

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

JANUARY 5, 1993

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

The Manasquan Planning Board held their work session and regular meeting on January 5, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Chairman William Schmeling 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, Kevin Thompson, Evelyn Wagner and Frank Diana.

Absent - Board Members Terence Kelleher, Edward Stanley, John Trengrove, and Mayor John Winterstella.

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

Informal Hearing - Motorworks - 187 Parker Avenue - amendment of site plan - Mrs. Zerbe appeared on behalf of her husband to discuss the possibility of an amendment to the Beachtree Associates site plan which would allow Motorworks to have an awning over the customer entrance on Route 71. She said customers from other businesses come in looking for other businesses in the Beachtree building because they (Motorworks) have a Route 71 entrance (the others have entrances in the rear of the building or on Blakey Avenue). When it is raining, Mrs. Zerbe added, the water comes in when the customers enter. She felt an awning or canopy, approximately eight to 10 feet wide and with "Motorworks" on it, would protect against the rain and tell customers which business they were entering.

The Board discussed the request. Mr. Cramer, in response to questions from Mr. Schmeling, said since it was an amendment to a site plan noticing of property owners and publication in newspaper would be required for a formal application. Mr. Szymanski, commenting on prior matters dealing with the property, said the attempt was to make the building cohesive in terms of signs and appearance while having different types of businesses in the building and added he felt there had been some "slippage" in this area.

Mr. Schmeling said if the applicant could get all the noticing done and application filed they could be heard at the February 2, 1993 meeting.

The Board then discussed a draft ordinance regarding a time limit for the certified list of property owners used by applicants coming before the development boards. The ordinance, suggested by the Board of Adjustment, suggested a limit of 120 days. Mr. Schmeling said he felt that was too long and suggested it be brought down to 60 days. The Board agreed with

60 days and Mr. Schmeling said he would inform council.

The Constantinou resolution was discussed. Mr. Cramer noted conditions set forth in the document and said he felt the Board should take some time to review the conditions.

The Board then began discussion on the memo prepared by Mr. Szymanski on the Zanes minor subdivision application on Ocean Avenue. Mr. Szymanski addressed issues, including property dimensions, road access, access easements and improvements, noted in the document.

The Board discussed review of applications by borough agencies. The Board agreed all applications should be reviewed by the Shade Tree Commission and the Environmental Commission. In addition site plan and major subdivision applications should be reviewed by the Police Department and Fire Official.

REGULAR SESSION - Mr. Schmeling called the regular session of the Manasquan Planning Board to order at 8 p.m. He said this meeting was held in accordance with the Open Public Meetings Act and published according to law.

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

Absent - Board Members Kelleher, Stanley and Trengrove.

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

A motion was made, seconded and carried to approve the minutes of the December 1, 1993 regular meeting and the December 9, 1993 special meeting of the board as submitted by the Board Secretary. It was noted for the record that Mr. Diana and Mr. Trengrove had been at the December 1, 1992 meeting; the secretary noted the matter for the record.

Reorganization Session: The Board held their reorganization meeting prior to the consideration of applications.

Resolution 1-1993, naming Kevin Thompson as chairman and Evelyn Wagner as vice chairman, was introduced. Mrs. Dunne moved to pass the resolution; motion seconded and carried by unanimous vote. (Record shows Mr. Thompson took over the chairman's position at this point)

Resolution 4-1993, naming The Coast Star as official newspaper and the Asbury Park Press and The Herald as secondary newspapers of the Board, was introduced. A motion was made and seconded to approve the resolution; motion carried by the unanimous vote.

Resolution 2-1993, naming Geoffrey S. Cramer as Board Attorney and John T. Pandolfe, Jr. as special counsel, was introduced. Motion made by Mr. Iannelli to approve the resolution; motion seconded by Mr. Schmeling and carried by

unanimous vote.

page 3

Resolution 5-1993, appointment of Sharon Bogie as secretary to the Board, was introduced. A motion was made by Mr. Iannelli, seconded by Mrs. Dunne, to approve the resolution; motion carried by unanimous vote.

Resolution 6-1993, naming of the engineer, was held until further action is taken by Mayor and Council.

Resolution 7-1993, naming of Paul Szymanski as planner, was introduced. A motion was made by Mrs. Dunne to approve the resolution; motion seconded and carried by the unanimous vote.

Resolution 3-1993, designating the meeting dates/times of 1993, was read. It stated the Board would meet the first Tuesday of every month except when that day fell on a holiday or voting day. A motion was made, seconded and unanimously to amend the resolution changing the November date from November 2 to November 9, 1993. A motion was made and seconded to approve the amended resolution; motion carried by unanimous vote.

It was indicated that Robert Zanes, Long Avenue, was to be sworn in as an alternate member of the Board. Richard Maguire, Mr. Zanes' attorney, indicated Mr. Zanes had an application before the Board this evening and asked that he be sworn in after the hearing; the Board agreed.

It was indicated that Mr. Schmeling would now be council representative on the Planning Board. The Mayor also stated that, based upon conferences with the Borough Attorney, the Planning Board Attorney and the attorney for the New Jersey Planning Board Association, it was decided that Mr. Trengrove would not continue as a Board Member at this time because of his status as Police Chief. Mr. Thompson was sworn in for his new term.

Application - Robert Zanes - 42-44 Ocean Avenue - Mr. Cramer marked the file and recognized Richard Maguire, attorney for the applicant. Also in attendance were Mr. Zanes, applicant, and Ray Carpenter, Point Pleasant, engineer/professional planner.

Mr. Maguire reviewed the history of the application and relief (minor subdivision with variances - back front subdivision with no street frontage on proposed back lot) requested. He said this application was "essentially the same" as the one submitted in 1988. He also noted the "Beers-McLean" cases and resulting litigation, of which the 1988 application was a part.

Mr. Zanes, 430 Long Avenue, was sworn in to offer testimony and exhibits were marked.

Mr. Zanes offered a history of the property, including repairs and improvements which had been done over the years. He stated the two dwellings on the property had been rentals.

Easements, as indicated on the plot, were discussed. Parking and driveway issues were also addressed.

Mr. Szymanski's memo was addressed. Mr. Zanes discussed the extension at the south side of 44 Ocean Avenue; he said he thought it might have been added as an additional bedroom but he uses it as storage. He also commented on the extension at the west side of 44 Ocean, which is used as a utility/porch area. There are two bedrooms in 42 Ocean and three in 44 Ocean.

Mr. Zanes, upon questioning from Mr. Maguire, discussed the possibility of moving the lot line between the two houses further to the northwest and thus making the front lot larger in area. Mr. Zanes said he discussed the feasibility of moving the structure (44 Ocean Avenue) with his contractor and he indicated he was willing to do this. He submitted a new plot (marked A-6) showing these options. The lot area in proposed lot 11.01 would then conform in area, he added. Mr. Zanes explained the new plans, stating that the rear extension of 44 Ocean had been removed and that the property line had been moved so proposed lot 11.01 would have 5000 square feet in lot size. This plan, he stated, would allow the two off-street parking spaces to be moved further to the north (to the rear of the patio area), give more space to the dwelling at 44 Ocean and frontwards (rather than backing out) exit for cars on the property. Water access easements from 42 Ocean back to the water area were discussed; Mr. Zanes said he would apply for a waterfront development improvement so he could improve the back area. He also addressed moving of the house and elevations.

Flood plains and wetlands were discussed; wetlands map 116-10 (which shows the subject property) and a copy of the tax map were submitted. A wetlands delineation had not been done on the property, it was stated. Tidelines claims would also need to be addressed, Mr. Zanes added.

Under questioning from Mr. Maguire, Mr. Zanes agreed that if the Board approved the subdivision he would seek permission to move the house (at such time as he could work out the details) on the lot toward Outlet Creek and comply with zoning requirements except for the front yard setback, which would be measured from the division line rather than from the street. Mr. Zanes showed a drawing with a flag lot but said it tends to lessen the square footage of proposed lot 11.01.

Mr. Iannelli asked about the rental history of the dwellings as well as about the parking situation and powerlines/utility services on the property.

Mr. Iannelli said he would like to see any resolution make it conditional that the house be moved before the property is subdivided and he would like to see it all done at once. Mr. Maguire said it would have to be moved within the confines of zoning, etc. Mr. Schmeling said he would like to see any future transfer permit conditional on movement of the house.

Options were discussed, including, as suggested by Mayor Winterstella, the Board could grant the subdivision and Mr. Zanes would then have to go before the Board of Adjustment to do the work (moving the house).

The Board granted Mr. Zanes a brief recess to confer with his professionals.

Upon reconvening, Mr. Zanes told the Board he was agreeable to either Mr. Schmeling or Mayor Winterstella's suggestions.

Mayor Winterstella said he would go along with either solution but felt the requirement to move the house before subdividing put a burden on Mr. Zanes.

Donald Prior, 54 $\frac{1}{2}$  Ocean Avenue, asked questions of Mr. Zanes, including when he became a property owner in Manasquan and when he became aware of the non-conformities associated with the property (the two structures on the property). Mr. Zanes said he has been a landowner in Manasquan for 25 years and bought the Ocean Avenue property in 1985.

Mr. Carpenter offered testimony. He described the property and neighborhood, reviewed parking issues and cited the differences between a rental vs. an owner occupied situation. Upon questioning from Mr. Iannelli regarding the 15 foot access easement indicated, he said an 18' easement was preferred for larger emergency vehicles but felt 15' sufficient because of access to Ocean Avenue, among other conditions.

Mr. Diana asked about fences on the property. Mayor Winterstella did not feel the width of the driveway increased the already existing problem, whether or not the subdivision was granted.

Mr. Iannelli said every subdivision should be done for the betterment of zoning. Mr. Zanes agreed with Mr. Iannelli and said they were trying to make the existing situation better.

Mr. Prior asked Mr. Carpenter about the airflow and how it would be affected. He also asked about fire situations.

Mr. Szymanski advised the Board they have the right to request improvements.

Mr. Maguire summed up his client's position.

The Board opened the floor to public comments. Mr. Prior stated he did not feel the moving of the house was a good idea and asked the Board to consider the neighborhood. He also noted that views would be affected.

There being no further comments/statements, Mr. Thompson closed the public hearing and the Board entered executive session.

Mr. Diana said he favored moving the rear house and removing the projection so the front lot would be conforming and there would be room for parking. Mrs. Wagner said she favored the restriction on the transfer permit. Mr. Schmeling said the views should be taken into consideration but keeping the house where it is is not proper. Mrs. Dunne, noting the problems of backing out of the property, felt moving the house was the solution. She also added the Board should require a wetlands delineation and DEPE approvals. Mayor Winterstella said he still went with the original idea of just approving the subdivision and letting Mr. Zanes go to the Board of Adjustment if the

house is moved since the Board has no idea where on the lot it would go. He also could go along with the transfer restriction. Mr. Iannelli mentioned sidewalks/curbing and agreed that the transfer should be held until conditions are met. The Mayor agreed on sidewalk and driveway apron be repairs.

A motion was made to come out of executive session. Mr. Iannelli moved to approve the subdivision according to plot A-6 with the following conditions: 1. removal of front garage; 2. removing of laundry/utility area; and 3. movement of the house shall conform with flood zone and should be done as condition of the transfer permit. The house shall also not be moved past the concrete concrete back wall.

Mr. Zanes said that in order to get the parking and the turn around the house may have to move it that far. Noting inaccuracies with the map, he asked that the Board make it that the house will be moved no further than the front line of the existing dwelling to the east. Options were briefly discussed by Mr. Zanes and the Board.

Mayor Winterstella moved that the Board approve the subdivision as presented and a variance be given for the encroachment on the westerly line. Improvements on sidewalks and curb based on engineer and planner's recommendations would also be conditional. If the applicant goes to move the house he will need to go to the Board of the Adjustment; he will also will have to remove the extension at that time. Motion seconded and carried by the following vote: "Yes" Board Members Danish, Dunne, Schmeling, Thompson, Wagner, Winterstella and Diana. "No" Board Member Iannelli.

Old / New Business - The Board Secretary submitted the yearend report for the Board's consideration. The Board approved the report for forwarding to Mayor and Council.

The Board voted unanimously to continue its membership in the New Jersey Planning Officials. Vouchers, coming seminars and correspondance were noted.

Mr. Thompson suggested the Board move its work session to 7 p.m. and its regular session to 7:30 p.m. Motion made, seconded and carried by unanimous to change the times.

Robert Zanes was sworn in as an alternate Board member.

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 at Manasquan 1/29/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

December 30, 1992

Dear Manasquan Planning Board Members:

Enclosed please find copies of the draft for the December 1, 1992 regular meeting and December 9, 1992 special meeting of the Manasquan Planning Board. Please consider the following agenda for the January 5, 1993 regular meeting:

**AGENDA**

MANASQUAN PLANNING BOARD - REGULAR MEETING

JANUARY 5, 1993 *Smb*

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work session

1. Motorworks - 187 Parker Avenue (Beachtree Associates) - discussion of request to amend site plan).

8 p.m. - Regular session

1. Reorganization session
  - Schedule of meeting dates
  - Naming of chairman, vice-chairman
  - Naming of official newspaper
  - Appointment of attorney, secretary, engineer and planner.
  - Swearing in of reappointed/new board members
2. Application - Robert Zanes - 430 Long Avenue
  - minor subdivision
3. Old Business/New Business

Yours truly,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 12/30/92

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

FEBRUARY 2, 1993 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 February 2, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, NJ.

WORK SESSION - Board Chairman Kevin Thompson called the work session to order at 7 p.m. He asked all in attendance to join in the salute to the flag.

Work session roll call: Present - Board Members Ruth Danish, Patricia Dunne, Edward Stanley, Kevin Thompson and Robert Zanes.

Absent - Board Members Jerry Iannelli, William Schmeling, Evelyn Wagner, Frank Diana and Mayor John Winterstella.

There being no informal hearings scheduled for the work session, the Board elected to discuss old and new business matters.

The Board agreed unanimously to approve resolutions of thanks for former Board Members Terance Kelleher and John Trengrove in recognition for their service to the Board.

The Board Secretary brought correspondence to the Board's attention. The Board voted unanimously to join the New Jersey Association of Planning and Zoning Administrators.

The Board also requested the Board Secretary to order two full copies of the Draft Environmental Impact Statement (DEIS) prepared by the Army Corps of Engineers. It was noted that a brief abstract had been provided for the Board by the Corps of Engineers; the Board Secretary was requested to forward a copy of the abstract to Mr. Thompson and the Environmental Commission for their review.

Carmen Triggiano, Main Street, addressed the Board regarding the possibility of having a copy of the proposed zoning map published in The Coast Star and added that James Manser, publisher of the newspaper, had suggested an accompanying article as well. Mr. Szymanski indicated the maps were being prepared. The Board agreed they would contact Mr. Manser as soon as a map was available.

There being no further matters for the work session, a motion was made, seconded and carried to close at 7:25 p.m.

REGULAR SESSION - Mr. Thompson called the regular meeting of the Manasquan Planning Board to order at 7:30 p.m.

Roll Call: Present - Board Members Danish, Dunne, Schmeling, Stanley, Thompson, Mayor Winterstella and Zanes.

Absent - Board Members Iannelli, Wagner and Diana.

(Record shows Mr. Stanley left at 9:05 p.m.)

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

A motion was made, seconded and carried to approve the minutes of the January 5, 1993 meeting as submitted by the Board Secretary.

Resolution 6-1993 - Appointment of Board Engineer - It was noted that Mayor and Council had reappointed T-M Engineering. A motion was made, seconded and unanimously carried to memorialize the resolution naming T-M Engineering as Board engineers.

Resolution 8-1993 - Michael and James Constantinou - North Main Street and Atlantic Avenue - The resolution was reviewed. A correction was made on page 2 so that "northeast" corner read "southwest" corner. A motion was made by Mr. Stanley to memorialize the resolution; motion seconded by Mrs. Dunne and carried by the following vote: "Yes" Board Members Danish, Dunne, Schmeling, Stanley, Thompson and Winterstella. "No" none.

Master Plan/Zoning Ordinance Discussion - The Board gave Mr. Szymanski the floor to continue his presentation on the zoning ordinance and Master Plan. He gave a status report, stating the land use, housing and recycling elements had been completed, and distributed copies of the Master Plan to the Board Members. He said only 30 copies had been printed and suggested a policy of distribution to various Borough agencies and the public be established. After discussion it was agreed members of the Planning Board, Mayor and Council, the Board of Adjustment and the Environmental Commission should receive a copy. The Mayor moved to have 30 more copies printed and, at suggestion by the planner and Board Members, copies would be sold to the general public at \$20 a copy; motion seconded and carried unanimously.

Mr. Szymanski also commented the document could change; for example, he listed possible changes in land use vs. zoning issues and the disposition of the PUD area. He explained the procedure

from this point; he said the Planning Board approved the Master Plan but the Mayor and Council gets the zoning ordinance revisions.

Mr. Szymanski and the Board then began addressing a packet prepared by Mr. Szymanski and dated February 2, 1993. They discussed the reconciliation of the zoning map with the Land Use Map.

The Board discussed the possibility of eliminating principal permitted uses four (community residences for the developmentally disabled housing up to six people, exclusive of staff) and five (community shelter for victims of domestic violence housing up to six people, exclusive of staff) under the R-1 zone. Mr. Szymanski said the matters were covered under state statutes; Mr. Cramer stated he would review the statutes and report back to the Board.

The issue of providing for guest houses in the borough was also discussed. Mayor Winterstella felt it was a way for senior citizens to hold on to their homes. Mr. Schmeling expressed caution that the borough could get a lot more of these situations than the Board could anticipate.

Mayor Winterstella asked Mr. Cramer what the process would be if a person wished to establish a guest house. Mr. Cramer said the party could request relief through the Zoning Board of Adjustment (use variance needed). The applicant would need to show special reasons and provide information as to why the site was suited for such a use.

Mr. Triggiano addressed the Board, stating there had been a rooming house permit issued by the Borough back in the 1960s.

Mayor Winterstella stated he felt there was a need for considering guest house requests but added there was a way of doing it (applying to the Board of Adjustment) and felt that could be the better avenue. He suggested a roll to see which Board Members were interested in discussing the issue. Mr. Stanley wished to pursue the matter, but Mrs. Dunne said she would prefer to use already existing avenues of appeal; Board Members Danish, Schmeling and Zanes and Mayor Winterstella agreed with her.

The Board also discussed accessory use 8 under the R-1 zone, which dealt with the storage of boats and recreational vehicles. It was suggested that it be deleted and put before Mayor and Council. Then it was suggested by Mr. Zanes that a letter

be written to Mayor and Council about the issue; he also said he felt if anything such as a boat or vehicle was stored on a property, it should correspond with the setbacks for that particular zone. Mr. Thompson suggested going with Mr. Zanes' suggestion unless changed by Mayor and Council.

Boat parking options were discussed.

The new Residential Multi-Family Zone (R-MF) was discussed. It was agreed to change permitted accessory use number one to read "off-street parking facilities including garages which do not exceed fifteen feet in height..." (the same change was made to accessory use one under the R-PM-1 and R-PM-2 zones).

Addressing the new Planned Residential Multi-Family Zanes (R-PM-1 and R-PM-2), the Board voted to delete the conditional use permitting motels in those zones by the following vote: "Yes": Board Members Dunne, Schmeling, Thompson, Zanes and Mayor Winterstella; "No": Board Members Danish and Stanley.

The Board then addressed the B-1 zone. They amended principal permitted use four to read "newspaper offices" rather than "newspaper printing offices and facilities."

Under the B-2 zone, the Board agreed to change principal permitted use 4's wording from "Boatd storage facilities operated only within a structure" to "boat storage facilities."

Mr. Zanes brought up the issue of people living on boats; he said there were many such cases and he felt the Borough was "picking up the tab." Mr. Cramer agreed to review the situation and applicable statutes and codes.

The Board agreed to keep print shops under principal permitted use 4 in the Highway Business (B-3) zone and amended principal use six to allow storage in the rear of the building only.

Addressing the Schedule of Area, Yard and Other Building Requirements, the Board eliminated lot width requirements.

The Board discussed a requirement that major development applicants before the Board would have to submit an Environmental Impact Assessment (EIA) and a Community Impact Statement (CIS). The Board discussed the requirements and agreed that an EIA would be requested on a case-by-case basis but a CIS would be required with all major development applications.

Mr. Zanes addressed the issue of maximum lot coverage percentage

calculations and commented he felt design control was important.

The possibility of making the minimum lot areas for the R-PM - 1 and 2 zones each 60,000 square feet was discussed.

Heights of homes on Beachfront were discussed. Mr. Zanes indicated he would be willing to sit on a committee looking into creative house designs. Logistics were discussed and Mayor Winterstella indicated he felt the design should, conceptually, be left to the developer.

Board Members Dunne, Schmeling and Zanes were named to a subcommittee to research beachfront building height issues.

During public comment, Noel Hood, Beachfront, asked whether riparian lands would be calculated in subdivisions. The Mayor said case law on the issue had already been established.

Resolution 9-1993 - Dean and Donna Carman - Perrine Boulevard - extension of time - A resolution granting the applicant an extension of time in which to perfect their subdivision was reviewed by the Board. Mayor Winterstella moved to memorialize the resolution; motion seconded by Mr. Schmeling and carried by the following vote: "Yes" Board Members Danish, Dunne, Schmeling, Winterstella and Zanes.

Resolution 10-1993 - Robert Zanes - 42-44 Ocean Avenue - The Board reviewed the resolution. A motion was made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Danish, Dunne, Schmeling, Thompson and Winterstella. "No" none.

Old New/Business - The Board unanimously voted to pay vouchers as submitted by the Board Secretary. The Board Secretary also submitted correspondence for the Board's consideration.

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

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 2/24/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

January 29, 1993

**MANASQUAN PLANNING BOARD**  
FEBRUARY 2, 1993 WORK SESSION AND REGULAR AGENDA  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

Dear Planning Board Members:

Attached please find a copy of the draft of the work session and regular meeting minutes for January 5, 1993. Please consider the following agenda for the February 2, 1993 meeting:

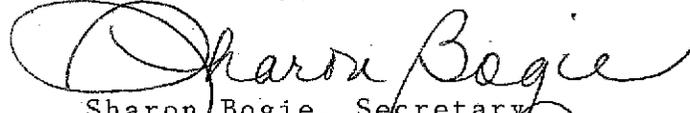
**AGENDA**

7 p.m. - Work Session

7:30 p.m. - Regular Session

1. Minutes for the 1/5/93 meeting
2. Resolution 6-1993 - Appointment of engineer
3. Resolution 8-1993 - M. & J. Constantinou- N. Main and Atlantic Avenue - preliminary site
4. Discussion of Zoning Ordinance with Paul Szymanski, Planner.
5. Old Business  
New Business
  - a. Updating of by-laws, application and instructions for the Board.

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 1/29/93

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 - MARCH 2, 1993  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

WORK SESSION - Board Vice Chairperson Evelyn Wagner called the work session to order at 7 p.m. in the absence of Board Chairman Kevin Thompson.

Work session roll call: Present - Board Members Patricia Dunne, William Schmeling, Edward Stanley, Evelyn Wagner and Frank Diana.

Absent - Board Members Ruth Danish, Jerry Iannelli, Kevin Thompson, Mayor John Winterstella and Robert Zanes.

The Board granted John Shibles, developer of the Main Street Station project, permission to speak on the topic of parking in regards to the zoning ordinance, including issues of stall size. Referring to a parking study depicting parking sites in Manasquan, he stated that a majority of parking spaces in Manasquan were smaller than required under the present zoning.

Mr. Szymanski said variances for this type of relief could be granted on a case by case basis.

Mr. Shibles, Mr. Szymanski and the Board discussed the concept of shared parking, which considers the types of uses and when their individual "rush" hours occur in comparison to other uses on the site. For example, a cafe may have more need for parking than a business office after 6 p.m. while an office may need more parking during business hours.

REGULAR SESSION - Mrs. Wagner opened the regular session of the Manasquan Planning at 7:30 p.m. She stated it was an open public meeting held in accordance with the Open Public Meetings Act and published according to law. She asked all in attendance to join in the salute to the flag.

Roll Call: Present - Board Members Dunne, Schmeling, Stanley, Mayor Winterstella, Wagner and Diana.

Absent - Board Members Danish, Iannelli, Thompson, and Zanes.

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

A motion was made, seconded and carried unanimously to approve the minutes of the February 2, 1993 meeting as submitted by the Board Secretary.

Mr. Szymanski further addressed shared parking issues. He then addressed the zoning map which he had distributed to the members. Individual areas, zones and uses were discussed.

After discussion, Mayor Winterstella moved to change two areas, one in back of Ward Wight Agency, 206 E. Main Street, and one at the end of Euclid and Curtis Avenues (belonging to Atlantic Marine; presently a vacant factory-type building) from I (Industrial) to B-3. Mr. Diana asked whether the owners had to be notified of the change. Mr. Szymanski commented that the changes "were not in sync" with the Master Plan.

Mayor Winterstella's motion was seconded and carried by the following vote: "Yes" Board Members Dunne, Schmeling, Winterstella, Wagner and Diana; "No" Board Member Stanley.

The Mayor once again addressed the possibility of allowing bed and breakfast establishments providing there was enough parking to accommodate the use. He felt that parking in residential areas was the issue. He also noted this might also be a way for senior citizens to keep their homes in these economic times. The Board discussed the matter and Mr. Szymanski stated he would have information for the next meeting.

It was noted that on the zoning map provided by Mr. Szymanski the areas marked "RM" are actually "RPM" (Planned Multi-Family Residential).

The Board discussed a request from Kevin Thomas, attorney for Dean and Donna Carman, to extend the minor subdivision relief granted for their property on Perrine Boulevard. A motion was made and seconded to grant the additional time for the subdivision to be perfected; motion carried by unanimous vote.

The Board discussed its by-laws. Mr. Cramer distributed and reviewed a draft copy which he had prepared and said he felt a subcommittee should review the document. Board Members Dunne, Diana and Thompson were named to the group, who would work with the Board Secretary on the matter.

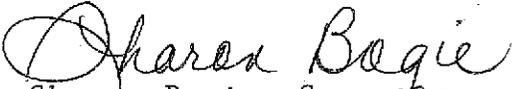
The Board Secretary brought correspondence and vouchers to the Board's attention.

The Board also discussed distribution of the Master Plan

document. Mr. Szymanski noted 30 more copies were printed. It was agreed that members of Mayor and Council as well as the Zoning Board of Adjustment should receive copies.

There being no further business, a motion was made, seconded and unanimously carried to adjourn at 8:50 p.m.

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 3/22/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

February 26, 1993

Dear Manasquan Planning Board Members:

Enclosed please find copies of the draft for the February 2, 1993 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the March 2, 1993 regular meeting; once again please note that pursuant to the vote at the January reorganization meeting, work sessions will now begin at 7 p.m. and the regular session at 7:30 p.m.:

**AGENDA**

MANASQUAN PLANNING BOARD - REGULAR MEETING  
MARCH 2, 1993

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

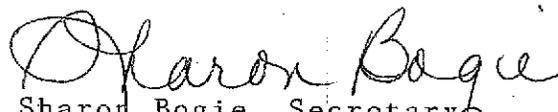
7 p.m. - Work Session

1. Application - final site plan approval - Michael and James Constantinou - Main Street and Atlantic Avenue.

7:30 p.m. - Regular Session

1. Approval of 2/2/93 meeting minutes
2. Continuation of Zoning Ordinance/Master Plan presentation with Paul Szymanski
3. Old and 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**

REGULAR MEETING MINUTES - APRIL 6, 1993  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held their work session and regular meeting on April 6, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Board Chairman Kevin Thompson called the work session to order at 7 p.m.

Work session roll call: Present - Board Members Ruth Danish, Patricia Dunne, Jerry Iannelli, William Schmeling, Kevin Thompson, Frank Diana and Robert Zanes.

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

It was announced that Carmen Triggiano was appointed to the Board as an alternate member; Mr. Diana would become a regular member of the Board.

The Board, in response to questions and comments at prior meetings, had Paul Szymanski, planner, address the topic of guest houses.

Mr. Thompson stated he would like input from Mayor and Council and Mr. Schmeling agreed to gather comments.

Mr. Zanes felt it was a "step backwards" to have guest houses if the town was trying to promote its "residential qualities." Mr. Diana, however, disagreed with Mr. Zanes.

Comments were also offered by the other Board Members. Mr. Zanes added that the Board of Adjustment provided an alternate route should a homeowner wish to pursue it.

The Board agreed to carry the discussion forward to the May 4, 1993 meeting; Mr. Szymanski stated he would provide the Board with further information on the issue.

REGULAR SESSION - Mr. Thompson called the regular meeting to order at 7:30 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, Dunne, Iannelli, Schmeling, Thompson, Diana, Zanes and Triggiano.

Absent - Board Members Stanley, Wagner and Mayor Winterstella.

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

Mr. Triggiano was sworn in as an alternate member of the Board.

A motion was made, seconded and carried unanimously to accept the minutes of the March 2, 1993 meeting minutes as submitted by the Board Secretary.

Application - Michael and James Constantinou - Main Street and Atlantic Avenue - final site plan approval - The Board recognized Joseph Hrymack, attorney for the applicants. Mr. Hrymack introduced Steven Zimmermann, surveyor/planner on the project; Donald Passman, architect; and Michael Constantinou, applicant.

The preliminary site plan approval had been granted on the project, which consists of a mini-mall, earlier in the year. The applicant plans a convenience store as one of the businesses on the site.

Mr. Zimmermann was sworn in. He addressed the revised site plan which had been submitted on April 6, 1993 and discussed Mr. Szymanski's memo of April 1, 1993.

Alex Delgarno, 104 Atlantic Avenue, questioned Mr. Zimmermann about the revisions.

Mr. Hrymack then brought Mr. Passman forward to offer testimony. Mr. Passman was sworn in and proceeded to discuss lighting issues, including height of the poles. He noted lighting calculations had been submitted.

A new front perspective was distributed and marked A-7 for the records. Signs were depicted, which Mr. Passman stating they would be uniform and consistent. Mr. Hrymack added that the applicant would retain control over signage through the lease but noted that because some businesses already have an identifiable logo, it might be difficult to restrict color of the signs. After some discussion a poll of the Board members was taken; Mrs. Dunne felt the signs should all be the same

color while the other Board members agreed that different colors could be used. The signs, however, would have to use the same background color and be the same size.

Mr. Delgarno questioned Mr. Passman about the changes in the plans and the signage.

Mr. Hrymack addressed landscaping maintenance issues. He said a bond would be placed to ensure maintenance.

Mr. Passman also showed the Board samples of the materials which would be used for construction of the building.

The Board discussed the project and, after the discussion concluded, opened the floor to comments from the public.

Susan Chieco, Atlantic Avenue, asked if the hours of operation (6 a.m. - 11 p.m.) were "set in stone." It was noted that the hours were set in the preliminary resolution.

Frank Barber, Atlantic Avenue, expressed concern over the traffic and safety in the area.

There being no further comments from the audience, a motion was made, seconded and carried to once again close the public hearing. A motion was made by Mr. Iannelli to grant the final site plan approval. Motion seconded and carried by the following vote: "Yes"- Board Members Danish, Dunne, Iannelli, Schmeling, Thompson, Diana and Zanes. "No" none.

Application - Main Street Station - E. Main Street and Warren Avenue - variances and amended site plan - Michael Canning of the firm of Giordano, Halleran and Ciesla stated for the record he was there on behalf of John Shibles, applicant. Mark Trocone placed his presence on the record, stating he represented Mr. and Mrs. Thomas Tanis, 248 Cedar Avenue, objectors to the application.

An overview of the application, which requested relief for smaller parking spaces on the site and to allow all B-zone uses on the site, was offered.

Mr. Shibles was sworn in to offer testimony. He stated his background, qualifications and education. Mr. Trocone stated he objected to Mr. Shibles being considered a traffic/parking expert and giving testimony on a plan which he did not prepare.

After considering the arguments of both sides, Mr. Cramer stated

the Board would defer the issue of Mr. Shibles' qualifications to a later time.

Mr. Shibles offered testimony as to the status of his project, including lighting. He also gave information about the "mix" of tenants projected, including a CVS drug store. He stated he wanted a mix of tenants which would make the market successful and said he needed the extra parking to create that mix. He said the parking lot will remain as originally planned but it will be restriped to make smaller parking spaces. He said the projected spaces will range in the neighborhood of 9' x 19' and the number of spaces on site will increase by eight.

Mr. Shibles once again stressed the importance of a mix of businesses and said the reason the Manasquan downtown retail area works so well is that the businesses "blend" with one another. He cited benefits to the area, including employment opportunities.

Mr. Zanes stated he did not have a problem with the projected parking plan but expressed concerns over uses going on late in the evening. He, noting comments by Mr. Shibles on the area being a transition between residential and commercial, stressed the transitional character of the neighborhood should be maintained.

Mr. Szymanski addressed his memos of April 2, 1993 and April 6, 1993. Parking criteria was discussed; requirements in other towns were noted and various professional/use mixture scenarios were offered. Shared parking issues were discussed; Mr. Szymanski felt more information would be required about the uses on the property before a shared parking situation could be assessed.

Tony Cavallaro, Dewey Avenue, said he agreed with Mr. Zanes on a need to protect the transitional character between residential and commercial.

Noel Hood, Beachfront, expressed concerns over the hours of operation for the individual businesses.

Mr. Troncone said his clients were concerned over giving "carte blanche" over the types of use on the premises.

Katherine Morrow, 228 E. Main Street, said she was concerned over the rumour that a Dunkin' Donuts would go in the complex. Mr. Shibles denied the rumour.

Phyllis Olsen, E. Main Street, also expressed concern over the project.

The Board moved into executive session to discuss the application. Mrs. Dunne said she wished the Board would consider doing something to alleviate the neighbors' fears. Mr. Zanes once again expressed his concerns.

A motion was made by Mr. Iannelli to grant the relief requested. The motion was seconded and carried by the following vote: "Yes" Board Members Danish, Iannelli, Thompson, Diana and Triggiano. "No" Board Members Dunne, Schmeling and Zanes.

Old / New Business - The Board Secretary submitted vouchers and correspondence for the Board's consideration. There being no further matters on the Board agenda, a motion was made, seconded and unanimously carried to adjourn at approximately 11 p.m.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

dated at Manasquan 4/29/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

April 2, 1993

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the March 2, 1993 Manasquan Planning Board meeting. Please consider the following agenda for the April 6, 1993 meeting:

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

The Manasquan Planning Board will meet April 6, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

**AGENDA**

7 p.m. - Work Session

7:30 p.m. - Regular Session

1. Approval of 3/2/93 minutes
2. Application : Final site plan approval - Michael and James Constantinou - corner Main Street and Atlantic Avenue
3. Application : Variances and amended site plan - Main Street Station - corner of E. Main Street and Warren Avenue
4. Old Business / New Business

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated in Manasquan 4/2/93

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**

JUNE 1, 1993 WORK SESSION AND REGULAR MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held their work session and regular meeting on June 1, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Kevin Thompson, Board Chairman, called the work session to order at 7 p.m.

Roll Call: Present - Board Members Frank Diana, Patricia Dunne, William Schmeling, Edward Stanley, Mayor John Winterstella, Kevin Thompson, Robert Zanes and Carmen Triggiano.

Absent - Board Members Ruth Danish, Jerry Iannelli and Evelyn Wagner.

(Record shows Mrs. Wagner arrived at 7:20 p.m.)

Informal Hearing - Bob Randolph re: portion of former Gammon Tech property, Parker Avenue - Mr. Randolph appeared before the Board to discuss the possibility of uses on the property; he proposed an antique sales establishment for the rear of the property (approximately 6000 square feet) and renting the front portion (approximately 7000 square feet) to "suitable tenants."

Paul Szymanski, planner, reviewed some of the requirements set up under the resolution granting subdivision of the property; included in the requirements was site plan approval. Parking issues, including size of the spaces, were also discussed.

Mr. Randolph was advised to have plans prepared and submit a formal application for the Board's consideration.

REGULAR SESSION - Mr. Thompson called the regular meeting of the Manasquan Planning Board to order at 7:30 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 Frank Diana, Patricia Dunne, William Schmeling, Edward Stanley, Mayor John Winterstella, Evelyn Wagner, Kevin Thompson, Robert Zanes and Carmen Triggiano.

Absent - Board Members Ruth Danish and Jerry Iannelli.

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 May 4, 1993 meeting as submitted by the Board Secretary.

Zoning Ordinance Presentation - Mr. Szymanski continued his presentation on the Zoning Ordinance.

Discussion continued on the concept of bed and breakfasts in Manasquan, including whether there should be restrictions as to the zones in which they should be located. Mr. Triggiano felt they could be allowed in the B (business) zone.

Mrs. Dunne and Mr. Zanes felt the mechanism was already in place for persons interested in pursuing such a use and that would be to go to the Board of Adjustment.

Mayor Winterstella felt it was the role of the Planning Board to plan for such uses and felt Mr. Szymanski's guidelines previously submitted provided some good recommendations. He recommended a speaker from the county's tourism commission address the Board at the next meeting on the topic and added he felt there was a need for the Planning Board to give the Board of Adjustment some guidelines on such uses. Mayor Winterstella said the issue could become "moot" because of fire regulations involved in operating a bed and breakfast but that he felt the Board had a responsibility to research the matter.

The floor was then opened to public questions and comments on the bed and breakfast issue.

Robert Davis, 36 Old Squan Road, asked the Board to vote against allowing bed and breakfast establishments in residential areas, stating he felt there were "no positives" and that he did not feel year round residents should have to "sacrifice quality for summer tourism." He also noted problems which existed when the house across from his was a rooming house in the 1960s.

Walter Anderson, 33 Old Squan Road, also spoke in opposition and questioned the noticing of citizens within 200 feet. Mr. Anderson was told there was no specific application and this was in fact a discussion in concept of a possible change to the zoning ordinance, which would not require noticing.

Susan Ruane, 344 Perrine Boulevard, and Janet Slaboda, 32 Old Squan Road, also spoke in opposition.

All members of the public, however, indicated they would not object to such establishments being placed in a commercial zone.

The Board held further discussion on the matter and Mayor Winterstella indicated he would arrange for a speaker from the county's tourism commission to be at the July 6, 1993 meeting.

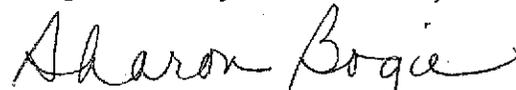
Mr. Szymanski addressed a memo which he had distributed on contractor signs. It was noted that many contractors, such as siding, roofing and construction, put signs on their projects. In the memo, Mr. Szymanski put forward options of prohibition in all zones, prohibition in residential zones or permission for such signs with restrictions as to length of time and size of signs.

The Board, after discussion, agreed there should be some restriction on time the signs are displayed. A poll was taken with Board Members Diana, Dunne, Stanley, Winterstella, Wagner, and Triggiano favoring a three week limitation, Mr. Schmeling voting for a two weeks and Mr. Zanes agreeable to any limitation.

The Board then discussed limiting the number of such signs on a property. A proposal was made that each contractor on the project should be allowed one sign for three weeks or completion of project, whichever came first; the Board agreed to the proposal by the following vote: "Yes" Board Members Diana, Dunne, Schmeling, Stanley, Mayor Winterstella, Wagner, Zanes and Triggiano; "No" Board Member Thompson.

Old / New Business - The Board Secretary submitted vouchers and correspondence. There being no further matters for discussion, a motion was made, seconded and unanimously carried to adjourn at 8:23 p.m.

Respectfully submitted,



Sharon Bogie, Secretary  
Manasquan Planning Board

Dated in Manasquan 6/25/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

JUNE 1, 1993 WORK SESSION AND REGULAR MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

Dear Board Members:

Enclosed please find a copy of the draft of the minutes for the May 4, 1993 Manasquan Planning Board work session and regular meeting. Please consider the following agenda for the June 1, 1993 meeting:

**AGENDA**

7 p.m. - Work session

7:30 p.m. - Regular session

1. Approval of 5/4/93 minutes
2. Zoning Ordinance presentation by Paul Szymanski
3. Old Business / New Business

Yours truly,

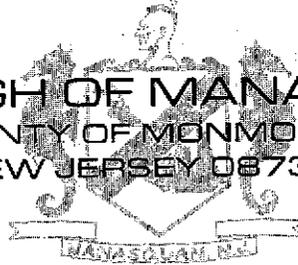
*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 5/27/93

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**

MEETING MINUTES - JULY 6, 1993 MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held its regular meeting on July 6, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

COMMUNITY DEVELOPMENT CITIZEN'S PARTICIPATION SESSION - Mayor John Winterstella called the Community Development Citizen's Participation Session to order at 7:10 p.m.

Mayor Winterstella discussed the reconstruction of the sewer line and water system on Third Avenue between Brielle Road and Main Street.

Mayor Winterstella explained there were two major projects being planned for the next year, one being the reconstruction along Route 71 (Taylor Avenue south from Main Street to the Borough line to redirect the flow of sewerage) and the other being the Third Avenue project.

Patricia Dunne, Board Member and member of the Commission for the Alliance for Clean Water, said one of their main objectives was infrastructure repair.

It was noted Planning Board Members Edward Stanley, Ruth Danish, Patricia Dunne, Carmen Triggiano and Mayor Winterstella were present for the session.

WORK SESSION - In the absence of Board Chairman Kevin Thompson and Vice Chairman Evelyn Wagner, the Board named Edward Stanley acting chairman.

It was noted that Richard Wight, esquire, had requested an informal hearing regarding a possible subdivision but he was not in attendance.

Paul Szymanski, Planner, stated he had met with Bob Randolph, who had appeared before the Board in an informal capacity June 1 to discuss a possible site plan for a portion of the former Gammon Tech property on Parker Avenue (Route 71). He stated Mr. Randolph wished to go ahead with a formal hearing, possibly at the August 3, 1993 meeting.

Mr. Szymanski also distributed a memo regarding New Jersey Senate Bill 1475 - New Coastal Development Regulations. In Manasquan's individual case, the regulations would apply to coastal areas Route 71 and east. He stated he was unsure as to when Governor

Florio was signing the bill and whether the regulations would go into effect upon signature. He did say CAFRA will forward information on the bill.

Board members had questions about the bill and its jurisdiction.

The definitions of "dune" and "beach" under the regulations were discussed. Mayor Winterstella, noting bodies of water such as Roberts Swamp brook, brought up tidal waters west of Route 71 and the possibility of their inclusion.

The Board agreed to continue their discussion on the bill during the regular session.

REGULAR SESSION - Mr. Stanley called the regular meeting of the Manasquan Planning Board to order at 7:30 p.m. He stated it was an open public meeting held in accordance with the Open Public Meetings Act and published according to law. All in attendance joined in the salute to the Flag.

Roll Call : Present - Board Members Ruth Danish, Frank Diana, Patricia Dunne, Edward Stanley, Mayor John Winterstella, Robert Zanes and Carmen Triggiano.

Absent - Board Members Jerry Iannelli, William Schmeling, Evelyn Wagner and Kevin Thompson.

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

A motion was made, seconded and unanimously carried to approve the minutes of the June 1, 1993 meeting as submitted by the Board Secretary.

CONTINUATION OF ZONING ORDINANCE DISCUSSION - Mr. Szymanski said he met with Mr. Cramer and agreed to forward a packet of Zoning Ordinance materials to Mayor and Council.

Mr. Szymanski distributed a memo revising his previous memo on temporary contractor signs, with revisions reflecting discussion from the June meeting. It was noted a sign would only be allowed on the lot where the work was being done.

A memo was distributed on bed and breakfast uses. The memo noted the option to restrict such uses to non-residential zones. Mr. Szymanski also prepared information regarding the possibility of limiting these uses to certain street corridors, such as

portions of Atlantic Avenue, South Street and Sea Girt Avenue.

Mayor Winterstella introduced Patricia Padula of the Monmouth County Tourism Commission. Mrs. Padula distributed literature, gave background on Bed and Breakfasts and stated her office receives numerous calls regarding lodging in the Manasquan-Brielle area. She noted Bed and Breakfast owners have certain criteria they must meet with the state, including that the owner must live on premises, no one may stay more than 30 days and off-street parking must be provided. She went on to stress the "homey" atmosphere of such establishments and how they attracted a certain clientele. She said the only problems she has heard in seven years regarding bed and breakfasts came when a few of the larger establishments in Spring Lake began running weddings on the premises and two moved receptions into their yards.

Upon questioning from the Board, Mrs. Padula felt Bed and Breakfast establishments could extend Manasquan's tourism season. She noted some companies use them for small seminars.

Mr. Szymanski noted questions had been raised over the actual process to get approval for a Bed and Breakfast and whether it should be done through zoning or the Board of Adjustment. He noted they were not permitted uses in Spring Lake or Avon (any one wishing to start one or expand an existing one would need to go before the Board of Adjustment).

"In most instances towns have not permitted them through zoning," Mr. Szymanski stated.

Mr. Szymanski also noted the Bed and Breakfast Innkeepers Association (BBIA) was presently a voluntary organization. Mrs. Padula stated the BBIA wanted the state to establish a set of criteria for bed and breakfasts.

Mr. Szymanski also noted the lack of large Victorian style houses in the beach area and as such bed and breakfasts would probably be further away from the beach. Mrs. Padula said she did not think this would be a problem; she noted ones in Avon were four or five blocks down from the beach.

Already existing rooming houses in Manasquan were noted by Mr. Zanes, who stated he felt Manasquan should "clean up" the present situation before "embarking on a new adventure."

Mrs. Dunne stated she felt Bed and Breakfasts did not cater to families with children.

Mr. Zanes said the area where Bed and Breakfasts were needed was the beach area and there were no Victorian homes down there. Uptown, he added, one could find the homes conducive to a Bed and Breakfast use.

Mr. Stanley opened the floor to public comment. Bob Davis, Old Squan Road, noted a recent article on the BBIA in the New York Times and questioned the group's jurisdiction. He also expressed other concerns, including the chance these establishments could become halfway houses.

The Board tabled the discussion of Bed and Breakfasts and continued its discussion of Senate Bill 1475. Mayor Winterstella said he had spoken to various officials and heard information contrary to what was in Mr. Szymanski's memo.

Mr. Szymanski stated some specifics which would or would not be under the bill's jurisdiction. Mayor Winterstella felt the Board should discuss the general concept/impact of the law and expressed concerns over the high number of permits which CAFRA would have to review and the few inspectors they have hired. Mayor Winterstella also expressed concerns about the effects on property value.

Resolution 13-1993 - N. Condon and C. Peters - 42-42½ N. Main Street - amendment to minor subdivision resolution 18-1992 - In reaction to a letter from Kevin Thomas, attorney for Mr. Condon and Mr. Peters, Mr. Cramer prepared a resolution regarding the payment of taxes in the above referenced matter. The resolution was read, reviewed and discussed by the Board.

A motion was made and seconded to memorialize the resolution; motion carried by the following vote: "Yes" Board Members Danish, Diana, Dunne, Stanley, Winterstella, Zanes and Triggiano.

Resolution 15-1993 -Collection of Outstanding Fees - The Board discussed a resolution prepared by Mr. Cramer to take further legal action to collect outstanding professional fees on the following cases: Trost minor subdivision and Clark Brothers site plan.

A motion was made to table the resolution in order to allow Mr. Cramer another chance to contact the applicants and /or their counsel; if unsuccessful, the resolution would be reintroduced at the August 3, 1993 meeting. Motion seconded and carried by the following vote: "Yes" Board Members Danish, Dunne, Diana, Stanley, Mayor Winterstella and Zanes. "No" none. "Abstain" Board Member Triggiano.

Resolution 16-1993 - Robert Zanes - 42-44 Ocean Avenue - amendment/clarification of minor subdivision resolution 9-1993 - Mr. Cramer reviewed the resolution with the Board; the resolution clarified access easement issues.

A motion was made by Mayor Winterstella to memorialize the resolution; motion seconded by Mr. Triggiano and carried by the following vote: "Yes" Board Members Danish, Dunne, Stanley, Mayor Winterstella, and Triggiano; "No" none. "Abstain" Board Members Diana and Zanes.

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

Mr. Triggiano once again asked about putting the Master Plan map in the newspaper. Mr. Szymanski felt the map should be published when the Mayor and Council receive the projected zoning ordinance changes.

It was noted correspondence had been received from Mr. Frank Adam, Wall, regarding the Apple Ridge development and possible flood hazards it could pose to Manasquan. It was stated the Borough Engineer had been requested to research the matter.

There being no further matters, a motion was made, seconded and unanimously carried to adjourn at 9:38 p.m.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

July 1, 1993

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the June 1, 1993 Manasquan Planning Board work session and regular meeting. Please consider the following agenda for the July 6, 1993 work session and regular meeting:

**AGENDA**

MANASQUAN PLANNING BOARD - JULY 6, 1993  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

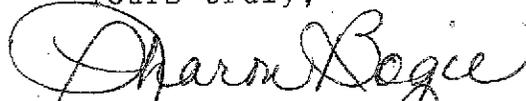
7 p.m. - Work session

1. Informal Hearing - Richard Wight re: minor subdivision

7:30 p.m. - Regular meeting

1. Approval of minutes 6/1/93 meeting
2. Continuation of Zoning Ordinance presentation with Paul Szymanski, planner.
  - a. Bed and Breakfast proposal - guest speaker Pat Padula, Monmouth County Tourism.
  - b. Discussion re: NJ Senate Bill 1475
3. Old and New Business
  - a. Resolution 18-1992 - Condon and Peters (see enclosed letter)

Yours truly,

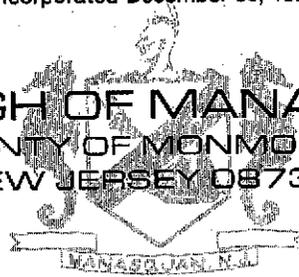


Sharon Bogie, Secretary  
Manasquan Planning Board

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk



**MANASQUAN PLANNING BOARD**  
WORK SESSION AND REGULAR MEETING MINUTES  
AUGUST 3, 1993 MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held their work session and regular meeting on August 3, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

Board Chairman Kevin Thompson called the work session to order at 7 p.m.

Informal Hearing - Manasquan Health Associates - Parker Avenue - Adam Henick, office manager, appeared on behalf of Manasquan Health Associates. Mr. Henick noted the background of the project and the fact they had been before the Board regarding a portion of the former Gammon Tech property. He stated the Health Associates are now contract purchasers of the entire parcel and they wished to come before the Board with a site plan/subdivision application based on the entire parcel.

After a brief discussion between Mr. Henick, Board Attorney Geoffrey Cramer, the Board and Paul Szymanski, planner, the Board directed Mr. Henick to submit a formal application for consideration.

At 7:30 p.m. Mr. Thompson called the regular session to order. He asked all in attendance to join in the Salute to the Flag.

Roll Call: Present - Board Members Ruth Danish, Frank Diana, Patricia Dunne, Jerry Iannelli, Edward Stanley, Kevin Thompson, Robert Zanes and Carmen Triggiano.

Absent - Board Members, Evelyn Wagner, Councilman William Schmeling and Mayor John Winterstella.

(Record reflects Councilman Schmeling arrived at 7:35 p.m. and that Board Member Dunne and Councilman Schmeling both left at 8:30 p.m.)

Also in attendance were Mr. Szymanski, planner, Mr. Cramer, attorney and the Board Secretary.

A motion was made, seconded and unanimously carried to approve the minutes of the July 6, 1993 meeting as submitted by the Board Secretary.

Public Hearing - amendment to Master Plan re: Fisherman's Cove - Mr. Szymanski offered a presentation on an amendment to the previously approved Master Plan which would designate Fisherman's Cove as "Public Beach, Parks, and Open Space, and Conservation Areas". The projected amendment, noting the proposed facility would be operated with the county, stated that environmentally sensitive lands and associated geographic characteristics (such as dunes) would be preserved. Various recreational activities such as fishing piers, paths and parking could take place on portions not considered for conservation.

Thomas Thomas, planner, T & M Associates, was introduced as having done work for the Borough on the project.

It was noted the land had been designated for Planned Unit Development (PUD) .

The floor was then open for the public hearing.

Barbara Scott, executive director of the Monmouth Conservation Foundation, urged support for the amendment, stating she felt it was "proper planning."

Michael Craghan, Manasquan Environmental Commission member, also urged preservation of Fisherman's Cove. He noted the Cove is the last piece of open space in Manasquan and that it provides bird habitats and a buffer from coastal flooding. He also commented on its scientific importance.

Mr. Zanes questioned the wording "active recreation" in the amendment as set forth by Mr. Szymanski. Mr. Thomas explained the term "active recreation" and noted such activities as fishing fall under that category.

After discussion, the Board agreed to remove the pier use. Parking issues were also discussed.

Mr. Diana spoke in opposition to the amendment, stating the Borough was giving away "millions and millions of dollars in ratables" and a million dollars worth of Borough land.

"I think the people of Manasquan should be told the whole story," he stated.

Board Member Dunne spoke in favor of the amendment.

Councilman Schmeling cautioned that there was "more to look at" than ratables, citing the costs to service a house. He

stated it (the development) puts a "major burden" on the borough in terms of utilities, traffic and education.

A motion was made to close the public hearing; motion carried by a 8 - 1 vote, with Mr. Diana objecting.

After further discussion, Mr. Zanes moved to designate the Cove as Open Space, Public Beach and Parks. Motion seconded and carried by the following vote: "Yes" Board Members Dunne, Schmeling, Stanley, Thompson, Zanes and Triggiano. "No" Board Members Iannelli and Diana. "Abstain" Board Member Danish.

Mr. Diana stated he felt that Mr. Zanes and Mrs. Dunne, as members of the Save the Cove Committee, were in conflict of interest and asked Mr. Cramer for his opinion. Mr. Cramer said he felt they did not have a conflict of interest and noted Mr. Diana's membership in the Manasquan Beach Improvement Association (MBIA).

Informal Hearing - Center Food Market - 113 Main Street - Howard McKeon, owner of the Center Food Market, and Rand Wilson, architect, appeared before the Board regarding moving the market from its present site at 117 Main Street into 113 Main Street, formerly Sally's Dress Shop. They stated they had spoke to Construction Official Albert P. Ratz Jr., who suggested they speak to the Board informally regarding the plans.

After discussion, Mr. Szymanski and Mr. Cramer indicated they felt site plan approval would be necessary because of proposed parking changes. Mr. Cramer also felt the conversion from a dress shop into a deli would be a change in use.

The Board indicated they would welcome a formal application for its September 7, 1993 agenda if the applicant was so inclined. The Board Secretary and Chairman recommended they stop by Borough Hall to get the necessary paperwork started.

Zoning Ordinance Presentation - Mr. Szymanski distributed copies of the map depicting zoning changes proposed in the borough. He gave a brief explanation of the map for the Board's consideration. He also recommended the Board table discussion of bed and breakfasts until the September 7, 1993 meeting.

Resolution 15-1993 - Collection of Delinquent Fees - Mr. Cramer stated he had spoken to counsel in both cases noted in the resolution and recommended the Board table the matter until the September 7, 1993 meeting. This would allow the lawyers to respond to the matter.

page 4

Old / New Business - The Board Secretary submitted correspondence and vouchers for the Board's consideration. She commented on new additions to the development board library.

There being no other matters, a motion was made, seconded and carried to adjourn at 8:35 p.m.

Respectfully submitted,



Sharon Bogie, Secretary  
Manasquan Planning Board

Dated in Manasquan 9/1/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

August 3, 1993

Dear Manasquan Planning Board Members:

Please consider the following amended agenda for the August 3, 1993 meeting:

**MANASQUAN PLANNING BOARD**

WORK SESSION AND REGULAR MEETING AGENDA - AUGUST 3, 1993  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7 p.m. - Work Session

1. Informal hearing -Manasquan Health Associates-  
site plan and minor subdivision.

7:30 p.m. - Regular session

1. Approval of 7/6/93 minutes
2. Public Hearing : possible amendment to Master Plan re: designation of Fishermen's Cove from PUD to Public Beach, Parks and Open Space.
3. Continuation of Zoning Ordinance presentation.
4. Resolution 15-1993 - Collection of professional fees re: Trost minor subdivision and Clarke Brothers site plan.
5. Old Business / New Business

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 8/3/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

July 29, 1993

Dear Manasquan Planning Board Members:

Attached please find a copy of the draft of the minutes for the July 6, 1993 meeting of the Manasquan Planning Board. Please consider the following agenda for the August 3, 1993 meeting:

**MANASQUAN PLANNING BOARD**

WORK SESSION AND REGULAR MEETING AGENDA - AUGUST 3, 1993  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7 p.m. - Work Session

1. Informal hearing - Manasquan Health Associates minor subdivision and site plan

7:30 p.m. Regular Session

1. Approval of 7/6/93 minutes
2. Public Hearing : possible amendment to Master Plan re: designation of Fishermen's Cove from PUD to Public Beach, Parks and Open Space.
3. Continuation of Zoning Ordinance presentation.
4. COAH Compliance Report discussion.
5. Resolution 15-1993 - Collection of professional fees re: Trost minor subdivision and Clarke Brothers site plan.
6. Old / New Business

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

dated at Manasquan 7/29/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

September 1, 1993

Dear Manasquan Planning Board members:

Attached please find a copy of the draft of the minutes for the August 3, 1993 meeting minutes. Please consider the following agenda for the September 7, 1993:

**MANASQUAN PLANNING BOARD**

MEETING AGENDA

SEPTEMBER 7, 1993

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7:30 p.m. - Work Session

8 p.m. - Regular Session

1. Approval of 8/3/93 minutes
2. Resolution 16-1993 - Amendment to Master Plan
3. Continuation of Zoning Ordinance presentation with Paul Szymanski, planner.
4. Resolution 15-1993 - Collection of delinquent fees to pay professionals.
5. Old Business / New Business

Yours truly,

*Sharon Bogie*

Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 9/1/93

JOHN L. WINTERSTELLA  
Mayor

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08738

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

MEETING MINUTES - SEPTEMBER 7, 1993 MEETING  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held its work session and regular meeting on September 7, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, NJ.

Kevin Thompson, Board Chairman, called the work session to order at 7 p.m.

The Board began listening to Planner Paul Szymanski's presentation on zoning issues. A letter from First Avenue residents Bob and Connie Watkins expressing their concerns over building heights was addressed. The Board discussed options and existing conditions. Mr. Szymanski felt the Zoning Board of Adjustment should be consulted and noted many of these type of cases involved non-conformities. The Board voted to ask the Zoning Board of Adjustment to meet with them at a joint session to discuss zoning issues; Mr. Thompson requested that Mr. Szymanski research some of the issues for the joint meeting, which was planned for October 5, 1993, 6:30 p.m. (prior to the Planning Board's work session and regular meeting)

Mr. Thompson called the regular session to order at 7:30 p.m. He stated this was an Open Public Meeting held in accordance with the Open Public Meetings Act and published according to law. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL: Present - Board Members Ruth Danish, Frank Diana, Patricia Dunne, Edward Stanley, Kevin Thompson, Robert Zanes, Carmen Triggiano and Mayor John Winterstella.

Absent - Board Members Jerry Iannelli, William Schmeling and Evelyn Wagner.

(Record shows Mr. Diana was excused at 8:15 a.m.)

Paul Szymanski, planner, Geoffrey Cramer, attorney, and the Board Secretary were also present.

RESOLUTION 16-1993 - Amendment to Master Plan re: Fishermen's Cove Mr. Cramer read the resolution for the Board's consideration. A motion was by Mr. Stanley to approve the resolution; motion seconded and carried by the following vote: "Yes" Board Members Dunne, Stanley, Thompson, Zanes and Triggiano; "No" Board Member Diana. "Abstain" Board Member Danish and Mayor Winterstella.

Mr. Cramer, responding to comments and questions from the last meeting, once again stated his legal position as to whether any of the Board members voting on the resolution were in a conflict of interest. He reiterated that he felt none of the members voting on the matter were in a conflict of interest.

RESOLUTION 15-1993 - Collection of professionals' fees - Mr. Cramer and the Board reviewed a resolution authorizing Mr. Cramer to collect fees on the following cases with outstanding fees: Clarke Brothers and Henry Trost. Mr. Cramer indicated he had been in contact with counsel on both cases. A motion was made seconded and carried by the following vote: "Yes" Board Members Danish, Diana, Dunne, Stanley, Thompson, Zanes and Triggiano. "No" none. "Abstain" Mayor Winterstella.

ZONING PRESENTATION - The Board and Mr. Szymanski continued their discussion of zoning issues.

The Board discussed the issue of allowing bed and breakfasts under the zoning. It was noted there had been much response to the proposal, both supportive and in opposition. Mayor Winterstella distributed a letter which he had received from the president of the Bed and Breakfast Innkeepers Association in response to an article in The Coast Star on the matter.

The Board elected to hold a public hearing on the issue during the October 5, 1993 meeting in order to "sample public opinion." The Board Secretary was directed to contact The Coast Star to inform them that the matter was to be on the agenda. Mr. Szymanski was directed to prepare a brief memo on the bed and breakfast issue.

Mr. Szymanski distributed a memo on senior citizen housing. The memo put forth possible parameters for the development of planned multi-family rental housing for seniors, including a minimum lot area of one acre, minimum frontage of 100 feet and front setback of 30 feet. Landscaping/buffering, building height and maximum density issues were addressed as was off-street parking requirements and keeping 100 percent of the units affordable to low and moderate income senior households.

Issues and options regarding lot size and proximity to amenities such as transportation and shopping were discussed by Mr. Szymanski and the Board.

After discussion, the following Board Members felt the memo was acceptable as presented: Mrs. Dunne, Mr. Diana, Mrs. Danish, Mr. Stanley, Mr. Triggiano, Mr. Zanes and Mayor Winterstella.

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

In response to correspondence, the Board Secretary was directed to inform Joseph Garrett of the bed and breakfast hearing.

It was noted that Rutgers University would be holding a course on basic review of the Municipal Land Use Law in Lakewood. Board Members Dunne, Zanes, Triggiano and Thompson, along with the Board Secretary, expressed an interest in attending.

Mr. Zanes expressed concerns over the painting of facades on the Bridal Elegance and Inlet-Outlet shops in downtown Manasquan. He questioned signage issues regarding the matter.

There being no further matters, a motion was made, seconded and unanimously carried to adjourn at 8:40 p.m.

Respectfully submitted,

Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 9/30/93

JOHN L. WINTERSTELLA  
Mayor

MARGARET M. MONSELL  
Municipal Clerk

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



**MANASQUAN PLANNING BOARD**  
OCTOBER 5, 1993 MEETING MINUTES

The Manasquan Planning Board held a joint session with the Manasquan Zoning Board of Adjustment and regular meeting on October 5, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey. (The Board used its normal 7-7:30 p.m. work session as part of the joint meeting between the two development boards)

JOINT SESSION WITH ZONING BOARD OF ADJUSTMENT - Kevin Thompson, Planning Board Chairman, called the joint session of the Planning Board and Board of Adjustment to order at 6:30 p.m.

The following members of the Planning Board were present at the session: Kevin Thompson, Robert Zanes, Mayor John Winterstella, Edward Stanley, William Schmeling, Ruth Danish, Patricia Dunne and Carmen Triggiano.

Zoning Board members in attendance were Robert Brittle, John Burke, Edward Lyons, Margaret Kazenmayer, Claudia Pincus, Jack Langella, Patricia Walsh and James VanSchoick.

Also in attendance were Geoffrey Cramer, attorney for the Planning Board; Paul Szymanski, planner; William Byrnes, attorney for the Board of Adjustment; and Sharon Bogie, secretary to both the Planning Board and Board of Adjustment.

Mr. Szymanski was called upon to offer information on building height issues. A history of the debate on building heights and options were offered. Definitions, including that of "half-story", were also noted.

Suggestions were made, including the possibility of using ratios. Mr. Szymanski also noted the "track of record" issue.

Mayor Winterstella suggested a ration system by which houses on smaller lots would have to be smaller in height.

Mr. Burke said it is sometimes easier to work with lot coverage as the issue and said parameters were needed.

Mr. Zanes asked if the Board of Adjustment was required to let everyone have a 35 foot house; Mr. Burke explained circumstances and the Board of Adjustment's position on the matter.

Mr. Langella said he felt to severely limit what a person could do with their property is "not right" and cited how neighbors can perceive projects in their area.

Specific Board of Adjustment cases with building height issues were noted and analyzed. Mr. Burke showed examples of how dormers could be used to gain space and that the code could be "circumvented by a good architect." He also felt the loopholes could be eliminated by bringing house heights down on undersized lots (ratio).

After further discussion, it was decided to continue the discussion during a joint session of the two boards prior to the October 20, 1993 Board of Adjustment meeting. Mr. Szymanski asked the Boards to consider having architectural plans drawn up showing design options; Mayor Winterstella did not feel this necessary but suggested Mr. Cramer, Mr. Burke and Mr. Szymanski research the height requirements of neighboring towns to get an idea of their limitations.

REGULAR SESSION - Mr. Thompson called the regular meeting of the Manasquan Planning Board to order at 7:30 p.m.

Roll Call : Present - Board Members Ruth Danish, Patricia Dunne, William Schmeling, Mayor John Winterstella, Kevin Thompson, Robert Zanes and Carmen Triggiano.

Absent - Board Members Frank Diana, Jerry Iannelli, and Edward Stanley.

Public Hearing - Bed and Breakfasts - The Board continued its discussion of whether Bed and Breakfast establishments would be allowed under zoning with a public hearing. Before the floor was open to the public, the Board discussed the matter and elected to drop the issue, commenting that those wishing to establish a bed and breakfast still had the avenue of going before the Board of Adjustment for a use variance (although there are no guidelines for the Board of Adjustment under the Municipal Land Use Law).

Tom Garrett, whose mother owns a Victorian house at 39 Broad Street, felt allowing that home to be a bed and breakfast would make it easier to sell. He added that some potential buyers were interested in making it a bed and breakfast.

Jack Mollenkopf, 24 Old Squan Road, questioned the issue of allowing bed and breakfasts on "corridor" streets. Mr. Szymanski reviewed the issue and noted the streets he had put forward as possible locations for such establishments. Mayor Winterstella said he felt the idea of allowing bed and breakfasts on "corridor" streets was no longer "on the table"

Specific Board of Adjustment cases with building height issues were noted and analyzed. Mr. Burke showed examples of how dormers could be used to gain space and that the code could be "circumvented by a good architect." He also felt the loopholes could be eliminated by bringing house heights down on undersized lots (ratio).

After further discussion, it was decided to continue the discussion during a joint session of the two boards prior to the October 20, 1993 Board of Adjustment meeting. Mr. Szymanski asked the Boards to consider having architectural plans drawn up showing design options; Mayor Winterstella did not feel this necessary but suggested Mr. Cramer, Mr. Burke and Mr. Szymanski research the height requirements of neighboring towns to get an idea of their limitations.

REGULAR SESSION - Mr. Thompson called the regular meeting of the Manasquan Planning Board to order at 7:30 p.m.

Roll Call : Present - Board Members Ruth Danish, Patricia Dunne, William Schmeling, Mayor John Winterstella, Kevin Thompson, Robert Zanes and Carmen Triggiano.

Absent - Board Members Frank Diana, Jerry Iannelli, and Edward Stanley.

Public Hearing - Bed and Breakfasts - The Board continued its discussion of whether Bed and Breakfast establishments would be allowed under zoning with a public hearing. Before the floor was open to the public, the Board discussed the matter and elected to drop the issue, commenting that those wishing to establish a bed and breakfast still had the avenue of going before the Board of Adjustment for a use variance (although there are no guidelines for the Board of Adjustment under the Municipal Land Use Law).

Tom Garrett, whose mother owns a Victorian house at 39 Broad Street, felt allowing that home to be a bed and breakfast would make it easier to sell. He added that some potential buyers were interested in making it a bed and breakfast.

Jack Mollenkopf, 24 Old Squan Road, questioned the issue of allowing bed and breakfasts on "corridor" streets. Mr. Szymanski reviewed the issue and noted the streets he had put forward as possible locations for such establishments. Mayor Winterstella said he felt the idea of allowing bed and breakfasts on "corridor" streets was no longer "on the table"

and the Board was looking more into getting input on allowing them in commercial zones.

Bob Davis, 36 Old Squan Road, stating he felt the Board had not ruled out the "corridor" street option at previous meetings, objected to Sea Girt Avenue as a possible corridor street.

Mr. Zanes asked Mr. Cramer about the type of variance needed from the Board of Adjustment to establish a bed and breakfast; Mr. Cramer said a use variance would be needed and the applicant would have to satisfy certain criteria before the Board.

Walter Anderson, 34 Old Squan Road, was opposed to bed and breakfasts in any residential zone.

Janet Slaboda, 32 Old Squan Road, felt there was no place for bed and breakfasts in Manasquan.

There being no further comments, the Board closed the discussion.

Application - site plan / parking variances - Center Food Market (H. McKeon) - 113 Main Street - Mr. Cramer read the engineer's report for the record as it was received at 4:45 p.m. He swore in Howard McKeon, owner, and Rand Wilson, architect, to offer testimony on the project, which requested relief so more parking could be established in the rear of the subject building. It was stated Mr. Keon was moving his Center Food Market eating establishment into the building, previously occupied by Sally's Dress Shop.

Mr. McKeon stated he wanted to pave the rear of the yard for off Squan Plaza parking. He stated the Plaza is "flooded" with parking, especially during special events and holidays. His intent was to establish four spaces (two for tenants in the apartment in the three story building, one for the Market van and the fourth for Mr. McKeon's vehicle) and open up the rear portion of the business to Squan Plaza.

It was stated Samuel Yatter, previous owner of the building, had maintained life rights to the garage on the property.

Garbage collection issues were raised in view of the comments made by the Borough Engineer in his memo. Basic landscaping was also addressed, including comments on the applicant's wish to plant an herb garden on the site.

Mr. Schmeling felt a walkway should be designated on the premises and agreed with Mr. Szymanski the material should be of different

material than the asphalt parking area.

The parking situation was discussed. It was stated large vehicles could not back up on the site, described as a tight area, and that any shrubs planted would likely be destroyed.

Signage, lighting and landscaping were discussed. Mr. Szymanski addressed his memo and gave a brief background of the building, which had been built in 1909. Mr. Szymanski suggested the shortwave radio antenna be removed, but it was stated Mr. Yatter still uses the apparatus. It was also suggested a sign be placed indicating the parking was for tenants and employees only.

Board members questioned lighting and sidewalk issues.

Once again, Mr. Szymanski expressed concern over landscaping, stating he felt some "green" was needed "here and there" to "soften effect." Mr. Zanes suggested window boxes be hung on the fence. Landscaping in the picnic area on the premises was also addressed.

The Board and applicant then discussed the access/entrance issue. Mr. Zanes asked if the applicant was agreeable to open access within a year if the Board so required. Mayor Winterstella expressed concerns about runoff and offered a compromise by which the applicant would open the access an additional four feet within one year. This, Mayor Winterstella also pointed out, would save a parking space.

The Board voted to waive the grading plan requirement and the applicant indicated revised plans could be prepared.

Questions were also raised regarding the notice sent by the applicant to persons within 200 feet and whether the notice sent was sufficient in content. Mr. Cramer stated the Board would not be taking a position on this issue.

After further discussion, a motion was made by Mayor Winterstella to approve the application with a stipulation that the Borough Engineer approve the plans; motion seconded by Mr. Triggiano and carried by the following vote: "Yes" Board Members Danish, Dunne, Schmeling, Winterstella, Zanes and Triggiano. "No" none, "Abstain" Board Member Thompson.

Application - minor subdivision and site plan - Manasquan Health Associates - Parker Avenue - The Board recognized Adam Henick, office manager for Manasquan Health Associates, and Mr. Cramer swore Mr. Henick in to offer testimony.

Mr. Henick offered background on the project, including the fact that Manasquan Health Associates had previously been before the Board to develop one portion of what is the former Gammon Technical site. Manasquan Health Associates elected to instead purchase the entire site and were requesting a new subdivision and site plan based on developing the entire parcel. He explained plans for the property to the Board.

Mr. Szymanski addressed his memo and parking, landscaping and signage issues and options were discussed.

After further discussion, the Board voted to continue the hearing at its November 9, 1993 meeting.

Old / New Business - Vouchers were approved for payment and correspondance was submitted by the Board Secretary for the Board's consideration.

Mayor Winterstella questioned escrow fees and payments to the board professionals. He asked the Board Secretary to prepare a sampling of cases showing costs generated by professional reviews.

There being no further items for discussion, a motion was made, seconded and unanimously carried to adjourn at 10:23 p.m.

Respectfully submitted,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 11/4/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

September 30, 1993

**MANASQUAN PLANNING BOARD MEETING**  
**OCTOBER 5, 1993**

Dear Manasquan Planning Board Members:

Attached please find a copy of the draft of the minutes for the September 7, 1993 work session and regular meeting of the Manasquan Planning Board. Please consider the following agenda for the Tuesday, October 5, 1993 meeting:

**AGENDA**

The Manasquan Planning Board will meet October 5, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, NJ.

6:30 p.m. - Joint session with the Manasquan Zoning Board of Adjustment to discuss zoning issues.

7 p.m. - Work session.

7:30 p.m. - Regular session

1. Approval of 9/7/93 meeting minutes.
2. Public hearing - Bed and Breakfasts.
3. Application - minor subdivision and site plan - Manasquan Health Associates - Parker Avenue.
4. Application - site plan/parking variance - Center Food Market (H. McKeon) - 113 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**

NOVEMBER 9, 1993 MEETING MINUTES  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

The Manasquan Planning Board held their work session and regular meeting on November 9, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

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

Informal Hearing - Lynn Stuart and Lee Morton - Morris Avenue - Ms. Stuart and Mr. Morton requested an informal hearing to discuss a concept plan for a senior group rental project of 60-75 rooms on Morris Avenue. The structure would be on a 450' x 130' lot which presently has a house; the house, they stated, would be incorporated into the project. Photographs of the property and drawings were displayed for the Board's consideration.

After some discussion, it was suggested a meeting be held between Ms. Stuart, Mr. Morton and board professionals. Mayor John Winterstella asked who would be responsible for paying for such a meeting; it was stated arrangements would be made for this.

Informal Hearing - Algonquin Theater - Main Street - Frances Drew made a presentation on the project, which had been before the Board for site plan approval. She stated that Phase I of the project had been completed in June 1992 and that studies are being done on how to bring live theater and movies back to the Algonquin building.

Offering more details on Phases II and III, Mrs. Drew requested that they be allowed to move the projected new building, which would house retail stores, back. She also noted the Algonquin Arts project recently won an award from the Monmouth County Planning Board.

The Board agreed to movement of the building with the understanding that input and approval would be secured from the Fire Official and the Borough Engineer. Mr. Szymanski suggested this input be obtained prior to final plans being prepared. Mrs. Drew indicated the necessary plans would be submitted for consideration.

The Board agreed to place the matter as an informal hearing on the Board's December 7, 1993 agenda.

REGULAR MEETING - Mr. Thompson called the regular session of the Manasquan Planning Board to order at 7:30 p.m. He stated this was an open public meeting held in accordance with the Open Public Meetings Act and published according to law. He asked all in attendance to join in the Salute to the Flag.

Roll Call : Present - Board Members Ruth Danish, Frank Diana, Patricia Dunne, William Schmeling, Mayor John Winterstella, Kevin Thompson, Robert Zanes and Carmen Triggiano.

(Record shows Mr. Thompson left approximately 8:45 p.m.)

Absent - Board Member Jerry Iannelli.

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

A motion was made, seconded and carried to approve the minutes as submitted by the Board Secretary.

Application (cont.) - Squan Health Associates - Parker Avenue - The Board recognized Adam Henick, business manager for the clinic, and continued its hearing on the site plan/minor subdivision application.

Mr. Szymanski further addressed landscaping and signage issues. He stated he recommended the 24' signage option presented. The option of connecting the projected lanes on the site plan was also discussed.

Mr. Henick said he had spoke to his partners and they felt in light of economic concerns that Mr. Szymanski's recommendations were not acceptable. Addressing Mr. Szymanski's memo in regards to the parking situation and driveway, he said he and his partners felt they should not have to cut back on parking. They felt "you could never have too much parking," Mr. Henick said. Mr. Diana agreed with the applicant. Mr. Henick stated New Jersey Department of Transportation approval had already been received.

In regards to landscaping, Mr. Zanes felt the idea of breaking up the site with some plantings was "not a bad idea."

Once again addressing signage issues, Mr. Henick felt trees could be in the way and noted other signs in the area which were "huge" and did not have trees.

Mayor Winterstella indicated trees on Route 71 could be a hazard,

but he could see the merit of having them on the interior portion of the property. Mr. Diana felt having the trees close to Route 71 would subject their lower branches to damage from traffic. Mrs. Dunne suggested low-lying shrubbery and vegetation. Mr. Zanes felt the landscaping done at Main Street Station could be used as a model.

Installation of a six-foot stockade fence was also discussed.

Mr. Thompson asked the applicant whether he and his partners would be willing to compensate the Borough for loss of trees on the property by paying to have trees planted elsewhere. He said the cost would be approximately \$800-\$1000. Mr. Henick said they would be agreeable to this.

Lighting issues were addressed. Mr. Szymanski felt flood lights would have glare and that the double shoebox type recommended would be softer and more attractive. A poll showed the Board 6-2 (Board Members Diana and Triggiano voting "no") in favor of the lighting as proposed by Mr. Szymanski.

Mr. Henick then addressed the signage issue, asking the Board consider a 48 square foot sign compromise. He stated he felt 24 square feet was too small. Mr. Szymanski reminded the Board they had approved a 24 square foot sign when the applicant had previously appeared before the Board. The Board agreed unanimously on the 24 square foot recommendation.

It was recommended to keep the height of the sign flexible; Mr. Szymanski added he felt the size of the sign was more important.

Mr. Henick went on to address the engineer's report, including the location of handicapped parking spaces.

The Board and applicant also discussed the projected asphalt driveway. The Board was polled as to whether they felt the asphalt should be two or three inches thick; it was finally decided to allow it to be between two and three inches.

The Board then voted 6-2 (Board Members Dunne and Zanes voting "no") to eliminate the trees per Mr. Henick's request. They voted not to make the applicant contribute for toward replacement trees. The Board further discussed landscaping issues.

A motion was made by Mr. Zanes to approve the application for site plan approval and minor subdivision in accordance with the conditions stipulated by the Board. Mrs. Dunne seconded

but he could see the merit of having them on the interior portion of the property. Mr. Diana felt having the trees close to Route 71 would subject their lower branches to damage from traffic. Mrs. Dunne suggested low-lying shrubbery and vegetation. Mr. Zanes felt the landscaping done at Main Street Station could be used as a model.

Installation of a six-foot stockade fence was also discussed.

Mr. Thompson asked the applicant whether he and his partners would be willing to compensate the Borough for loss of trees on the property by paying to have trees planted elsewhere. He said the cost would be approximately \$800-\$1000. Mr. Henick said they would be agreeable to this.

Lighting issues were addressed. Mr. Szymanski felt flood lights would have glare and that the double shoebox type recommended would be softer and more attractive. A poll showed the Board 6-2 (Board Members Diana and Triggiano voting "no") in favor of the lighting as proposed by Mr. Szymanski.

Mr. Henick then addressed the signage issue, asking the Board consider a 48 square foot sign compromise. He stated he felt 24 square feet was too small. Mr. Szymanski reminded the Board they had approved a 24 square foot sign when the applicant had previously appeared before the Board. The Board agreed unanimously on the 24 square foot recommendation.

It was recommended to keep the height of the sign flexible; Mr. Szymanski added he felt the size of the sign was more important.

Mr. Henick went on to address the engineer's report, including the location of handicapped parking spaces.

The Board and applicant also discussed the projected asphalt driveway. The Board was polled as to whether they felt the asphalt should be two or three inches thick; it was finally decided to allow it to be between two and three inches.

The Board then voted 6-2 (Board Members Dunne and Zanes voting "no") to eliminate the trees per Mr. Henick's request. They voted not to make the applicant contribute for toward replacement trees. The Board further discussed landscaping issues.

A motion was made by Mr. Zanes to approve the application for site plan approval and minor subdivision in accordance with the conditions stipulated by the Board. Mrs. Dunne seconded

the motion; motion carried by the following vote: "Yes" Board Members Danish, Diana, Dunne, Schmeling, Mayor Winterstella, Thompson, Zanes and Triggiano. "No" none.

Application - Dynamic Associates - 67 Atlantic Avenue - It was noted that Board Members Thompson and Triggiano owned property within 200 feet of the subject property and thus they excused themselves from the hearing; the Board voted Mr. Schmeling should act as chairman in absence of a chairman and vice-chairman. Barry S. Greenberger placed himself on the record as representing the applicants. Mr. Cramer swore in Ron Sebring, architect, to offer testimony.

The application and plans were discussed. It was stated the applicant proposes to expand the existing building to make room for computer equipment. This would be done in two phases by expanding the two one story areas into two-story areas.

It was noted the building meets zoning requirements regarding setbacks, but the property has limited parking on site (31 spaces are required, 10 spaces are proposed) and thus requires a parking variance. Mr. Greenberger commented that there is access from the site to the municipal parking lot in the rear of the building.

Addressing the memo from T & M Associates, Mr. Greenberger requested a waiver from the requirement for a grading plan. He also stated it was the applicant's position that they did not want to comply with recommendation three, which recommended access to the site be provided from Atlantic Avenue and not from the Borough parking lot, the relocation of parallel parking spaces to the opposite end of the driveway and installation of a sidewalk along the entire length of the parallel parking spaces (curbing would depend on grading issues). Mr. Greenberger stated this would reduce on site parking.

In addressing Mr. Szymanski's memo, Mr. Greenberger cited the parking requirements as proposed and as required. He proposed that the applicants be allowed to use the municipal parking lot because there is no additional space for on site parking. He added there would be no expansion of the building's footprint.

After further discussion, Mr. Zanes moved to approve the application with the recommendations of the planner being incorporated in the resolution and granting of the waiver for a grading plan. Motion seconded and carried by the following vote: "Yes" Board Members Danish, Diana, Dunne, Schmeling, Zanes and Mayor Winterstella.

Resolution 17-1993 - Center Food Market - 113 Main Street -  
The Board reviewed the favorable resolution. It was noted that  
Mr. Diana was ineligible to vote. A motion was made and seconded  
to memorialize the resolution; motion carried by the following  
vote: "Yes" Board Members Danish, Dunne, Schmeling, Zanes,  
Triggiano and Mayor Winterstella. "No" none.

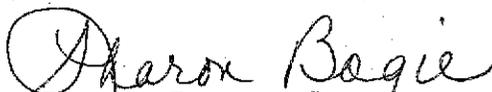
Old Business / New Business - The Board Secretary submitted  
correspondance and vouchers for the Board's consideration.

Mr. Schmeling brought the Board up to date on issues concerning  
borough rights-of-way and peddling.

Mr. Cramer stated he would research a request from Paslawsky  
and Associates for a two year extension on their site plan  
approval for an office building behind their present buildin  
at the corner of Marcellus Avenue and Union Avenue.

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

Respectfully submitted,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 12/2/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**

AGENDA - WORK SESSION AND REGULAR SESSION  
NOVEMBER 9, 1993

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

Dear Board Members:

Attached please find a draft of the minutes for the October 5, 1993 joint session with the Manasquan Board of Adjustment and regular meeting. Please consider the following agenda for the November 9, 1993 meeting:

**AGENDA**

7 p.m. - Work Session

1. Informal Hearing - Algonquin Arts - Main Street  
-amend site plan.

7:30 p.m. - Regular Session

1. Approval of minutes of 10/5/93 meeting.
2. Application (cont.) - Manasquan Health Associates  
- Parker Avenue - site plan / subdivision.
3. Application - Dynamic Associates - 67 Atlantic  
Avenue - site plan / parking variance.
4. Resolution 17-1993 - Center Food Market - 113  
Main Street - site plan / parking.
5. Old / New Business

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board

dated at Manasquan 11/5/93

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

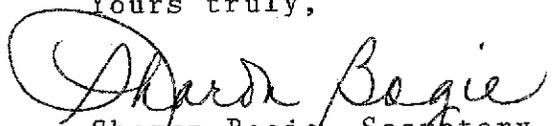
November 9, 1993

**MANASQUAN PLANNING BOARD**  
ADDENDUM TO MEETING AGENDA

7 P.M. - WORK SESSION

1. Informal Hearing - Lynn Stuart - Morris Avenue (Block 78, Lots 78, 81-95)

Yours truly,

  
Sharon Bogie, Secretary  
Manasquan Planning Board

Dated at Manasquan 11/9/93

JOHN L. WINTERSTELLA  
Mayor

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

MARGARET M. MONSELL  
Municipal Clerk

**MANASQUAN PLANNING BOARD**  
DECEMBER 7, 1993 MEETING MINUTES

The Manasquan Planning Board held its work session and regular meeting on December 7, 1993 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, NJ.

Board Chairman Kevin Thompson opened the work session at 7 p.m.

Informal Hearing (cont.) - Algonquin Arts - Main Street - Frances Drew continued her presentation on behalf of the Algonquin Arts group (Mrs. Drew, her husband Jack and Sal and Joyce Maraziti, are owners of the property).

The Board and applicants discussed the amendment to the previously granted site plan.

Board Attorney Geoffrey Cramer raised question as to whether a formal application was necessary for the Board to act upon the amendment. He stated the Board could only react in response to a formal application.

The memo forwarded by T & M Associates, Engineers, was addressed. The easement issue was also addressed, with Mrs. Drew noting it had been discussed in the project's 1991 resolution.

Roseann Maraziti placed herself on the record as legal counsel for the applicants. She stated it was their position that the only reason they were before the Board was that they were moving the projected retail building; instead of being separate from the present building it would be moved up and made adjacent to the present building.

Paul Szymanski, Planner, stated he felt the comments from T & M Engineering should be cited as conditions in any resolution on the amendment.

After further discussion, it was agreed that the applicant would submit a formal application along with a \$75 application for Mr. Cramer's consideration.

Informal Hearing - Nicholas Paslawsky - Marcellus Avenue - A request had been made to modify the site plan which had been previously granted by the Board for an additional office building on the site. Mr. Paslawsky indicated he wished to purchase the adjoining lot and consolidate it with his present property; this, he stated, would allow for 12 extra parking spaces and

a 1000 square foot extension of the building.

After discussion it was advised that the applicant set forth his request in a formal application.

REGULAR SESSION - Chairman Thompson called the regular meeting of the Manasquan Planning Board to order at 8:14 p.m. He stated it was an Open Public Meeting held in accordance with the Open Public Meetings Act and published according to law. He asked all in attendance to join in the Salute to the Flag.

Prior to roll call, Mr. Thompson introduced Christopher Rice and Patricia Walsh, newly appointed Board Members; it was noted Mrs. Walsh also serves on the Board of Adjustment and would be the joint member of the two development boards. Mr. Cramer administered the Oath of Office to the new members.

Roll Call: Present - Board Members Ruth Danish, Frank Diana, Patricia Dunne, William Schmeling, Kevin Thompson, Carmen Triggiano, Christopher Rice and Patricia Walsh.

Absent - Board Member Jerry Iannelli and Mayor John Winterstella

(Record shows Mayor Winterstella was in attendance at the work session but left at 7:55 p.m.)

Also in attendance were Mr. Szymanski, Mr. Cramer and the Board Secretary.

A motion was made, seconded and carried to approve the minutes of the November 9, 1993 meeting as submitted by the Board Secretary.

Resolution 18-1993 - Manasquan Health Associates - Parker Avenue - Mr. Cramer and the Board reviewed the favorable resolution. The Board requested that Mr. Cramer delete a portion of Paragraph O, page 7, referring to "no trailers of any sort shall be allowed or suffered or permitted on the subject premises."

A motion was made and seconded to memorialize the resolution with the revision; motion carried by the following vote: "Yes" Board Members Danish, Diana, Dunne, Schmeling, Thompson and Triggiano. "No" none. "Abstain" Board Members Walsh and Rice.

Resolution 19-1993 - Dynamic Associates - Atlantic Avenue - Mr. Cramer and the Board discussed the favorable application.

It was noted Board Members Thompson and Triggiano excused themselves from the application because they owned property within 200 feet.

A motion was made and seconded to memorialize the resolution. Motion carried by the following vote: "Yes" Board Members Danish, Diana, Dunne and Schmeling. "No" none. "Abstain" Board Members Walsh and Rice.

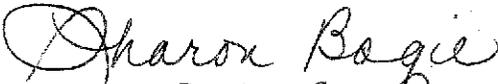
Algonquin Arts Project - A motion was made by Mr. Triggiano to have Mr. Cramer prepare a favorable resolution to amend the previously granted site plan; motion seconded by Mrs. Dunne and carried by the following vote: "Yes" Board Members Danish, Diana, Dunne, Schmeling, Thompson and Triggiano. "No" none. "Abstain" Board Members Walsh and Rice.

Old and New Business - The Board Secretary brought correspondence and vouchers to the Board's attention.

Mrs. Dunne stated that Glimmer Glass Estates was once again attempting to get permission for the construction of docks in the area. Mr. Cramer stated he would research the matter and respond accordingly.

There being no further items on the agenda, a motion was made, seconded and unanimously carried to adjourn at 8:50 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

December 3, 1993

**MANASQUAN PLANNING BOARD**  
AGENDA - DECEMBER 7, 1993 MEETING

Dear Planning Board Members:

Attached please find a copy of the draft of the minutes for the November 9, 1993 meeting. Please consider the following agenda for the December 7, 1993 agenda:

**AGENDA**

MANASQUAN PLANNING BOARD - DECEMBER 7, 1993  
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

7 p.m. - Work Session

1. Informal Hearing (cont.) - Algonquin Arts  
- Main Street - modify site plan
2. Informal Hearing - Nicholas Paslawsky -  
corner Marcellus Avenue and Union Avenue -  
modify site plan

7:30 p.m. - Regular Meeting

1. Approval of 11/9/93 minutes.
2. Resolution 18-1993 - Manasquan Health  
Associates - site plan/subdivision - Parker  
Avenue
3. Resolution 19-1993 - Dynamic Associates -  
67 Atlantic Avenue

Old Business / New Business

Yours truly,

*Sharon Bogie*  
Sharon Bogie, Secretary  
Manasquan Planning Board