199

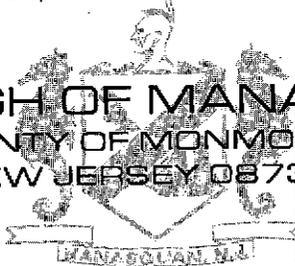
Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



December 3, 1992

Dear Manasquan Planning Board Members:

Please consider the following agenda for the Wednesday, December 9, 1992 special meeting of the Manasquan Planning Board. The meeting will begin at 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey, and will be open to the public:

**AGENDA**

7:30 p.m. - Special meeting to review and consider changes to the Zoning Ordinance of the Borough of Manasquan.

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 12/3/92