

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

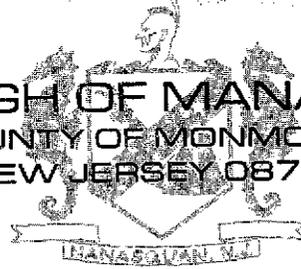
Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



MANASQUAN PLANNING BOARD
(as of January 4, 1994)

Jerry Iannelli
Manasquan Borough Hall
15 Taylor Avenue
Manasquan, NJ 08736

Mayor John Winterstella
Manasquan Borough Hall
15 Taylor Avenue
Manasquan, NJ 08736

Patricia Dunne
458 Long Avenue
Manasquan, NJ 08736

William Schmeling
c/o 15 Taylor Ave.
Manasquan, NJ 08736

Kevin Thompson
62 Atlantic Ave.
Manasquan, NJ 08736

Carmen Triggiano
50 Central Ave.
Manasquan, NJ 08736

Robert Zanes
430 Long Avenue
Manasquan, NJ 08736

Frank Diana
401 First Avenue
Manasquan, NJ 08736

Patricia Walsh
111 Stockton Lake Blvd.
Manasquan, NJ 08736

Christopher Rice
61 Cowart Avenue
Manasquan, NJ 08736

Geoffrey Cramer, attorney
Gilroy, Cramer & McLaughlin
2130 Hwy 35 -Suite 222, Bldg. B
Sea Girt, NJ 08750
449-1133

Marie Applegate, Secretary
Manasquan Borough Hall
15 Taylor Avenue
Manasquan, NJ 08736
223-1480

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



January 4 MANASQUAN PLANNING BOARD
~~February 4~~, 1994 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 January 4, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Acting Chairman William Schmeling called the work session to order at 7:00 p.m. due to the absence of Board Chairman Kevin Thompson. He asked all in attendance to join in the salute to the flag.

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

Mayor Winterstella noted that Ruth Danish asked not to be reappointed to the board; her accomplishments over her years on the board were noted.

It was noted Patricia Walsh would move up to regular member and Christopher Rice is first alternate. Mayor Winterstella is interviewing for second alternate.

Board Member William Schmeling brought up issues dealing with rental (seasonal and annual) housing as well as senior citizen housing. He also gave the Board more detail on the amendment to the Master Plan which was to be discussed at a public hearing during the Board's regular session. He stated that it had to do with applications before the Borough Council and that 32 units will have to be rehabilitated by the Borough under its Fair Share requirements. He added that Borough Council had adopted a resolution set to formalize an agreement with the County to basically program and undertake the administrative portion and the Borough would advertize the program and let people know what is available. This would also be the case for senior citizens who fell into the same income categories.

The Board also discussed amendments to the DCI Resolution on the agenda for the regular session. It was stated a parking stall and curbing would be installed at the rear of parking area.

Board Member Carmen Triggiano asked when the zoning map would be ready to be published in the newspaper. Mr. Szymanski said he felt it should be published when the zoning package is put forth to Mayor and Council.

Board Member Robert Zanes once again brought up the issue of the mural painted on the Bridal Elegance Shop on Main Street and whether this constituted a sign. The Mayor noted he had conferred with Borough Attorney Kenneth Fitzsimmons and he felt

it was not a sign. Paul Szymanski, planner, said he would take the opposite position and noted Hamilton Township case where a mural was considered a sign. Mr. Schmeling said he had concerns about the definition of sign. Board Member Jerry Iannelli said he did not know if this situation could be made illegal. Questions were also raised as to whether window displays would be considered as being different from a mural.

REORGANIZATION SESSION - Mr. Schmeling called the regular session of the Manasquan Planning Board to order at 7:30 p.m. He stated the Board would begin its business with its Reorganization activities.

ROLL CALL: Present - Board Members Frank Diana, Patricia Dunne, Jerry Iannelli, William Schmeling, Mayor John Winterstella, Robert Zanes, Carmen Triggiano, Patricia Walsh and Christopher Rice.

Absent - Board Member Kevin Thompson.

During the Reorganization session, the Board discussed Resolution A, which designated the Board's 1994 meeting dates. The following meeting dates were changed - July 5, 1994 to July 12, 1994 and August 2, 1994 to August 9, 1994. A motion was then made, seconded and unanimously carried to approve the resolution.

Under Resolution B, part 1, Kevin Thompson was reappointed Chairman to the Board and, under part 2, Robert Zanes was appointed Vice Chairman. Both were passed by unanimous vote.

Mr. Zanes was then called upon to preside over the remainder of the meeting.

The Board unanimously passed Resolution C naming Marie Applegate Board Secretary.

A motion was made, seconded and unanimously carried to approve Resolution D naming Geoffrey Cramer board attorney. John Pandolfe was also named special counsel.

Under Resolution E, Paul Szymanski was selected as Board Planner and under Resolution F, William Farrell of T & M Associates was named engineer; both resolutions were passed unanimously.

Resolution G, which was unanimously passed, named The Coast

Star, The Asbury Park Press and The Herald as official newspapers of the Board.

The Board, entering into regular session, discussed the minutes of the December meeting as submitted by the Board Secretary.

Mr. Diana asked that it be added that the Board discussed a letter from Howard McKeon expressing concerns over inspections made by Mr. Szymanski on his Center Food Market project. It was stated Mr. Cramer had prepared a response to Mr. McKeon.

The Planning Board then held its public hearing on a projected amendment to the Master Plan on its Fair Share requirements. Continuing Mr. Schmeling's comments from the work session, Mr. Szymanski went on to further address the issues and the amendment itself. Mr. Szymanski stated issues involving affordable housing need education and grassroots support.

After there were no comments or questions from the public, the Board closed the public hearing.

Mr. Cramer and the Board reviewed Resolution 1-1994 with the noted amendment to the Master Plan. A motion was made, seconded and unanimously carried to memorialize the resolution.

RESOLUTION 2-1994 - Algonquin Arts -Main Street - The Board discussed a resolution granting John and Frances Drew and Sal and Joyce Maraziti an amendment to their previously granted site plan.

Questions were raised over the projected bell tower. Issues arising in the moving of the projected retail building closer to the present building, which will house the theater, were reviewed.

Mrs. Drew had questions regarding paragraph 7, page 3 of the resolution (landscaping at the side of the site), stating they had "no control" over the neighboring property. She also referred to page 7, part 4 of the original resolution, stating the topic had been covered.

Mayor Winterstella moved to delete the last sentence of Paragraph 7, page 3. Motion seconded and unanimously carried. A motion was then made, seconded and unanimously carried to memorialize the favorable resolution.

The Board Secretary submitted vouchers and correspondence for the Board's consideration. A motion was made, seconded and

unanimously carried to pay the vouchers. A motion was also made, seconded and unanimously carried to join New Jersey Planning Officials. The Board also discussed the possibility of establishing a architectural review committee; Mayor Winterstella expressed his opposition, stating he felt it would discourage business.

The Board then entered into a brief closed session to discuss personnel matters. Upon reentering their regular session, and having nothing further on the agenda, a motion was made, seconded and unanimously carried to adjourn at 8:50 p.m.

Respectfully submitted,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

January 17, 1994

MEMO TO: Mayor and Council
Colleen Scimeca, Municipal Clerk
Margaret Monsell, Deputy Municipal Clerk
Ann Reverendo, Municipal Calendar
Manasquan Planning Board Members and professionals
Board of Adjustment Chairman John Burke

FROM: Marie Applegate, Secretary
Manasquan Planning Board

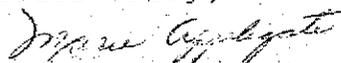
RE: 1994 Reorganization

The BOROUGH OF MANASQUAN PLANNING BOARD will hold their regular meetings for 1994 on the first Tuesday of any month except when the first Tuesday falls on a holiday or voting day; then the regular meeting will be held on the second Tuesday of that particular month. Meetings shall be as follows: January 4, February 1, March 1, April 5, May 3, June 14, July 12, August 9, September 6, October 4, November 1, December 6, 1994 and January 3, 1995.

The work shop meeting of the Board will be held immediately prior to every regular monthly meeting at 7 p.m.. Each regular meeting of the Planning Board will convene at 7:30 p.m. and the location of the same shall be at Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

At the Board's January 4, 1994 reorganization session, Kevin Thompson was named chairman and Robert Zanes vice chairman. In addition to Mr. Thompson and Mr. Zanes, other members of the Board are Mayor John Winterstella, Councilman William Schmeling, Frank Diana, Patricia Dunne, Jerry Iannelli, Carmen Triggiano, Patricia Walsh, and Christopher Rice. One alternate post remains vacant at the present time. Geoffrey S. Cramer was reappointed council and John T. Pandolfe Jr. special counsel to the board. Paul F. Szymanski was reappointed planner, William Farrell, T&M Engineering was reappointed engineer and Marie Applegate was appointed secretary.

Yours truly,


Marie Applegate, Secretary
Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

December 29, 1993

Dear Manasquan Planning Board Members:

Attached please find the draft of the minutes of the December 10, 1993 meeting. Please consider the following agenda for the January 4, 1993 work session and regular meeting:

MANASQUAN PLANNING BOARD
JANUARY 4, 1994 MEETING AGENDA
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

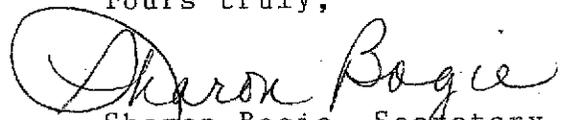
AGENDA

7 p.m. - Work Session

7:30 p.m. - Regular Session

1. Approval of 12/7/93 minutes
2. Reorganization
 1. Resolution re: 1994 meeting dates
 2. Resolution re: Chairman and Vice Chairman
 3. Resolution re: Board Secretary
 4. Resolution re: Board Attorney
 5. Resolution re: Board Planner
 6. Resolution re: Board Engineer
 7. Resolution re: Official newspapers
3. Public Hearing - Amendment to Master Plan Housing Element / Fair Share Plan
4. Resolution - amendment to site plan - Algonquin Arts - Main Street

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

February 1, 1994
~~MARCH 1~~, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

The Manasquan Planning Board held their work session and regular meeting on February 1, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Board Chairman Kevin Thompson called the work session to order at 7:00 p.m.. He asked all in attendance to join in the salute to the flag.

Mr. Thompson opened the work session with the informal hearing of case 2 - 1994 - Summit Bank - 151 Third Avenue - represented by Richard Wight.

Mr. Wight reviewed the recommendations made by Planning Consultant Paul Szymanski especially on parking and sub division. Mr. Zanes said the 2 properties have a long line of history and are significantly dilapidated. The last 5 years the neighborhood has improved dramatically with a number of new houses around it. He stated it was hard for him to see how any sub division which would include these 2 houses, how it would benefit the neighborhood.

Mr. Wight stated the Bank took over the property and it is for sale as is. He said he is not sure he has to show it will make the situation better.

Mr. Thompson's conversation with Mr. Wills, Code Construction Officer, said any time there is a resale there has to be a CO and an inspection. Most times it is the responsibility of the seller to bring the property up to standard of Manasquan. An agreement can be made by the purchaser to do the same. Mr. Wills provided a check list that is used by the inspectors.

Mr. Szymanski said property is assessed at \$174,700. - 83,000 on land and 91,000 in the 2 buildings. Mr. Wight stated he wanted to get some feel for the Board's position if application is made.

Mrs. Dunne said a friend was interested in the property but did not know the Bank had taken it over. She said she would grant a sub division without the houses. There were comments from Mr. Triggiano and Mr. Rice.

Mr. Zanes left at 7:30 p.m.

Mr. Thompson called the regular session of the Manasquan Planning Board to order at 8:02 p.m.

ROLL CALL: Present - Board Members Frank Diana, Patricia Dunne, Kevin Thompson, Carmen Triggiano, Mayor John Winterstella, and Christopher Rice.

ABSENT - Board Members Jerry Iannelli, William Schmeling, Patricia Walsh and Robert Zanes.

A motion was made, seconded and unanimously carried to approve the minutes. Board member William Schmeling arrived at 8:15p.m..

Next on agenda - J. G. Partners - Union and Marcellus Ave. Mr. Szymanski in his comments, felt that the application and plans are to be amended to incorporate Lot 55.01 and the owner of Lot 55.01 must also sign submitted plans. A variances may also be needed for the number of parking spaces if occupied by more than one medical practitioner.

Mr. Perry Feinberg, representing J. G. Partners and Charles Gilligan, engineer were sworn in by Mr. Cramer. Mr. Gilligan offered testimony regarding the project, including its first floor use (medical office) and parking criteria. Memos from the Borough Engineer and Planner were addressed.

Comments were made by the Board members regarding buffering issues. Hedges presently exist on the property lines. Mr. Diana stated he did not like fences. Mayor Winterstella felt White Pines were better than fencing. Mr. Thompson & Mrs. Dunne noted fencing options. Landscaping and lighting issues were discussed.

After the Board completed its discussion Mr. Cramer cited legal issues including noticing of persons within 200 feet and possible consolidation of lots. It was agreed to continue the hearing at the March 1, 1994 meeting.

OLD BUSINESS - Mr. Triggiano bought up the issue of Murals in Manasquan. Mayor Winterstella noted the Borough has received a grant for the improvement of Main St. and South St.. among other improvements.

Board Secretary submitted vouchers and correspondence for the Boards consideration.

NEW BUSINESS - Board discussed deadlines for submissions for applications and requests for formal hearings.

Mr. Thompson asked Mr. Szymanski to update the Board on planning and zoning in Manasquan. Mr. Szymanski stated the Board should

think about conducting a Master Plan reexamination as required under State statute. He also noted that the Board may wish to prepare additional elements for the master plan, such as a parking element or community service element. He also recommended the Board review the sign ordinance to determine whether it need to be corrected.

Other old and new business matters discussed included parking, and budget issues. The Board directed the Board Secretary to write to the Chamber of Commerce offering an invitation to attend any Planning Board meetings and offer input.

Having nothing further on the agenda, a motion was made, seconded and unanimously carried to adjourn at 9:30 p.m..

Respectfully submitted,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

* JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



January 27, 1994

Dear Planning Board Members:

Attached please find the draft of the minutes of the January 4, 1994 meeting. Please consider the following agenda for the February 1, 1994 work session and regular meeting.

MANASQUAN PLANNING BOARD
February 1, 1994 MEETING AGENDA
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN NJ

AGENDA

7 p.m. Work Session

1. Informal Hearing - Case 2-1994 - Summit Bank-
151 Third Av.- minor subdivision with variances.

7:30 p.m. Regular Session

1. Approval of 1/4/94 minutes
2. Application 1-1994 - J. G. Partners-Union &
Marcellus Avenue- Block 77 Lot 56.01 and 55.02-
site plan
3. Old and New Buisness

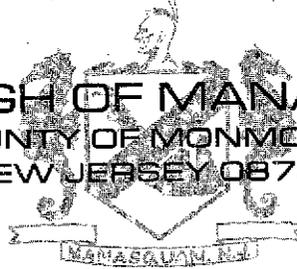
Yours truly,

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk



March 11, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the March 1, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the April 5, 1994 meeting, 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey:

MANASQUAN Planning BOARD
AGENDA - APRIL 5, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 p.m. - WORK SESSION

7:30 p.m. - REGULAR SESSION

- 1 - Approval of March 1, 1994 meeting minutes.
- 2 - APPLICATION - (cont.) Summit Bank - 151 Third Avenue
(formal application - matter heard
informally at February meeting)
- 3 - RESOLUTION - J. G. Partners - Union & Marcellus Avenue
- 4 - OLD and NEW BUSINESS.

Yours truly,

Marie Applegate, Secretary,
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA
Mayor

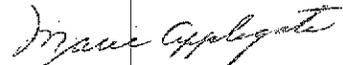
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

MANASQUAN PLANNING BOARD
ADDENDUM TO AGENDA
APRIL 5, 1994

AMENDMENT - To Zoning Ordinance
Referral to Planning Board by Borough Council
for Board Recommendation.

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

Dated at Manasquan 3/17/94

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

February 22, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the February 1, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the March 1, 1994 meeting, 7:30 p.m. in Manasquan Broough Hall, 15 Taylor Avenue, Manasquan, New Jersey:

MANASQUAN PLANNING BOARD
AGENDA - MARCH 1, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 p.m. - Work Session
Steven Barlow - Program to beautify Manasquan

7:30 p.m. - Regular Session

- 1 - Approval of February 1, 1994 meeting minutes.
- 2 - APPLICATION - (cont.) site plan - J. G. Partners
Union & Marcellus Avenue
- 3 - APPLICATION - minor subdivision with
variances. Summit Bank - 151
Third Avenue (formal application
- matter heard informally at February
meeting)
- 4 - OLD and NEW BUSINESS.

Yours truly,

Marie Applegate
Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk



MARCH
~~APRIL~~ 5, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

The Manasquan Planning Board held their work session and regular meeting on March 1, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Board Chairman Kevin Thompson called the work session to order at 7:00 p.m.

Mr. Thompson introduced Steve Barlow, who spoke on beautifying Manasquan by hanging baskets of flowers up and down Main Street. He also showed a video tape that was done in Minnesota showing how it looks. Mayor Winterstella is concerned about getting permission and liability release from Jersey Central Power & Light Co. and the Telephone Co.. Mr. Barlow felt there would be no problem. There would be 50 baskets and the price would be under \$1000.00. Mr. O'Hare said this project seems to have gone over very favorably with the Chamber of Commerce at their meeting.

Mr. Zanes stated that the question was raised at the Chamber of Commerce meeting that the Planning Board becoming some what more involved in what is happening downtown and the Chamber becoming more involved in what the Planning Board is doing. Joel Parker and John Gassner were sent to represent the Chamber. Mr. Gassner stated they would like to become familiar with the Board's workings and how they can work together towards Main St. and the business area. Mr. Gassner & Mr. Parker are both interested in the signs and colors of the buildings. Mr. Gassner wanted to know if the Board was coming up with a theme for Main St., what Main St. should look like, whether we are following the Borden building, the Algonquin look or whether we are going into the red brick look like Main Pharmacy.

Mayor Winterstella was very encouraged to see the Chamber of Commerce represented and suggested they sit down with their members and come up with some recommendations and come back and brief the Planning Board and let the Board know where we might find use of these and confront the issues.

Mr. Thompson called the regular session of the Manasquan Planning Board to order at 7:50 p.m. He asked Mayor Winterstella to lead in the salute to the flag.

ROLL CALL: Present - Board Members - Mrs. Dunne, Mr. Schmeling
Mr. Thompson, Mr. Triggiano, Mrs. Walsh
Mayor Winterstella, Mr. Zanes and Mr.
Rice.

ABSENT - Mr. Diana and Mr. Iannelli.

A motion was made, seconded and unanimously carried to approve
the minutes of the February 1, 1994 meeting.

APPLICATION - J. G. Partners - Union & Marcellus Avenue.
Mr. Szymanski addressed his memo to the Board dated February
24, 1994. This memo is a follow up of the memo he prepared
dated January 28, 1994 to the T & M letter dated February 1, 1994.
Mr. Szymanski attached to his memo a revised landscaping.

Perry Feinberg for the applicant submitted a letter to the Board
from Mr. Paslawsky who is a general partner of Nicholas &
Associataes stating he has no problem with the work J. G.
Partners is doing on his property. Mr. Feinberg stated there
is no problem with the landscaping points, except there is one
point they are going to raise and it is with the privets along
St. Denis property. Mr. Gilligan from Gilligan Engineering
commented on the hedge, but after discussion with Mr. Szymanski
said they would go along with the privet.

Mr. Feinberg asked Mr. Gilligan to go over for the Board the
18' parking stall. Mr. Gilliang believes they are short 1
parking space, and stated 1 parking space is really a small
variance to ask. There would be two doctors but they would not
be there at the same time.

Mr. Michael A. Hudy a partner in J. G. Partners was sworn in
as a witness by Board Attorney Mr. Cramer.
Mr. Hudy stated the first floor would be for medical use, only
one suite for 2 doctors. He would like to get a dentist and
a dermatologist in the space. Up stairs would be general office
space - no medical. Looking for an insurance agent or somthing
along that line. They are going to be pretty particular about
who they have considering their relationship with "our neighbor
Nicholas & Associates". There were no questions for Mr. Hudy.

Mr. Feinberg asked Mr. Gilligan after hearing Mr. Hudy's
testimony did he think there would be any problem with the
parking or any detriment to the plan for the Board granting
the variance. Mr. Gilligan stated he did not think there was
any problem with either.

Mrs. Dunne and Mr. Zanes questioned the lighting. Mr. Feinberg

stated they are full mount with house shields.

There being no questions, a motion was made by Mayor Winterstella and seconded by Mr. Triggiano to approve the application. A motion carried by the following vote. "YES" Mrs. Dunne, Mr. Schmeling, Mr. Thompson, Mr. Triggiano and Mr. Rice. "Abstain" -Mrs. Walsh and Mr. Zanes. Resolution will be read at the next meeting.

APPLICATION - Summit Bank - 151 Third Avenue.
Mr. Wight requested a continuation of the hearing until the April 5, 1994 meeting of the Board so he can notify the utility companies.

OLD/NEW BUSINESS - Mr. Triggiano would like the Secretary to get the minutes out a little earlier. He also asked if the Secretary could have the Police Chief give out parking stickers to all of the Board members.

Mr. Zanes stated he picked up the Urban Decision which was one that John Pandolfe saw before the Supreme Court, for the ones that are concerned about the roll of the Planning Board and changes requiring things to be done. The Board made reference to the Summit Bank application. Chairman - Kevin Thompson said he would like Mr. Cramer to look it over and render an opinion how he feels and tell the Board at the next meeting.

Mr. Schmeling stated there is a history for it in that the Board has in the past made people repair driveways and sidewalks and he thinks Mr. Cramers opinion should just go to what extent can the Board have proerties come before it and what conditions can the Board impose on the property. Mr. Schmeling stated the Board cannot rely solely on the Code Inforcement to bring these properties up to the quality the Board would like. Mayor Winterstella said, that at the last meeting someone wanted to know what the Boro inspects for. He thought it was a good point the Board should know exactly what their limitations are so the Board doesn't cause any unnecessary legals.

Mr. Zanes stated interestingly enough the Urban Dicision talks about Manasquan, when they say the record before the Planning Board contains evidence that such changes however slight, had been taking place in Manasquan with the reassembly of lots in the construction of conforming facilities.

Mr. Thompson refers back to Mr. Cramer to make a memo and possibly get the memo before the next meeting so he can go over it with the Board members.

Mr. Thompson questioned, when an applicant comes in, how it is determined which Board it goes before. Mayor Winterstella felt that when an applicant comes into the office and there is any question, Mr. Cramer or the Boro attorney is called. Mayor Winterstella felt there is no problem with the placing of the applicants on the right Board.

Mr. Zanes comment was that he thought there should be someone designated, both the Planning Board and the Board of Adjustment should be masters of their own destinies. Mr. Zanes noted in the Coast Star that the Board of Adjustment is hearing a sub division up on the Beachfront. MR. Zanes thought this should be heard before the Planning Board. Mr. Szymanski stated that in a sub division application you have conforming uses then it comes before the Planning Board. In a sub division application for example there are non conforming uses, some one has a two family house on one of the lots then it goes before the Board of Adjustment.

Mr. Schmeling was appointed to talk to staff and to Mr. Szymanski and have a presentation at the next meeting.

Mrs. Dunne feels there isn't any follow up procedures. She made reference to Tomasso's on Third Ave.- was the kitchen ever removed. Mrs. Walsh said they shouldn't be granted a C.O. until all the requirements are done.

Mr. Szymanski had questions regarding the follow up and signiture of maps.

Mr. Szymanski presented his memos on Application Fees and Concept and two dealing with the zoning map.

Mrs. Walsh said she would like to see Mr. Schmeling's presentation before the Board changes any filings as it would make it difficult for the applicants. Mrs. Walsh feels the fees are fine but is concerned about making them change the deadline for having all their materials in.

MR. Triggiano discussed the Zoning rules of Coral Galbes, Fla. regarding painting signs and rooms.

Mr. Szymanski submitted a proposed zoning map which reflects recent action on Block 77, Lot 55.02 - J. G. Partners. The second document is the map Mr. Triggiano has been asking for. It's a map that shows the proposed zoning changes from current zoning to new zoning.

Mr. Schmeling said the new ordinances for adoption will be March 14, 1994 the first hearing. The second hearing will be March 28, 1994.

Mr. Cramer suggested that it be put on the April 5, 1994 agenda for discussion.

Mr. Cramer and Mr. Zanes discussed the AYLAH Inc. tidelands license application, Glimmer Glass Bay.

Mr. Zanes made a motion to have the Planning Board Attorney write a letter which would express the Boards wish that a riparian grant not be issued to the developer Ron LaRoy, trading as AYLAH INC. Motion was seconded and carried unanimously.

Mrs. Dunne said the Environmental Commission is writing a letter to tidelands also and she believes the Council attorney is also writing a letter opposing it.

Mr. Schmeling made a motion to pay all vouchers seconded by Mr. Zanes and carried unanimously.

Mr. Zanes made a motion to close the meeting at 9:45 p.m. seconded by Mrs. Walsh and carried unanimously.

Respectfully submitted,

Marie Applegate

Marie Applegate, 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

April 5, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

The Manasquan Planning Board held their work session and regular meeting on April 5, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Board Vice Chairman Robert Zanes called the session to order at 7:00 p.m..

Mr. Szymanski the Board's Planner, discussed his memorandum entitled "Which Board Has Jurisdiction to Hear Applications - Planning Board or Zoning Board".

Mr. Szymanski also discussed his memorandum "Beachfront Residential Zoning/Design Criteria Guidelines". The Board discussed Mr. Szymanski's memos. There also was a discussion on a sprinkler system which must be installed on property owned by Thomas Smith - 57 Main Street, Manasquan.

Mr. Zanes called the regular session of the Manasquan Planning Board to order at 7:30 p.m., with a salute to the flag.

ROLL CALL - Present - Board Members - Mr. Zanes, Mayor Winterstella, Mr. Schmeling, Mrs. Dunne, Mr. Triggiano and Mrs. Walsh. Mr. Diana abstained.

ABSENT - Mr. Thompson, Mr. Iannelli and Mr. Rice.

A motion was made, seconded and unanimously carried to approve the minutes of the March 1, 1994 meeting.

APPLICATION - Summit Bank - 151 Third Ave. & Pickell Alley. Mr. Kevin Thomas is substituting for Mr. Wight in representing the Summit Bank. Mr. Thomas stated the original map filed by Mr. O'Malley dated 9/25/93 is not right. Mr. Thomas has substitute maps which he would rather have marked as A-1. The lot width was reflected on the original map submitted as 50 ft., the zone requirement in the R-3 Zone is 40 Ft. On Third Ave. it should read 51.01 and 51.02 on Pickell Alley. They are the only changes made. Mr. Thomas stated the substance of the application is for a sub-division of the property so as to create 2 lots from 1 lot. The lot as it now exists is a violation of the zoning ordinance in that it is a non-conforming use with 2 structures on a single lot. In reference to Mr. Szymanski's letter marked A-2 the applicant has no problem indicating the drive on the property mentioned in that letter - paragraph 8 - the drive should be repaved. Paragraph 9 - sidewalks and curbs - a curb be installed along Pickell Alley and sidewalks along Third Ave.

is also acceptable to the applicant. Paragraph 13 - Physical condition of the property - cleaning up the property is no problem to the applicant.

Mr. Ronald A. Sebring was sworn in by Board Attorney Mr. Cramer. Mr. Zanes stated the Board would accept Mr. Sebring as an expert witness. Mr. Sebring was obtained by the Summit Bank. Mr. Sebring described the neighborhood in which the property is located. The applicants property does not conform with the property surrounding it. Lot 51.02 will be the minimum size. Lot 51.01 will exceed all requirements for the property. Properties are 50 Ft. wide whereas the zoning requirements are 40 ft. wide. Mr. Thomas made reference to Borough Zoning Ordinance Section 82-A4, about enlarging non-conforming buildings. Mr. Zanes stated he thought there might be some problem with the side line set backs. Mr Zanes would like to see the structures come down. Mr. Thomas stated the applicant is not even going to sell it as a sub-divided parcel or they are going to sell it as one parcel. Mr. Thomas felt it is better to sell it as one parcel, but selling it as two parcels is economically better for the owner.

Mr. Triggiano asked if sub-division is granted are they going to fix the interior of the homes so they are ~~in~~ habitable. Mr. Thomas answered - the intent of the Bank is to sell the property and if they are required to renovate the exterior and interior in order to ~~in~~ habit them, that is going to have to be done. Whether that is done by the Bank or the new purchaser someone will have to do it. Mr. Diana stated it makes a good point by granting a sub-division you do away with a use factor and any improvements can be made much easier, than having to go for a variance every time you want to do something. That will lead to improving the property.

Mrs. Dunne said she noticed the overhang on the Pickell Alley property.

There being no questions from the public, Mr. Zanes closed the meeting.

Mayor Winterstella said the Board should encourage the asphalt drive rather than the stones.

Mrs. Dunne strongly urged that the Board do not go along with the asphalt driveway, but go with crushed stone.

Mr. Schmeling does not favor stones. Mr. Triggiano feels the people should be able to make their own decision as long as it looks nice. Mr. Winterstella said pavers are great but are very expensive and it would have to be figured into the formula by the Bank in establishing a price for the property. Mr. Winterstella questioned if that extra price would mean the difference between some one wanting to buy the property and renovate it or not. Mr. Diana suggested resolving the matter

by polling the Board for blacktop, stone or leaving it along. Mrs. Dunne would like trees, landscaping and stone. Mr. Schmeling would go with asphalt. Mr. Triggiano would like blacktop and Mrs. Walsh goes along with Mrs. Dunne curbing and the drive way should be delineated in some fashion. Mr. Diana - blacktop and Mr. Winterstella - asphalt. Mr. Zanes stated blacktop has the vote.

Mr. Zanes proposed a resolution with the following stipulations - curbing, sidewalks and edging on Pickell Alley driveway. A motion was made seconded and carried by the following vote; YES Mr. Zanes, Mayor Winterstella, Mr. Schmeling, Mr. Diana, Mrs. Dunne, Mr. Triggiano and Mrs. Walsh.

RESOLUTION - 3-1994 - J. G. Partners - Union and Marcellus was read by Mr. Cramer, followed by the following vote; "YES" Mr. Zanes, Mayor Winterstella, Mr. Schmeling, Mrs. Dunne, Mr. Triggiano and Mrs. Walsh. Mr. Diana abstained.

RESOLUTION - 4-1994 - Aylah, Inc.-was read by Mr. Cramer, followed by the following vote; "YES" Mr. Zanes, Mayor Winterstella, Mr. Schmeling, Mrs. Dunne, Mr. Triggiano, and Mrs. Walsh. Mr. Diana abstained.

A vote was taken to strike out the Attorney opposing the application to say Manasquan Planning Board opposes the application. Mr. Cramer will rewrite the resolution.

A question came up about numbering the resolutions. The Board feels they should be numbered. The secretary will see that it is taken care of.

A motion was made to pay all bills and renew subscription to New Jersey Planning Officials, seconded and unanimously carried.

Mr. Szymanski stated that one of the reasons Mr. Triggiano questioned the minutes on the date the council was to introduce the new ordinances was that there were a few questions Mr. Schmeling and Mr. Fitzsimmons raised and were responded to and that is why it was not held.

Mr. Szymanski discussed his memorandum on " Zoning Ordinance Change" before the ordinance is finalized for introduction by Council. Mr. Szymanski discussed deleting Sub Section C - exemption of Building editions non residential if the building is less than 20% of block coverage. Recommendation was all additions of structure and all parking lot additions and change of use must require site plan review. Reference was made to the restaurant at the inlet. Mr. Schmeling stated that now if the change is made, every one will have to come in before making any alterations. Mr. Schmeling feels it may be too

restrictive now. Mayor Winterstella who introduced the site plan ordinance said he has never seen any applications for wavers and the reason the site plan ordinance was introduced was because of the water slide. He stated there are people who want to make improvements to their property, but back off when they hear what the restrictions are and what is involved. Mayor Winterstella stated it should be put on the application that wavers are available for certain kinds of applications.

MR. Triggiano questioned the 20%, he felt there aren't any really big buildings in the town.

Mr. Schmeling feels there should be some area where a person would not have to come for a site plan approval.

Mayor Winterstella used Mr. Triggiano as an example for paving his back yard for parking - he would have to come in for a site plan.

There was a discussion on maintenance and parking lot issues.

Mr. Szymanski discussed Community Impact statements and Cafra.

Mr. Schmeling questioned Mr. Szymanski on DayCare Centers. Mr. Schmeling will pick a committee to go over definitions.

A motion was made seconded and unanimously carried to adjourn at 9:55 p. m.

Respectfully submitted

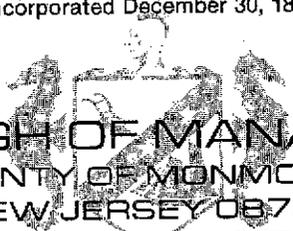
Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE

Incorporated December 30, 1887

908-223-1480
If No Answer
908-223-0544
Fax 908-223-1300



BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

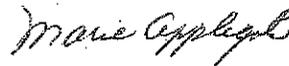
JOHN L. WINTERSTELLA, Mayor
COLLEEN SCIMECA, Municipal Clerk

CONSTRUCTION OFFICIAL AND CODE ENFORCEMENT DEPARTMENT

MANASQUAN PLANNING BOARD
ADDENDUM TO AGENDA
May 3, 1994

Informal Hearing - Goodloe Liquors Property in regards to
site plan.

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

Dated at Manasquan April 21, 1994

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

MANASQUAN PLANNING BOARD
ADDENDUM TO AGENDA
May 3, 1994

AMENDMENT - To previously Granted Resolution
Thomas S. Smith, 57 Main Street
Fire Sprinkler System.

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

Dated at Manasquan May 2, 1994

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

April 11, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the April 5, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the May 3, 1994 meeting, 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey:

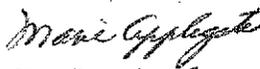
MANASQUAN PLANNING BOARD
AGENDA - May 3, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 p.m. - WORK SESSION

7:30 p.m. - REGULAR SESSION

- 1 - Approval of April 5, 1994 meeting minutes.
- 2 - RESOLUTION - Summit Bank - 151 Third Avenue
- 3 - OLD and NEW BUSINESS.

Yours truly,



Marie Applegate, Secretary,
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

May 31, 1994

MANASQUAN PLANNING BOARD
SPECIAL MEETING - MAY 10, 1994
MEETING MINUTES

On Tuesday May 10, 1994 the Manasquan Planning Board held a special meeting in the All Purpose Room, Borough Hall, 15 Taylor Avenue, Manasquan, N. J.

Board Chairman Mr. Kevin Thompson, called the meeting to order at 7:30 p.m.

ROLL CALL : PRESENT - Board Members, Mr. Thompson, Mr. Zanes, Mr. Schmeling, Mr. Diana, Mrs. Walsh, Mr. Rice and Mr. Neuwirth.

ABSENT - Mayor Winterstella, Mrs. Dunne, Mr. Iannelli and Mr. Triggiano.

Mr. Thompson turned the meeting over to Mr. Schmeling, who stated this is a special meeting for the sole purpose of acting and giving resolution to the Borough Council regarding ordinance 1635-94. That ordinance is intended to amend the zoning code of the Borough of Manasquan. Basically those amendments came out over a year and a half ago. We have received input from our planner with regards to various changes on our current Zoning ordinance, to bring it more in line with the municipal land use law and also to try and address some of the problems we have identified in town.

This ordinance was introduced on May 2, by the Borough of Manasquan, but before it can be adopted by Borough Council, it has to go back to the Planning Board again for their chance to review and make any changes that they feel appropriate and then pass the resolution again to the Council, that they can either take or not take and act on when it is adopted or not adopted.

Mr. Schmeling stated, 2½ pages of the ordinance brought in is definitions, uses or purposes of the Zoning Land Use Law. All the various Zones in town were changed to match with a new master plan, which was adopted about a year and a half ago. All the uses in all the Zones remain the same. Added in the residential Zone because the State Statute allows community residences for developmentally disabled and community shelters for victims of domestic violence. Also added for a permitted use, Senior Citizens Housing which we never had as a use in the areas and now is a permitted use in all residential zones.

The property requirements - a minimum of 1 acre in size, certain bufferin requirements around the perimeter - its permitted use plan is multi family rental housing for Senior Citizens. Now the lot area is 1 acre minimum front 100 ft. front yard set back is 30 ft. 15 yard land scape buffer around the entire perimeter of the property, 2½ story not to exceed 28 ft., maximum density is 18 units per acre and 1 parking space per unit.

A question that arose at a previous meeting, was whether that allows kitchen facilities or non-kitchen facilities. Right now the town doesn't have a facility for senior citizen housing and the town does need it.

All accessory buildings can only be 15 Ft. high. Mr. Thompson wanted to know why they went to 28 ft. high and Mr. Schmeling responded it was on the recommendation of Mr. Szymanski.

Mrs. Walsh said she would like an opportunity to look at the ordinances before she votes on it.

Mr. Schmeling stated that being there are only 7 members present and 4 or 5 haven't looked at the ordinance there will be no vote tonight, but he thought they should go through and discuss some of the changes.

Mrs. Lynn Stuart of 126 Morris Avenue had comments for consideration regarding the proposed zoning ordinance amendments. Mr. Schmeling in addressing Mrs. Stuart said that some kind of Senior Citizen housing is desirable, but it seems that your concern is more about the density and heighth.

Lee Morton discussed the senior citizen housing. He said he would write a letter and explain his ideas. Mr. Zanes stated they are talking about a specific building.

Mr. Thompson asked Mr. Morton & Mrs. Stuart to put down the specifics, sketches and give it to the Board by the next meeting. Mr. Zanes said there are some typographical errors in the amendments. Mr. Schmeling said it would have to be readvertised. Most of the figures came from Mr. Szymanski. Mr. Schmeling stated they are trying to get away from concrete and have more green land.

Mr. Zanes stated an R3 zone now, the 35% which Mr. Szymanski was suggesting is essentially what you can build now, under normal set backs R1 25% was 46%, R5 is 35% was 50 or 60%. Going through the calculations, it seems we are getting away from concrete and asphalt surfaces. Mr. Zane suggested appointing a committee to go over the ordinances.

Mr. Diana said some of these numbers are fine if your in a wide open town, building 400 and 500 thousand dollar homes, but your punishing about 60% of the people in town. People on the beach are paying \$60.00 per square foot for the land. Now to try and restrict them to some of these perimeters that we have now, he feels we are imposing a financial hardship, plus any one who wants to improve their property are now non-conforming, and there they are going to the Board of Adjustment. Mr. Thompson agreed with Mr. Diana. Mr. Diana said there are a lot of improvements going on in town.

Important points are Accessory Building - 15 Ft.. Lot frontage and lot width. Multi plan family zone at the Beach front.

Mr. Thompson appointed Mr. Rice, Mrs. Walsh, Mr. Zanes and Mr. Schmeling as the committee to go over the Zoning Ordinance Amendments.

Mr. Thompson closed the meeting at 9:15 p.m.

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk



BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

May 3, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan Planning Board held their work session and regular meeting on May 3, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

WORK SESSION - Board Vice Chairman Robert Zanes called the session to order at 7:00 p.m., with the informal hearing of the Goodloe Liquors Property.

The Goodloe Liquor Property is represented by Edward J. Delanoy, Jr., the attorney for the applicant, Bay River Holdings, Inc., who is the contract purchaser of the real estate located at 119 Taylor Avenue. The Liquor license for Goodloe is also under contract at this time, the proposed purchaser is Spirit of 76' Corporation.

Mr. Delanoy introduced Christopher DiRenna and Raymond DiRenna who are the principals in the corporation and James Franco who is the Architect and Planner who rendered the sketches provided. Basically there is a proposed expansion on the real estate as it exists 2000 Ft. to an addition of 2700 Ft. with additional parking and changes set forth on the plans.

Mr. Franco feels this is a land mark building. They prepared the site plans to show the Board what they had in mind and would like some input from the Board. He submitted some photos on buildings they have done and won awards for same.

They propose to expand the building back approximately 52 Ft., 2700 sq.ft. addition. Ground floor retail space already existing 2000 sq. ft.. We have provided 19 parking spots. We have tried to consolidate the entrances and exits, presently there are 3 running down Stockton bringing them back away from the intersection as much as possible. They would like to enclose the dumpster area as there will only be paper products no food. Mr. Ray DiRenna stated he is going to be the general manager of the liquor store and the intention is to have only liquor on the ground floor as it always has been. Our intention with respect to the business and building is to create more of an upscale atmosphere and upscaled look so that it would be consistent with the growth in the town which seem to be going in that direction. The buildings in town seem to be going more to the victorian look. The second floor will be kept as an apartment for the time being. Goodloe's has been there since 1940, the first record they could find in town.

Mr. Zanes would rather see the dumpster closer to the building than next to the residential property on Parker Avenue also there are some questions on the parking and the 3 parking places in front of the building. Mrs. Dunne agreed with Mr. Zanes on the dumpster. Mrs. Walsh was concerned with the parking as children walk past the drive on their way to and from school. Mr. Diana would like to see the 3 spaces in front eliminated but thought every thing else was o.k. Mr. Triggiano thought the 3 spaces in front were alright and the parking in the rear is fine. Mrs. Walsh was concerned with the sign. They stated it would be something like the library.

Mr. Szymanski stated this building will have some influence on the things the town is trying to do along Route 71. He addressed planning issues he felt may be applicable to the potential application.

There being no more comments, Mr. Zanes thanked them for coming in and are looking forward to seeing their application.

Mr. Smith - 57 Main Street - Concerned with the letter from Fire Inspector Keith DiLello, in reference to the proposed deletion of the sprinkler system in his dwelling. In Mr. DiLello's opinion there is no justification to delete the system that had been an original stipulation in the variance.

Board Vice Chairman Mr. Zanes and Board Attorney felt that the most pragmatic approach to this is to view it as something that falls into the jurisdiction of our fire sub code official and of course if they are willing to make some type of accommodation to your request the Board can certainly confirm what ever they do recommend or decide.

The Board recommended that they go to the Fire Chief and Fire Officials to work it out.

Mr. Zanes called the regular session of the Manasquan Planning Board to order at 7:55 p.m. with a salute to the flag.

ROLL CALL - Present - Board Members - Mr. Zanes, Mayor Winterstella, Mr. Diana, Mrs. Dunne, Mr. Triggiano, Mrs. Walsh, Mr. Rice and Mr. Neuwith.

Absent - Mr. Thompson, Mr. Schmeling, and Mr. Iannelli.

Mrs. Walsh recommended that the minutes of April 5, 1994 page 2 be corrected. Secretary noted correction. A motion was made seconded and unanimously carried to approve the minutes.

RESOLUTION - 5-1994 - Summit Bank - 151 Third Avenue.
Mr. Cramer is adding a sentence to Paragraph 1, saying the plot is to be corrected prior to signing, to show any and all encroachments.

Mr. Cramer read the resolution for the Summit Bank. Mr. Zanes moved the resolution with the proviso that the correction be made on page 2 in reference to the side yard set-backs, page 3 No. 10, page 4 the middle paragraph prior to # 1, page 5 the proviso relative to the zoning Board of Adjustment # 3. There was a second and carried by the following vote; Yes - Board Members - Mr. Zanes, Mr. Diana, Mrs. Dunne, Mr. Triggiano, Mrs. Walsh and Mr. Rice.

Mr. Zanes commented on Mr. Orleans letter. He also stated he attended the Borough Council meeting and the Council talked about the budget and tax increases.

Mr. Diana suggested removing some of the road blocks for people improving their property and somehow making it less costly for permits, reviews and applications.

Mr. Zanes stated that a number of Boards have sub-committees. The committees are for major sub division, minor sub division, committees for bike paths etc. Mr. Zanes thought that if the Board could come up with 4 or 5 committees and when reviewing an application it would be submitted to the various committees for their recommendation.

Mr. Rice commented that he thought the Board could do something similar.

Mr. Zanes commented on literature he distributed on light ordinances. Board members would like to read it over and comment on it next month. Mayor Winterstella stated that in doing this we should consult with the police department and traffic officer, in any discussions.

Mayor Winterstella stated he doesn't want to delay the Planning Board on the Zoning Ordinance, but he would like to set up a special meeting for Tuesday May 10, 1994 to go over the Zoning Code. All members agreed to the meeting.

Mr. Triggiano questioned if it is legal to put a car lift on the outside of a building. Mr. Szymanski said it would be considered a structure and they would have to meet the requirements. The secretary will have Mr. Ratz, the Building Inspector check on it.

Mr. Diana questioned the status on the 3 houses on the Beachfront that were condemned. Mayor Winterstella stated they are not to be occupied and he believes they have been taken over by

American Timber Co. The Timber Co has been noticed that they have to remove or rehabilitate them. They can't continue the way they are.

Mr. Mark Neuwirth was sworn in by Mayor Winterstella.

A motion was made by Mrs. Dunne to pay all vouchers, seconded and carried unanimously.

Mrs. Walsh was questioned about what the Board of Adjustment does on site inspections. She replied that they (all Board members) go on a Saturday and inspect.

Mr. Rice said it would be a good idea for some of the Board to go and look at the Goodloe Liquor property to check the traffic pattern, talking to the crossing guard, and look at the property, check the driveway and the dumpster. It would save a lot of time when they come back before the Board.

Mayor Winterstella stated the replanning and rezoning of the First Avenue Block around the Osprey and Beachfront block is a step in the right direction. If someone comes in and takes that property and improves it we're giving them a little extra room to make a little profit it is in the right direction.

Mrs. Walsh said that one of the other problems is that owners have very few rights. New Jersey is a tenant state. If you have a seasonal tenant you cannot evict them. The animal house law does nothing to support the responsible landlord who has a problem tenant and wants to get rid of them. It does absolutely nothing.

Mr. Zanes quoted on the kinds of violations and where most of them are. Largest amount 75% are East of the bridges, Burglary, Criminal Mischief, disorderly conduct, disturbances, intoxication, juvenile alcohol violations, simple assault, he said its incredible.

Mayor Winterstella and Mr. Zanes discussed the new tax rate.

A motion was made seconded and unanimously carried to adjourn at 9:35 p.m.

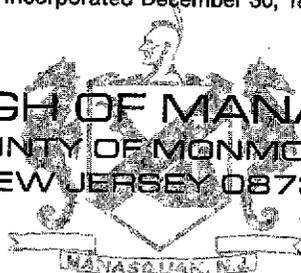
Respectfully submitted

Marie Applegate
Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

MARGARET M. MONSELL
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



May 24, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the May 3, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the June 14, 1994 meeting, 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey:

MANASQUAN PLANNING BOARD
AGENDA - June 14, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 p.m. - WORK SESSION

1. Informal Hearing - Cecilia and Erwin Rahner,
76 Ocean Avenue.
2. Informal Hearing - Manasquan Board of
Education - Tennis Courts
at High School.

7:30 p.m. - REGULAR SESSION

1. Approval of May 3, 1994 minutes.
2. Old and New Business

Yours Truly,

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

(908) 223-0544

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk



May 5, 1994

MANASQUAN PLANNING BOARD
AGENDA
MAY 10, 1994

A special meeting for the purpose of passing a resolution in favor of revised zoning ordinance on Tuesday, May 10, 1994, at 7:30 p.m. in the All-Purpose Room, second floor of Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J.

Yours truly,

Marie Applegate, 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

June 14, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan Planning Board held their work session and regular meeting on June 14, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

WORK SESSION - Board Chairman Kevin Thompson called the session to order at 7: p.m., with the informal hearing of Cecilia and Erwin Rahner - 76 Ocean Avenue. Mrs. Rahner read a letter she sent to the Board on May 21, 1994 proposing what they would like to do, Block 162 lot 19.02 purchased by them in 1962. In 1983 she inherited a bungalow located on Watson's Creek, directly behind their residence and designated 76 $\frac{1}{2}$ Ocean Ave., Block 162 Lot 19.05, purchased by her parents in 1943. They would like to remove the bungalow and 2 car garage and build a year round house with living area on one floor and 2 bedrooms and bath on the second floor. They would also like to deed 15 ft. of property from 76 Ocean to 76 $\frac{1}{2}$ Ocean so there will be sufficient space for storage and parking of 3 cars. The applicants architect, Richard B. Graham, Jr. went through the material he presented to the Board.

Board attorney Mr. Cramer stated they would need a number of variances. He also told Mr. Rahner he would need a new survey for both properties. Mrs. Walsh questioned the parking. Chairman Mr. Thompson stated if they get all their paper work done and come in for next month, he doubts if the new ordinances will be passed on the height of the buildings. Mayor Winterstella said he has no problem with the application itself, but if the ordinance goes through just add this to your list of variances. Mr. Rice questioned the rear setback, and said the proposed site plan is good. Mr. Iannelli questioned the rear deck.

Manasquan Board of Education informal was represented by Mr. Sheldon Westervelt - Professional Engineer. They are proposing to construct 3 tennis courts which is a joint project between the town of Manasquan and the Board of Education, financed by the two governing bodies. It will be constructed on the lawn area between the parking area and the roads on the corner of Broad St. & Atlantic Ave. It will be going from the parking area down to Broad St. They are staying within the set back limits. There will be 3 tennis courts side by side, regulation tennis courts, built within the rules of the United States Tennis Association. We are here to talk about the 10Ft. high fence, which is a fence going around the perimeter of the tennis courts which keeps the balls within the playing area and keeps the players from going out of the area to retrieve the balls. Its a common height for tennis court fences.

Mr. Thompson asked if the fencing is going to have screening. Mr. Westervelt said they will probably put up wind screens on the north and south side - they are not solid wind screens, but an open mesh screen. They would probably want a 9 Ft. high wind screen on a 10 ft. fence. They hang it from the top down which will leave a foot open on the bottom for air to come through. On the school side they will probably have a six foot fence as there is no moving traffic. Existing trees will stay. Mr. Cramer asked Mr. Westervelt if he was aware Atlantic Avenue is a County road and if he has made any effort to show these plans to the County Planning Board - they have a site reviewing board. Mr. Iannelli said he has to contact the County Planning Board and also the Freehold soil.

Mayor Winterstella said this doesn't need the Boards sign off, as it is a courtesy and policy. The Borough is a partner in this project and the Borough Engineer was involved in some of the planning. He said he would hate to have to see it go any further. It will jointly be used by the Board of Education for their classes during their scholastic year and it will be used by the citizens of Manasquan. There will be gates on the north side and south side, also bike racks. Right now there are no plans for lights.

Mr. Thompson called the regular session of the Manasquan Planning Board to order at 7:50 p.m. with a salute to the flag.
ROLL CALL - Present - Board Members - K. Thompson, R. Zanes, Mayor Winterstella, W. Schmeling, P. Dunne, J. Iannelli, P. Walsh and C. Rice.

Mr. Thompson said he will turn the meeting over to Mr. Schmeling who basically chaired the sub committee on all the ordinances that are going to be reviewed tonight. The Board is going to review and give recommendations to Borough Council and then they are going to have hearings and go forward with a vote. Mr. Thompson stated the Board is going through all the ordinances and at the end, any one who wants to comment will be allowed if they can keep it within 5 to 8 minutes. If you do want to make a comment stand up and clearly state your name and address, as it is all on record.

Motion was made seconded and unanimously carried to approve the minutes of the May 3, 1994 meeting.

Mr. Schmeling welcomed all and said this ordinance did not come about over night, this ordinance has been talked about for the last year and a half. This ordinance was introduced at our May 20th meeting. Since this is a zoning ordinance it goes back to the Planning Board for their input, they are allowed

to comment to the Council whether they think the Zoning ordinance should be adopted as is, suggest any changes and then it's up to the Council to accept the recommendations or not accept the recommendations. If they do not accept the recommendations of the Planning Board it must be by an affirmative vote and they must also give specific reasons why they did not accept the recommendations of the Planning Board.

At a special meeting we had, to consider the adoption of this ordinance, or to make a suggestion to the Council, it became apparent that quite a few members had really not had an opportunity to review the ordinance as it was drafted, and as a result a subcommittee was set up which consisted of myself, Robert Zanes, Chris Rice and Pat Walsh. We met on 3 occasions and various conversations in which we discussed the ordinance and looked at possible changes to the ordinance.

The reasons why the changes are being suggested . The first change is on page 2 to delete objective No. 26 - the reasoning behind that was, it ran contrary to our master plan that we talked about with regard too on one hand promoting fair housing and the other hand trying to conserve properties that are available that might be environmentally sensitive.

The next change is on page 4 - B7 this has to do with various accessory uses in the R1 Zone - there was no mention of utility trailers.

The next change is on page 6 - part of our new Planned Multi-Family Zone. In discussing this at our sub-committee meeting, since it is a new zone that was set up and encouraged development of the area down by the beach we did take a significant look at this and did make some changes to this. Again we recognized the fact that a lot of accessory uses added utility trailers the same as we did in the R1 Zone.

The next suggested change was to delete one of the principal permitted uses in the B 1 zone. The next change was B-5 A to H, attempting to identify those types of businesses which would seem to be appropriate in the type of residential development which we are looking for down there.

Mayor Winterstella questioned how many businesses would be allowed to be in that zone - 50%, how do you calculate it. Mr. Schmeling said that if it was being developed as a business use it would also have to be an accessory to primary a residential use. The concern is that this area does not become a B1 use. Right now this would not permit a single business to be developed just as a business, it would have to have residential with it. Any existing business down there would become non-conforming. Mayor Winterstella said he thinks it would be cumbersome on the existing businesses to make them

nonconforming if they happened to be turned down or want to expand. He feels it is kind of unfair to people in business there.

Mr. Szymanski stated as this ordinance has now been revised and being presented, the existing businesses on the individual lot regardless of the lot size will become non-conforming uses and will have to go before the Zoning Board of Adjustment in order to get approval to expand.

Mr. Thompson agreed with Mayor Winterstella, that it is putting a burden on people trying to make improvements.

After Mr. Szymanski's comments it was decided to leave it as the sub-committee prepared it.

Mr. Schmeling stated in the B1 Zone the only change was language on restaurant on the bottom of page 7.

On page 8 - Marine business - Ordinance talked about B 1 uses and sub-committee thought all those uses weren't necessary or really went with the marine business so they just picked out the types of businesses that went with the marine area.

Mr. Zanes stated under the existing code which exists today unfortunately you can't do any thing in marinas. The existing code prohibits any kind of commercial activity in marinas. The sub-committee in what they have done is to try and include more business in the marine commercial zone.

Mayor Winterstella felt that boat towing and boat rental should be added also charter and leasing. Mr. Schmeling said they didn't put it in because they weren't sure of what kind of standards to put on it.

B-3 Highway Business Zone- A4 packaging and processing of consumer goods, sub-committee will recommend that that kind of use is not what they want in the B-3 Business Zone.

Section 107-21-D- the last line. No ship, boat or vessel of any kind shall be used for dwelling or sleeping purposes. The sub-committee recommends that that be deleted.

The only other change is in regard to the schedule.

Mr. Schmeling stated Maximum Lot Coverage quite a few were changed - some were lowered. Maximum Building Coverage - R-4 was changed from 45 to 35 in the beachfront area. Footnote E - Permitted height for conforming lots only.

The last change, Mr. Schmeling turned it over to Mr. Rice, as he put it together. MR. Schmeling stated it has to do with the beach front area, initially there was a lot of discussion as to whether or not we are going to allow front to back

sub-division as the lots are very narrow. Mr. Rice made reference to Schedule foot note F. He explained his Exhibit A to the Board.

Mrs. Walsh had a question on the yard schedule. The rear yard set backs are currently 20 feet and she feels they are going to create a lot of non-conformings this way by increasing it this much in the R-1 and R-2. The Board agreed to change it to 25 Ft. on R-2.

Mr. Schmeling stated that the Planning Board will make its recommendations to the Council and assuming that the Council approves all the recommendations the ordinance would probably not be adopted on June 20, 1994, because these changes would be considered major changes, which would mean it has to come back for a first reading and a second reading again to give the public the opportunity to make their comments regarding the ordinance.

Mayor Winterstella made a motion to accept the sub-committees recommendations for the changes, seconded and carried by the following vote; "YES" - K. Thompson, R. Zanes, Mayor Winterstella, W. Schmeling, P. Dunne, J. Iannelli, P. Walsh and C. Rice.

Mr. Thompson and the Board thanked the committee for the great job they did. He then opened the meeting to the public for any questions or comments.

David Robinson, Robinson's Anchorage - 371 Brielle Rd. came forward to thank the Board and the committee for the work they have done and the understanding.

Tom Adams, Jackson, N.J. - he wanted to know if he could sleep on his boat on Perrine Blvd.. Mayor Winterstella said as of right now he may sleep there.

Chairman Thompson said we have received numerous letters and we did take into consideration and they will be part of this package.

Mayor Winterstella commented to be aware of what Mr. Schmeling said, that this is an ongoing process, this is now going back to the Council and the Borough Council can now make changes and recommendations and then it is going to be advertised again and then there will be a public hearing on it. As Mayor Winterstella said this is not a done deal and the public

may still want to stay in touch to see what the Borough Council is going to do.

Mr. Schmeling said the hearing will be on June 20, 1994 when the second reading of this ordinance will be held, and at that time if the council accepts the recommendations then the ordinance will be tabled because its going to be made the changes. However, the Council may on its own, decide not to accept the recommendations of the Planning Board and for whatever reasons it would have to be set on record and it could be voted on as initially published which would have the conditions stating that there is no sleeping allowed on boats.

John James - Lawrence Harbor, N.J. - The copy of the ordinance he has -section 107-21 -it doesn't say any thing about marina use or residential use on his copy. Is he to assume that if he leases a slip on residential property I cannot charter my boat. Mr. Schmeling stated that the way you have it right now does not say 107-21 in residential zones, it's the recommendation of the Planning Board to say in residential zones - in other words Charter would not be allowed in residential zones, if your boat was docked in a residential zone. Mayor Winterstella told Mr. James he could apply for a use variance under those kind of conditions and come before the Board of Adjustment. The only problem on Perrine Blvd. when a person took out charters, there were 7 or 8 cars parked there in a residential zone and that is not the kind of thing we would like to have in a residential zone. If you have ample parking and can meet the requirements of a business and are going to run charters, you can go before the Board of Adjustment and they might give you a favorable hearing under those conditions. Mr. Iannelli wants to know what they are going to do about Chapter 71 - he can't find it anywhere and he is getting a lot of calls referring to the housing standards. MR. Cramer said he would take care of it.

The ordinances will be advertised in the Coast Star in the next several weeks.

A motion was made to pay all vouchers, seconded and carried unanimously. A motion was made seconded and unanimously carried to adjourn at 9:00 p.m..

Respectfully submitted

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

908-223-0544
Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

June 24, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the June 14, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the July 12, 1994 meeting, 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey:

MANASQUAN PLANNING BOARD
AGENDA - July 12, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 p.m. - WORK SESSION

7:30 p.m. - REGULAR SESSION

1. - Approval of June 14, 1994 meeting minutes.
2. - 8 - 1994 - Frank Scimeca - Frankie's Hot Dogs,
128 Main Street.
3. - OLD AND NEW BUSINESS.

Yours truly,

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

MANASQUAN PLANNING BOARD

July 12, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan planning Board held their work session and regular meeting on July 12, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board chairman Kevin Thompson called the regular session of the Manasquan Planning Board to order at 7:00 p.m.. Roll Call - Present - Board Members K. Thompson, F. Diana, P. Dunne, C. Triggiano, C. Rice and M. Neuwirth. Mr. Diana led with a salute to the flag. For the record Mr. Zanes arrived at 7:05 and Mr. Schmeling at 7:10 p.m..

Motion was made and seconded to approve the minutes of June 14, 1994, followed by the following vote; "YES"- K. Thompson, R. Zanes, F. Diana, P. Dunne, C. Rice. Abstain - C. Triggiano and M. Neuwirth.

Chairman Mr. Thompson stated the regular session will be first and work session will be after.

APPLICATION - 8-1994 - Frank Scimeca - Frankie's Hot Dogs -
128 Main Street.

Mr. Scimeca explained he had a juvenile store at 128 Main St. closed it up and opened a hot dog store. He is a veteran and retired, and he is opened from 11:00 a.m. to 3:00 p.m. closed Sundays and after Labor Day will be closed on Wednesdays. He stated he met all the requirements with the Board of Health and the Borough of Manasquan gave him his license to operate and he has been operating for 8 weeks.

Mr. Szymanski addressed his memo and cited planning issues. The original application was approved by resolution in June 1989. The reason Mr. Scimeca was asked to come before the Board at this time, is because he is putting in an eating establishment and the parking requirements are different. For estimated 20 seats - 7 spaces required, which he has. Landscaping - the planter area along the Main Street side of the parking area should be installed per the original approval. Approval was for a 3' wide raised planter structure. Adjustment to the design of the installation can be accommodated to provide for car doors which I understand is a concern of the applicant. Flower boxes were to be installed along the Main Street side, one beneath each window area. This is a permitted use in a B-1 Zone. The parking is no problem.

Mr. Triggiano questioned why he had to come back before the Board when this is a permitted use in a B-1 Zone. Mr. Szymanski stated that under the ordinance he has an intensification of the site because he requires more parking. That kind of use requires more parking and that is what triggered him to come before the Board.

Mr. Diana questioned the planter boxes. He thinks it is ridiculous making Mr. Scimeca do all this. Mr. Zanes said when we have a chance to beautify and improve property we should do it.

Mr. Triggiano feels that on the black-top area if there is anything planted people walk over it, bicycles ride over it and he doesn't think Mr. Scimeca should have to plant there. Mr. Neuwirth wanted to know if this planter is something some one could trip over.

Mrs. Dunne would like the planters and window boxes.

Mr. Schmeling stated the approval for the planting boxes was in the initial resolution and he agreed to it at that time.

MR. Scimeca stated the last time he was before the Board, he begged the Board not to make him plant on that corner because he knew what would happen. His first planting, skate boards went over it people walked over it and bicycles rode over it. He planted 3 more times and nothing would stay.

Mr. O'Hare stated the Board is talking about parking spaces for Mr. Scimeca - where are the parking spaces for Broadway Grill? How did they ever get that approval to put a restaurant in there without parking spaces. Mr. Cramer said that application never came before this Board.

Mr. O'Hare would like to know if it's legal to run 2 businesses out of one building. Mr. Cramer said as far as he knows it is legal. He will research it and let Mr. O'Hare know.

Mr. Thompson said he would love to see the planter there. He has just as much vandalism where he lives but he has flowers all around. He told Mr. Scimeca the prettier his place looks it will be an eye catcher and people will come.

Mr. Scimeca said what ever it means, he will not plant any more in that spot.

Mr. Zanes asked Mr. Scimeca if its the requirements of the Board that a planter be there as per the original approval, and the Garden Club or some one else in town were willing to plant and maintain, would that be alright with you. They will not build just plant. Mr. Scimeca said that would be fine.

Mr. Rice questioned the flower boxes at the windows. Mr. Scimeca said he had 2 but one was being destroyed so much he took it away. He said he can bring the other one back, that is no problem. Mrs. Dunne in addressing Mr. Scimeca said she is sure he did have trouble with flowers but there are flowers that like lots of sun and since your retired you might like watering flowers.

There was discussion as to what kind of planter should be put in the parking space.

Mr. Thompson described what he believes a planter is. Two ties-16 inches a double wall of ties and 8' long. Mr. Scimeca asked Mr. Thompson if he wasn't afraid some one would fall over it. MR. Thompson answered no and he would give it to him in writing. Mr. Rice stated if the Board does ask him to build a planter and the shrubs die in a couple of months, and it gets beat up, is he under any obligation to keep repairing it year after year or it becomes an eyesore.

Mr. Thompson said if he has a seasonal business then he can have seasonal plants.

Mr. Scimeca expressed concern with the process and costs of coming before the Board and indicated he wished not to comply with some of the conditions already set forth in the original resolution. He stated he planted 4 times and all 4 times planters were destroyed. Mr. Scimeca gave further testimony on problems he has had with this project.

The Board and Mr. Scimeca debated issues regarding the application.

Mr. Zanes stated he thought concrete tubs maybe 3 or 4 tubs and then they could be positioned in such a way to allow car doors to open.

Mr. Cramer addressed Mr. Thompson and said you could retain jurisdiction over this application to allow Mr. Scimeca to come back before this Board if vandalism and that type of theft and destruction continues to be a nuisance problem for him.

Mr. Thompson told Mr. Scimeca he wants to see something there whether it is artificial or real, but you have to put something there.

Mr. Zanes moved to approve the application as stated - under landscaping the planter can be defined as a minimum of 3 concrete planters and 2 flower boxes on Main Street, meeting the approval of the Borough Planner, seconded by Mr. Schmeling followed by the following vote; "YES"- Mr. Thompson, Mr. Zanes, Mr. Schmeling, Mrs. Dunne, Mr. Triggiano and Mr. Rice. "NO" - Mr. Diana, Mr. Neuwirth.

Mr. Szymanski addressed his memo on Proposed Zoning - Accessory Structures. Current Ordinance - the set back requirements for accessory structures are the same as for principal buildings except for the rear yard where, by footnote, a 5' setback is permitted.

Proposed ordinance- Garages, carposts, off-street parking - to meet the setbacks required for principal structures. Sheds, storage building, etc. - restricted to side and rear yard locations and to meet setbacks for principal buildings. Boats, trailers, etc. - to be located in rear yards and setback from side lines as required for principal buildings.

Mr. Szymanski recommends the wording and standards on Schedule I will require accessory structures to be setback the same distance from property lines as principal structures - 20' to 35' in single family zones and 20' in non-residential zones, except for the B-1.

It is recommended that an additional footnote (g) be added to the revised Schedule I to permit a 5' setback from rear yards for accessory uses/structures in all zones except the R-PM Zone. The B-1 zone would remain the 5'.

MR. Thompson wanted to know what happened to the recommendations we made to Borough Council last month.

Mr. Schmeling said the Council ok'd the changes of the Planning Board, but there were so many major changes that it was recommended not be voted on. Basically they are going to have to reintroduce the whole thing so that the public has the opportunity to see the actual text of what is going to be adopted.

Mr. Szymanski stated after it is reintroduced formally it may have to come back.

Mr. Triggiano requested that a map be given to the newspapers and the Coast Star & The Herald agreed to print it free. He was told it was being introduced by Mayor and Council. It has been introduced and still no map.

Mr. Schmeling stated this has been in the works for over a year and the night your going to introduce it every one comes and starts arguing about it. He believes the map should be published so people can look at it. Mr. Thompson asked Carmen Triggiano to follow up on it.

Mr. Triggiano is not in favor of the B-3 zone. He would like to see it made a B-1 zone or office zone. Highway 71 is a minor highway not like 34 and 35. He would like to see Rt. 71 stay the same as it is rather than a B-3 zone.

MR. Szymanski stated in a B-3 Zone (highway zone) we permit all the things you can have in a downtown zone you can have there, the retail stores, banks etc. The next thing permitted is the whole sale purchasing and distribution facilities with other things, we don't permit that in the downtown. Motel and Hotels is not a permitted use in the B-1 Zone, so we permit those uses on the highway not in the downtown. Auto repair and towing, we are allowing it as a permitted use as a use right on the highway zone, but in the downtown its only permitted as a conditional use, they would have to do certain things.

Mr. Triggiano asked how long a variance is good for, once it is memorialized. MR. Cramer stated there is no limitation on the Planning Board. The Zoning Board is 9 months. On a site plan it is good for 3 years and then your allowed 2 one year extensions.

Mr. Triggiano questioned the attorneys and planners fees, *putting*
to telephone calls to members - Committee.

Mrs. Dunne questioned the restricting the mooring, docking and servicing of boats within the Boro in B-4. Mr. Schmeling has it in his notes to check into it.

Mr. Diana questioned the yard set backs.

Mr. Thompson commented on the way the meetings are run. He would like to see them run in a more gentlemen like, more friendly, and productive manner.

Mr. Rice agreed with Mr. Thompson and said they should go and sit in on Wall Township or Brielle Board and see how they are run.

Mr. Cramer suggested making a rule that requires if your going to address questions to the applicant that's permissible, if your going to address questions to Mr. Szymanski as your professional thats permissible, if each of you are going to have questions for the attorney thats permissible, but there can be no comments or questions made by one member to the other, you always have to address your remarks to the Chairman of the Board.

A motion was made to pay all vouchers, seconded and carried unanimously.

A motion was made seconded and unanimously carried to adjourn at 9:00 p.m.

Respectfully submitted,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

908-223-0544
Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor

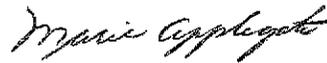
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

MANASQUAN PLANNING BOARD
ADDENDUM TO AGENDA
AUGUST 9, 1994 MEETING

- 7:00 p.m. 1. - Resolution of Clarification for Thomas Smith
57 Main St. Block 27 Lot 13.01
2. - Informal - Ritz Bakery - 99 Taylor Avenue

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

Dated at Manasquan 8/3/94

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

908-223-0544
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JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

July 15, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the July 12, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the August 9, 1994 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey:

MANASQUAN PLANNING BOARD
AGENDA - AUGUST 9, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 p.m. - WORK SESSION

7:30 p.m. - REGULAR SESSION

- 1 - Approval of July 12, 1994 meeting minutes.
- 2 - APPLICATION - 7-1994 - Erwin & Cecilia Rahner
76 Ocean Avenue
- 3 - RESOLUTION - 8-1994 - Frank Scimeca - Frankie's
Hot Dogs - 128 Main St.
- 4 - OLD AND NEW BUSINESS

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMEGA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

AUGUST 9, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

The Manasquan Planning Board held their work session and regular meeting on August 9, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board chairman Kevin Thompson called the work session of the Manasquan Planning Board to order at 7:00 P.M. Roll call-Present: K. Thompson, W. Schmeling, F. Diana, P. Dunne, J. Iannelli, C. Triggiano, P. Walsh, C. Rice and M. Neuwirth. For the record, Mayor Winterstella arrived at 7:05 p.m.

Resolution of Clarification for Thomas Smith will be put off until the regular session.

Informal for Ritz Bakery - represented by Frank Aiello. The Ritz proposes to enclose the open area on the back of the bakery with a 2 floor addition. The Ritz would like to amend a site plan that was approved a few years ago. Mr. Cramer advised Mr. Aiello that they would have to notify everyone within 200 Ft. given 10 days notice of the hearing and also have to publish a notice of the hearing in the paper at least 10 days before the day of the hearing. There will be a fee and an application that must be filled out.

Mr. Iannelli questioned if the proposed addition is on the north or south of the building. Mr. Aiello stated it is on the rear of the building. Mr. Iannelli stated you are adding 2000 sq. ft. and it might affect parking, which will have to be looked at by our Planner and Engineer. Mr. Schmeling suggested getting copies of the original resolution. Mr. Diana questioned the parking and Mr. Triggiano questioned if the new addition is going to be where the dumpster is now. Mr. Aiello stated they have 66 parking spaces and the addition will be where the dumpster is now. Mayor Winterstella stated his only concern is the neighbors, now that they are moving back closer to them. Mrs. Walsh would like to see more landscaping and the trash being enclosed.

Mr. Schmeling showed some drawings on the new pavers that are being planned for the towns business center sidewalks. They are hoping to have it completed by Thanksgiving.

Mr. Thompson stated there is a problem in town with the trees the wrong kind of trees were put in. Mr. Thompson said all the trees should be taken out before the pavers are put down. Mr. Iannelli said the trees that are there are all fruit bearing and would ruin the pavers.

Mr. Triggiano addressed his questions on the B 3 Zone. The Board thought it would be better to wait until Mr. Szymanski was present to go over it. The matter was tabled until the next meeting.

The regular session of the meeting was opened with a salute to the flag lead by Mayor Winterstella.

Roll Call: K. Thompson, Mayor Winterstella, W. Schmeling, F. Diana, J. Iannelli, C. Triggiano, P. Walsh, C. Rice and M. Neuwirth.

Mr. Triggiano noted an error in the minutes, which was corrected by the Secretary. Motion was made and seconded to approve the minutes followed by the following vote; "YES" - K. Thompson, W. Schmeling, F. Diana, P. Dunne, C. Triggiano, C. Rice and M. Neuwirth. "ABSTAIN" - Mayor Winterstella, J. Iannelli, and P. Walsh.

APPLICATION - 9-1994 Resolution of Clarification for Thomas Smith, 57 Main St. Block 27 Lot 13.01.

Mr. Cramer the Boards Attorney read the resolution.

Mr. Iannelli had questions on the drainage and also on the obstruction free ingress and egress to the property.

Mr. Cramer stated that one of the conditions to be added would be, appropriate signage shall be erected and narrated by owner.

A motion for a favorable resolution was made by Mr. Schmeling, seconded and followed by the following vote; "YES" K. Thompson, W. Schmeling, F. Diana, P. Dunne, J. Iannelli, C. Triggiano, P. Walsh, C. Rice, M. Neuwirth and Mayor Winterstella.

RESOLUTION - 8-1994 - Frank Scimeca - Frankie's Hot Dogs
128 Main Street.

The resolution was read by Mr. Cramer. Mr. Thompson questioned the wording concrete planters. Mr. Cramer will delete the word concrete from the resolution.

Mr. Diana made a motion for a favorable resolution seconded by Mr. Schmeling followed by the following vote; "YES" - K. Thompson, W. Schmeling, F. Diana, P. Dunne, C. Triggiano, C. Rice and M. Neuwirth.

APPLICATION - 7-1994 - Erwin & Cecilia Rahner - 76 Ocean Avenue. Chairman Mr. Thompson stated he would have to leave at 8:20 and Patricia Walsh will take over the meeting.

Kevin Thomas is representing the Rahner's.

Mr. Cramer marked the file as A-1 to A-4. The following were sworn in as witnesses. Cecilia and Erwin Rahner - 76 Ocean Avenue and Richard Graham. Mr. Rahner testified they have owned the property since 1962. In 1986 they moved there permanently. A-1 is the structure on Ocean Avenue. The rear structure is a cottage used for relative and friends. There are 2 separate properties. 76 Ocean Ave. is the permanent residence of the Rahners and 76½ was originally purchased in 1943 by Cecilia Rahners parents and she inherited this property in 1983.

Access to the property in the rear is provided by an easement. The Rahners propose to take down the cottage on 76½ Ocean Avenue and also a 2 car garage structure that sets over the boundary line and to put up a year round house that would be all on one floor. They also propose to put a partial structure on the second floor for their children when they come to visit.

Joe Guzik - 80 Ocean Avenue, has lived next door to the Rahner's for 8 years and is very supportive of what they are doing.

Mr. Graham was retained by the Rahner's to prepare a plan for residence at 76 Ocean Avenue. The floor plan has a dinning room, combination living and family room, kitchen, master bedroom, combination powder room and laundry room, master bath and closet space and an optional den or office and a foyer area for storage. Partial structure on 2nd floor will be 2 bedrooms and bath. Higher portion of house is towards Ocean Avenue. The smaller portion is 19' high to the ridge and the higher is 27' high to the ridge.

A motion was made for a 5 minute recess at 8:20 p.m.

At 8:25 p.m. the meeting was called to order by Patricia Walsh. For the record Chairman Kevin Thompson left at 8:20P.M but all of the members of the Board remain present.

Mr. Iannelli asked Mr. Graham how he was making out with CAFRA. Mr. Graham replied that he applied for a foundation permit and received it. Mr. Iannelli also questioned Mr. Graham on the side yard set backs. Mr. Diana also had questions for Mr. Graham. Mr. Triggiano was in favor of the project.

Mr. Schmeling suggested there be some restrictions, should Mr. Rahner in the future sell 76 some one could come back and build a house on the entire property and then there would no longer be 31½ % coverage when you look at those 2 properties together. Mr. Schmeling would like some restrictions put on 76 Ocean Ave.

Mr. Thomas said they will delineate the parking spaces on the minor sub-division, but would ask that the Board allow that the parking spaces be gravel so that the surface is not impervious. MR. Thomas said his client will waive the monument on the front westerly corner. Mr. Thomas will check to see what the new lot numbers are and will amend the plat accordingly. The Rahner's have agreed to sign the plan as required.

Mr. Iannelli and Mr. Diana feel it is a wonderful project and are glad to approve it.

A motion to approve the application was made by Mayor Winterstella seconded and followed by the following vote;

"YES" - Mayor Winterstella, W. Schmeling, F. Diana, P. Dunne, J. Iannelli, C. Triggiano, P. Walsh, C. Rice and M. Neuwirth.

A motion was made and seconded to pay all bills followed by the following vote; "YES" - Mayor Winterstella, W. Schmeling, F. Diana, P. Dunne, J. Iannelli, C. Triggiano, P. Walsh, C. Rice and M. Neuwirth.

MR. Iannelli made a motion it was seconded and unanimously carried to have the secretary write to the Planner and Engineer to have them get their material in at least 10 days before the meeting.

A motion was made, seconded and carried by the following vote to close the meeting at 9:25 p.m.; "YES"- Mayor Winterstella, W. Schmeling, F. Diana, P. Dunne, J. Iannelli, C. Triggian, P. Walsh, C. Rice and M. Neuwirth.

Respectfully submitted,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

August 23, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the August 9, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the September 6, 1994 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J.:

MANASQUAN PLANNING BOARD
AGENDA - SEPTEMBER 6, 1994, REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 p.m. - WORK SESSION

7:30 p.m. - REGULAR SESSION

1 - RESOLUTION - 7-1994 - Erwin & Cecilia Rahner
76 Ocean Avenue

3 - OLD AND NEW BUSINESS

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

MANASQUAN PLANNING BOARD
SEPTEMBER 6, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan Planning Board held their work session and regular meeting on September 6, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Kevin Thompson called the work session of the Manasquan Planning Board to order at 7:00 P.M..

ROLL CALL - Present - K. Thompson, W. Schmeling, F. Diana, C. Triggiano, P. Walsh and C. Rice.

For the record, Mr. Zanes arrived at 7:05 and Mayor Winterstella arrived at 7:20 p.m.

Mr. Szymanski read his memorandum to Carmen Triggiano in response to Carmen's questions about the proposed B-3 Zone.

Carmen Triggiano responded to Mr. Szymanski's memorandum. Under A - permitted uses # 2 he feels that wholesale and distributing are better as conditional uses than what is suggested. On # 4 Auto repair - Mr. Triggiano feels there are enough auto repairs and shouldn't be any more. # 5 Electrical, plumbing shops are services that are professional and normally are done on a customers property and that is a personal service. C on conditional uses # 2 - Mr. Triggiano would not encourage drive-in type eating establishments in the area. #3 His suggestion was not to allow car washes in the B1 Zone as he believes no more are needed. Highway 71 is a state highway but not like Hwy. 34 and 35.

Mr. Schmeling said he can see one problem with B1 Zone along 71, its not like 34 or 35 but neither is it like Euclid Ave. He believes you would have so many businesses if you went to smaller sized lots that traffic would be horrendous there. He thinks you would have to keep larger sized lots. Mr. Schmeling said it would be very confusing in B1 to have certain sized lots in one section and another size in another part of town. It would make the Board's problem more difficult, in providing rational why this type use here is on this type of lot and the same type of use over here has to have a bigger lot when your using the same designation for both.

Mr. Schmeling stated, on conditional uses the reason we put them as conditional uses as opposed to not listing them at all, is that if we don't have them as conditional uses they basically would never come to the Planning Board and they would undergo a different type of review with the Board of Adjustment.

Mr. Schmeling suggested calling it B3 Business Zone and Mr. Triggiano said he would go along with that.

MR. Schmeling said he would take it into consideration when the next draft is presented to Council.

Mr. Diana stated he received a call from Frank Scimeca about his flowers. Mr. Thompson said he will buy some planters and plants and donate them to Mr. Scimeca.

Mr. Szymanski went over his Highway Access Code.

The regular session of the Planning Board was called to order at 7:30 p.m. ROLL CALL - K. Thompson, R. Zanes, Mayor Winterstella, W. Schmeling, F. Diana, C. Triggiano, P. Walsh, and C. Rice.

Mayor Winterstella lead the salute to the flag.

RESOLUTION - 7-1994 - Erwin & Cecilia Rahner, 76 Ocean Ave. A motion for a favorable resolution was made by Mr. Diana, seconded by Mr. Triggiano followed by the following vote; "YES" - K.Thompson, Mayor Winterstella, W.Schmeling, F.Diana, C.Triggiano, P.Walsh and C.Rice. ABSTAIN - Mr. Zanes.

Motion was made and seconded to approve the minutes followed by the following vote; "YES" - K. Thompson, R. Zanes, Mayor Winterstella, W. Schmeling, F. Diana, C. Triggiano, P. Walsh and C. Rice.

Mr. Szymanski discussed his memo dated July 12, 1994 on Accessory Structure Uses.

Mr. Triggiano questioned the set back on side and rear yards on trailers and boats - he believes they should be able to put them closer than 5 ft. from the line, especially if it is fenced in.

Mr. Thompson stated there should be a set back and it will probably be a problem for some people in town.

There was discussion by the Board members on the 5 Ft. setback.

Mr. Zanes suggested eliminating the word parking and just talk in terms of storage. Mayor Winterstella thought that was a very good point and would have no problem if the word storage was used and define the word storage later on.

The Board had no problem with the 5 Ft. setback.

Mr. Thompson suggested a committee of 2, Mr. Diana and Mr. Triggiano along with himself to go over and talk to Frank Scimeca about his planters. They will meet on Saturday Sept. 10th at Mr. Thompson's at 5:00 p.m..

A motion was made seconded and unanimously carried to pay all bills.

A motion was made seconded and unanimously carried to close the meeting at 8:05 p.m..

Respectfully submitted,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

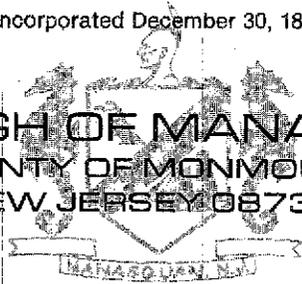
Incorporated December 30, 1887

908-223-0544
Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk



September 19, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the September 6, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the October 4, 1994 meetintg, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - OCTOBER 4, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 p.m. - WORK SESSION

7:30 p.m. - REGULAR SESSION

1. - James Turner (Ritz Bakery) - 99 Taylor Avneue.
2. - OLD AND NEW BUSINESS

Yours truly,

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

908-223-0544
Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

October 7, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the October 4, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the November 1, 1994 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - NOVEMBER 1, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

7:30 P.M. - REGULAR SESSION

1. - 10-1994 - (cont.) James Turner -(Ritz Bakery)
99 Taylor Avenue
2. - OLD AND NEW BUSINESS

Yours truly,,



Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMECA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

OCTOBER 4, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan Planning Board held their work session and regular meeting on October 4, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J.

Board Chairman Kevin Thompson called the work session of the Manasquan Planning Board to order at 7:00 P.M.

ROLL CALL - Present - K.Thompson, R.Zanes, Mayor Winterstella, W.Schmeling, F.Diana, P.Dunne, J.Iannelli, C.Triggiano, and C.Rice.

Mr. Schmeling requested that if we do not have any thing on for November or December he would like to see the Board adjourn one of the meetings if there is nothing on the agenda. There were no objections to his request.

Mr. Schmeling stated that at the last council meeting there was discussion regarding possible amendments to ordinances which would allow certain variances to basically not have to go before the Board of Adjustment. They were talking primarily with regards to the beach area, because of the side, front and back yard setbacks.

Mayor Winterstella said there is a problem with that, where people would put on a deck with a foundation under it and when we aren't looking would go up with sides and a roof, and again when we aren't looking windows would appear and siding would go on.

After discussion between the Board members, Mr. Schmeling said that it would come up again when the new ordinances are in. The idea was not that we allow additions, but that persons could put a deck on - not enclosed deck. They would still have to conform to not encroaching to any of the side yards that already exist.

Mr. Iannelli said it is pretty well covered now in the non-conforming uses, that no non-conforming building shall be enlarged or structurally altered. It needs a lot more research.

Mr. Thompson said that if the application is not in and completed by the 10th of the prior month, the applicant can not be heard.

Mr. Diana questioned Mr. Szymanski's bill on milage. He didn't think it was right for him to charge from East Windsor. Mr. Szymanski deducted the \$21.00 from his bill.

Mayor Winterstella said he doesn't mind him charging milage in Manasquan but it isn't fair to charge from E. Windsor.

Mr. Turner testified they employ 64 people and have 3 shifts 24 hours a day. They will be cutting it to 2 shifts.

Mr. Frank Aiello was sworn in by Mr. Cramer. Mr. Aiello is the Architect for the Ritz Bakery. MR. Aiello is a registered Architect licensed in the state of New Jersey. Mr. Aiello commented on the lighting they plan to install. It will be a white 175 watt bulb.

Mr. Aiello stated the trash disposal is located adjacent to the addition on the north elevation. It is constructed of board on board cedar and will be painted the same as the building. The size will be 10'x15' and will open out. Mr. Aiello understands it will serve the bakery only. Mr. Turner stated the other tenants use the dumpster that is there now and they also have street pick up. He also said all the tenants will use the new dumpster. Mr. Rice questioned if the Board would like to address that there be a possibility of a second dumpster behind that building.

Mr. Schmeling would like to see the parking rearranged between the buildings, also signs put up to ease the traffic flow. Mr. Diana questioned the parking and lighting. MR. Zanes also had questions on the lighting and parking.

Mr. Thompson appointed a sub committee to go out and do a presentation on this application. The committee consists of C. Rice, R. Zanes and P. Dunne.

Mr. Iannelli felt that the Board was getting off the track. The applicant came in for a proposed addition and now the Board wants a whole new site plan. The parking was approved many years ago. Mr. Iannelli said the only problem is the sign. The proposed addition is the only thing the Board should be dealing with right now, and as far as he is concerned the proposed addition is a benefit to the operation. Mr. Iannelli questioned Mr. Aiello on the lighting.

Mr. Rice had a few comments about the addition. He wanted to know if there was anything in the drawings that would tell the Board what the use group is, the construction type of addition. Mr. Rice wanted to know if there was a mixed use in this building.

Mayor Winterstella has no problem with the addition, but would like to see something more done with the trash disposal and rearrange the parking also the signage. Mr. Diana stated he thinks the dumpster is too close to the building and is a fire hazard.

Mr. Triggiano has no objection to the addition on the building but he would like to see them reduce the sign to 24 sq.ft. instead of 30 sq. ft. when they come up with their proposal.

Mayor Winterstella would like to take a vote on whether to change the parking in the center driveway and also invite the fire inspector in to review the fire zones. Mayor Winterstella would like to see the parking in that center driveway stay the way it is. The vote showed 6 members would like to see the center driveway stay and 2 members were against it. A vote was taken to enclose the units on the side of the building - 5 for and 2 against.

A motion was made and seconded to approve the minutes of September 6, 1994 carried by the following vote; "YES" - K.Thompson, R.Zanes, Mayor Winterstella, W. Schmeling, F.Diana, P.Dunne, J.Iannelli, C.Triggiano and C. Rice.

A motion was made and seconded to pay all bills, carried by the following vote; "YES" - K.Thompson, R.Zanes, Mayor Winterstella, W.Schmeling, F.Diana, P.Dunne, J.Iannelli, C.Triggiano and C. Rice.

A motion was made seconded and unanimously carried to close the meeting at 9:20 p.m..

Respectfully submitted,



Marie Applegate, Secretary
Manasquan Planning Board

Paul F. Szymanski, AICP, PP

PLANNING • ZONING • COMMUNITY DEVELOPMENT CONSULTANT

49 WOODLAND DRIVE • EAST WINDSOR • N.J. 08520

TELEPHONE 609-418-8497

MEMORANDUM

TO: MANASQAN PLANNING BOARD

RE: SITE PLAN APPLICATION
THE RITZ BAKERY SITE
BLOCK 61, LOTS 13.01, 40, and 50 & 50.01
APPLICANT: JAMES ~~TAYLOR~~ *TURNER*

DATE: SEPTEMBER 30, 1994

Pursuant to request, the referenced site plan has been reviewed, and based on such review and an on-site inspection, the following comments and recommendations are provided for Planning Board consideration:

A. Proposed Development:

1. Construction of a 2-story masonry 40' addition to rear of the Ritz Bakery Building. The addition will add a total of 4,000 sf floor area (2,000 sf/floor) to the Ritz Bakery operation providing interior floor area for storage, work space and for refrigeration and freezer equipment. It is represented the addition will place inside the building the activities currently being carried on outside the rear of the building - washing of equipment, storage of cardboard, plastic dairy containers, etc., and deliveries. The addition will increase the floor area of the building from 4,300 sf to 8,300 sf.

2. Construction of a new 9' high, approximately 30 sf, freestanding sign for "The Ritz Plaza".

3. Modification to site lighting.

B. Zoning Considerations: The site is in the B-1 Business Zone. The building addition is an extension of a permitted use. All site structures meet setback requirements. The 40' building addition will be approximately 80' from the rear property line - 5' is permitted.

A variance is required to erect the proposed sign as a permitted freestanding sign may only have a sign area of 9 sf.

An additional sign variance maybe necessary if the aggregate area of all signs on the lot exceed 100 sf.

C. Parking Considerations: Required on-site parking is based on floor area and use of the existing and proposed non-residential floor space plus 2 parking spaces for the existing house.

free-standing sign will be removed. As the site has 3 buildings and 3 lots, a single freestanding sign has merit as it consolidates possible signage, is an aesthetic improvement to existing signs, minimizes sign clutter, and reinforces the site's overall planning.

The sign's placement should not interfere with a driver's ability to view Route 71 traffic at the exit driveway.

Any ground lighting shall be landscaped to screen the light source and shall be directed away from Route 71.

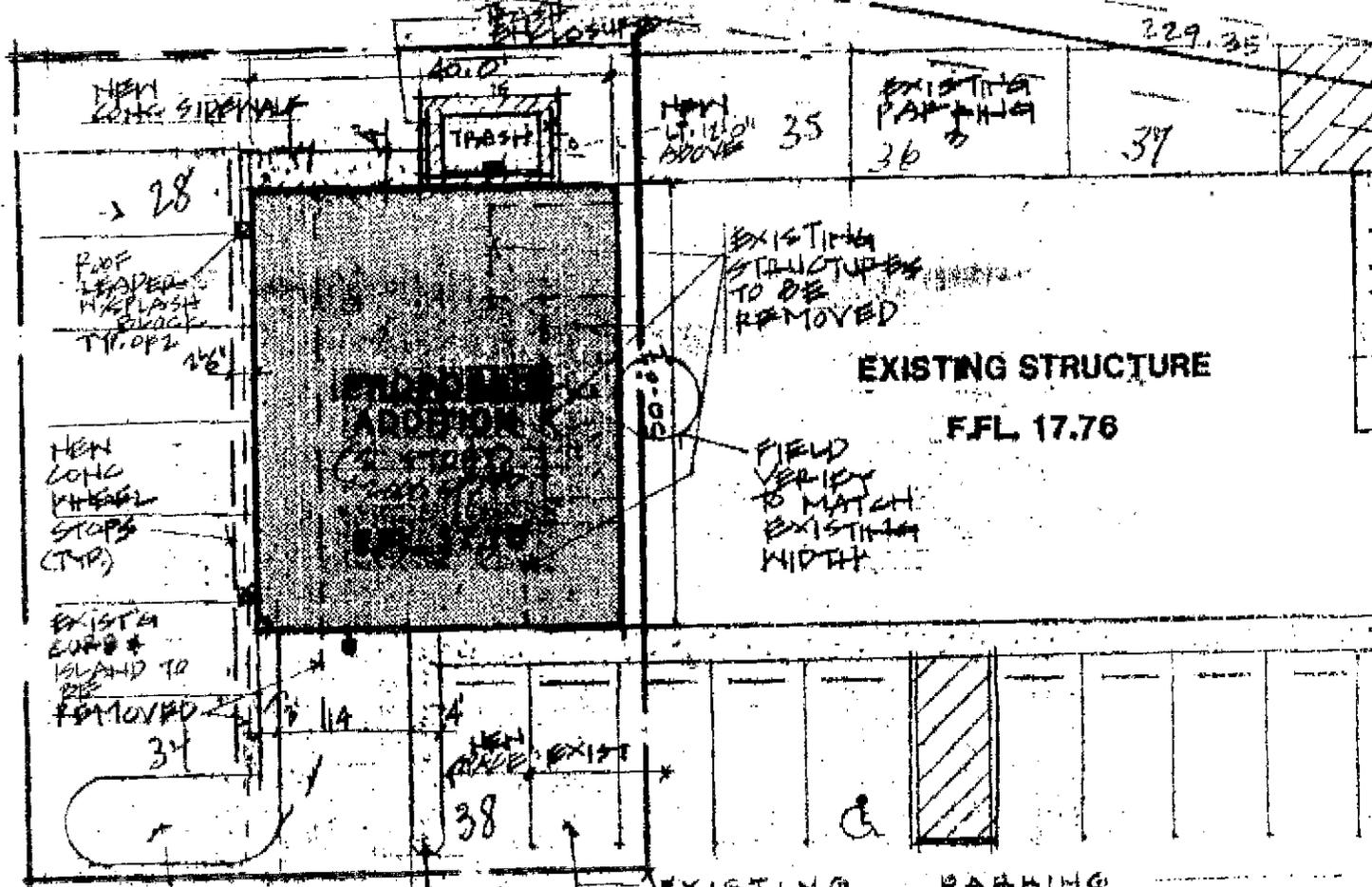
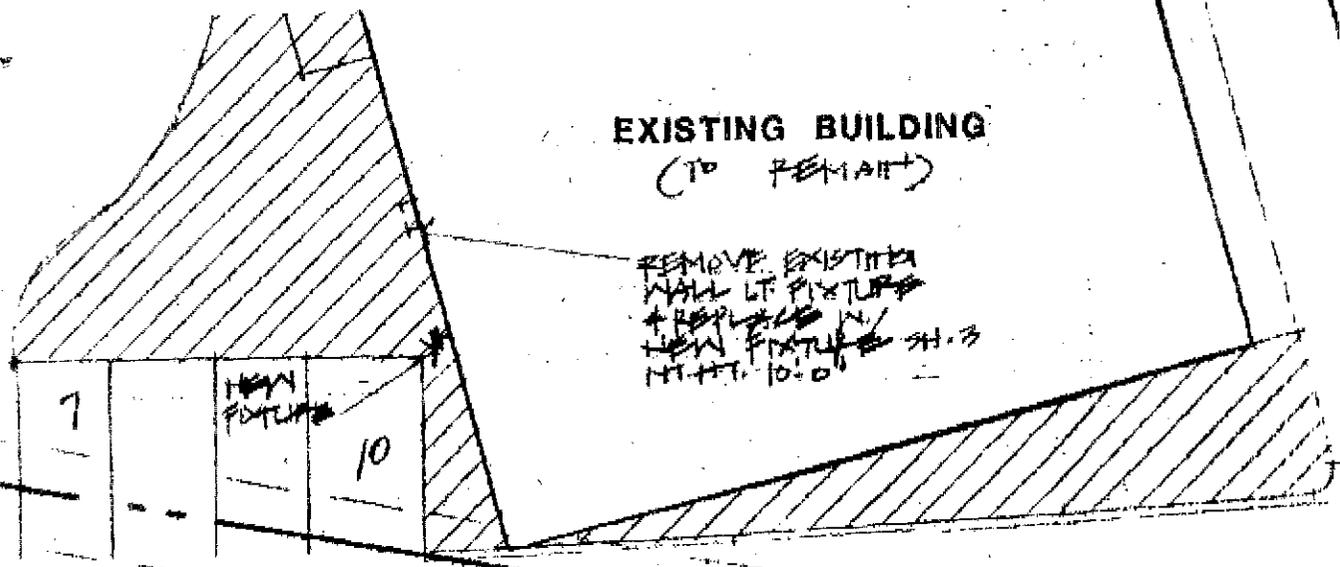
2. Applicant should provide calculation of sign area of existing facade signs to determine if variance from the 100 sf aggregate area is needed.

G. Other:

1. The design of the new addition and its relationship to the existing building should be reviewed. The height of the addition is indicated as being 26'.
2. Any new roof-top mechanical equipment should be screened from view. The new addition will block the view of existing roof mechanical equipment from homes west of the site.
3. The original plan was approved with a bike rack in front of the Ritz Bakery which has been replaced with a row of newspaper vending machines. If a bike rack is needed, it can be installed along the south wall of the north building.
4. The design of the trash enclosure should be reviewed. The design should facilitate refuse collectors returning the dumpster to the enclosure.
5. All recycling storage should be in the building addition or in the trash enclosure, rather than placed in public view.
6. The site plan drawing should be revised to add required signature lines, and survey notes, etc. and other items which may be required by the Borough Engineer.

EXISTING BUILDING
(TO REMAIN)

REMOVE EXISTING
WALL LT. FIXTURE
+ REPLACE W/
NEW FIXTURE SH. 3
HT. 10'-0"



EXISTING EXTERIOR WALL

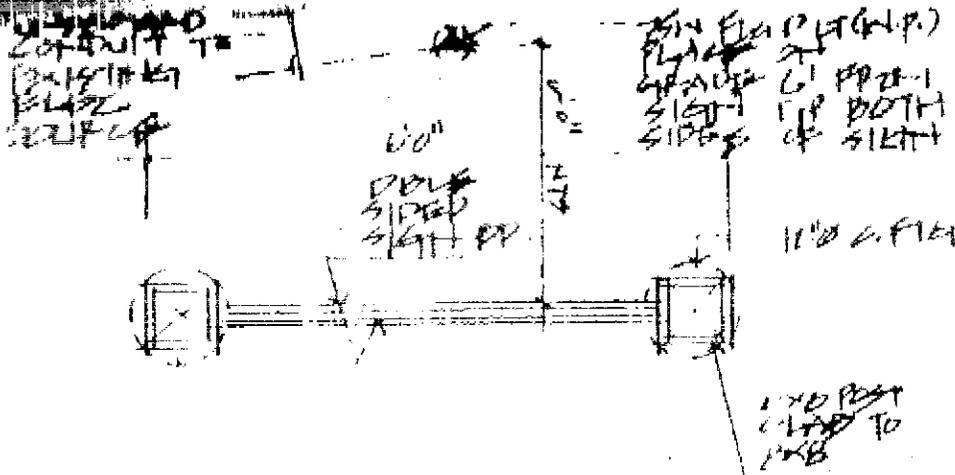
EXISTING LANDSCAPE TO REMAIN

EXISTING PARKING
area of disturbance

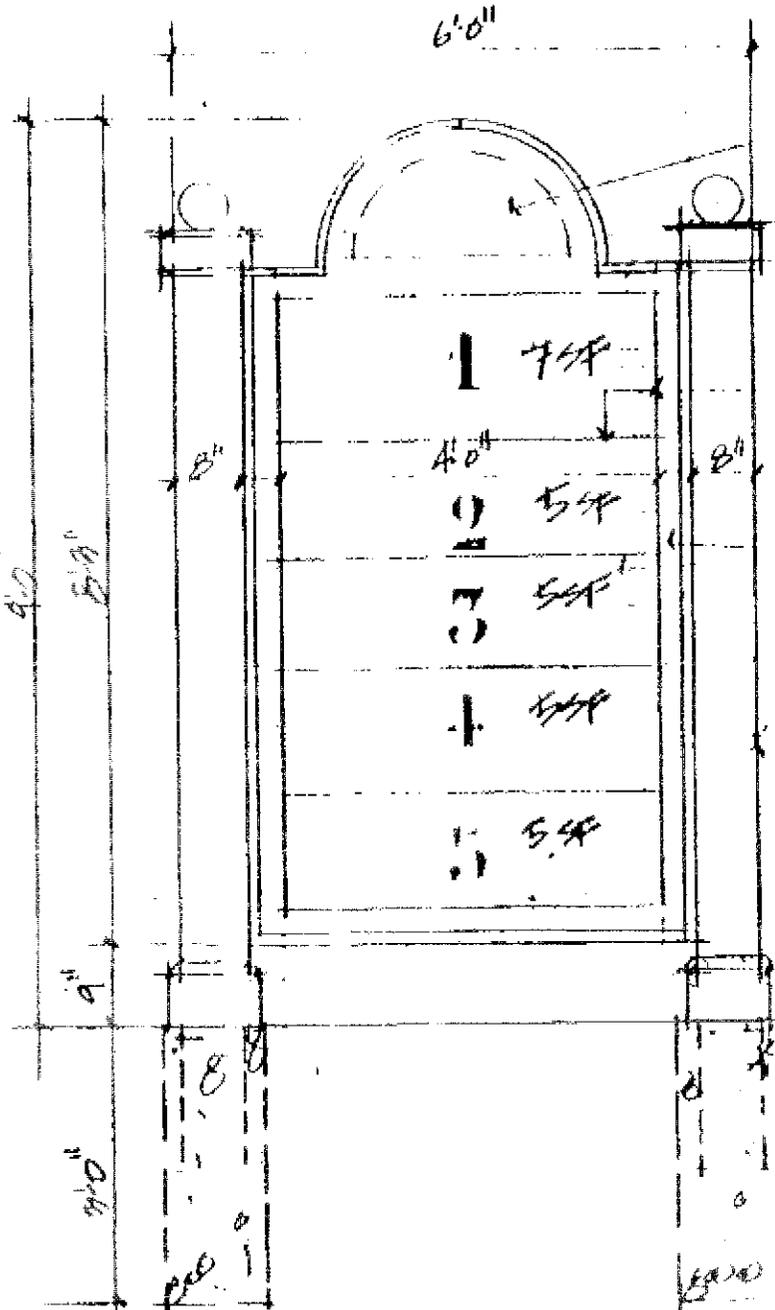
42° 10' 00" W



EXISTING TO REMAIN



plan view



elevation

SIGHT -
"THE FITZ PLAZA"
99-105 MAIN ST
(THIS AREA)

RENTAL
SIGN SPACE
(TOP OF S)

PAINTED
WOOD
SURFACES

8'0" POST

FIN. CHASE

POST ATTACH

WOOD POST
(6\"/>

elevation

free-standing sign detail

LOT

LOT

LOT

12'0" x 10'

AFFADAVIT

STATE OF NEW JERSEY)

SS:

County of Monmouth)

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

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

2. I was absent for the regularly scheduled meeting held on October 4, 1994 ~~September 27, 1994~~.

3. I have listened to the complete mechanical recording of the meeting held on September 27, 1994 during which the hearing was held for: October 4, 1994

Ritz Bakery

Patricia T. Walsh

Subscribed and sworn to before me
this day of

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

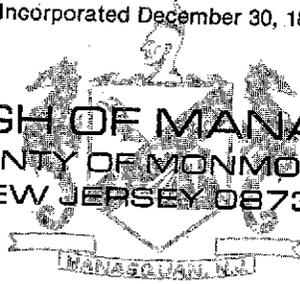
BOUGH HALL, 15 TAYLOR AVENUE
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908-223-0544
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JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



COLLEEN SCIMECA
Municipal Clerk

MANASQUAN PLANNING BOARD
ADDENDUM TO AGENDA
NOVEMBER 1, 1994

7:00 p.m. - Extension of Summit Bank Subdivision.

Very truly yours,

Marie Applegate, Secretary
Manasquan Planning Board

Dated November 1, 1994

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

MANASQUAN PLANNING BOARD
NOVEMBER 1, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

The Manasquan Planning Board held their work session and regular meeting on November 1, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N.J..

Board Vice Chairman Robert Zanes, called the work session of the Manasquan Planning Board to order at 7:00 P.M..

10-1994 - (cont.) James Turner - (Ritz Bakery) 99 Taylor Ave.

Board Attorney Mr. Cramer, explained that the Board will be unable to hear that part of the application that requests a variance on the signs. The reason for that is that the applicants attorney neglected to publish the notice in the paper. The only thing the Board can do right now is center the site plan application.

Chris Rice for the Board Committee on the Ritz Bakery went over the following topics for consideration.

Lighting - replace existing fixtures and incorporate new pole fixtures. On the front of the existing building replace with new fixtures at ground level.

Signage - suggested using maintenance free materials to avoid deterioration over time. On the adjacent building they require the applicant, at the change of tenancy to change the signs on that building to conform to the one being used by Dominoes Pizza.

Building Addition - recommend maintenance free materials to blend with the existing building. The applicant should upgrade the existing building's to compliment the new addition.

Parking - the applicant should present alternative parking and ingress and egress patterns to the board for the northerly area of the site.

Trash enclosure - the enclosures should blend with the buildings and located in an area that is both accessible and convenient. They suggest the area behind the adjacent building.

Landscaping - the applicant should maintain the existing planting strip in the rear with tall trees to help reduce the impact of the proposed two story addition facing the adjacent neighbors. Screening fence should be replaced.

The Board should carefully consider the size and design of the addition so it will compliment the existing building and its surroundings.

Mr. Zanes said some of the neighbors on Parker Ave. complained about the spillage over, the lighting, the noise and the trash.

MR. Szymanski read the memorandum from Glenn Lines, Engineer from T & M Associates.

Mr. Schmeling agrees with the recommendations of the committee. On the parking Mr. Schmeling doesn't know what else can be done on the parking between the buildings. Mr. Rice and Mr. Diana feel the angle parking should be left as is on the northerly side of the building.

The regular session of the Planning Board was called to order by Vice Chairman Mr. Zanes with a salute to the flag, at 7:30 p.m.

ROLL Call - R. Zanes, W.Schmeling F.Diana, J.Iannelli, C.Triggiano, P.Walsh and C. Rice.

For the record Mrs.Walsh reviewed the tapes of the October meeting.

For the record Mayor Winbterstella arrived at 7:45 p.m..

A motion was made and seconded to approve the minutes of the October 4, 1994 meeting and unanimously carried. Mrs. Walsh would like to see the drains fixed so they don't drain on the sidewalk and she would like to see the sidewalks maintained.

Mr. Szymanski reviewed his memorandum of October 27, 1994.

Mr. J.Haulenbeek Attorney for the Ritz Bakery and Mr. Aiello the applicants Architect came forward. Mr. James Turner owner of the Ritz Bakery was sworn in by Board Attorney Mr. Cramer. Mr. Aiello in discussing the site plans, said A-1 should be marked A-2.

MR. Aiello said he thought the parking was not going to be an issue. Mr Aiello stated on the trash receptacle area they have moved it from the north side of the building to a larger enclosure on the south west corner adjacent to the storage area. The advantage is easy access for trucks to get in and out, pick up the dumpster and get out. It will be cedar siding painted to match the rest of the building. Mr. Schmeling and Mr. Diana feel the bigger the dumpster the better.

MR. Zanes wanted to know if all the stores in the North building have access to the rear doors. Mr. Turner stated the only stores supposed to use the dumpster are the Ritz Bakery and the Chinese Restaurant, who have rear doors, the others do not need a dumpster. Mrs. Walsh wanted to know what the other stores do with their garbage. Mr. Turner said the Tanning Salon, Dominoes and the Sweet Cow have no garbage. Mrs. Walsh said she finds that hard to believe.

MR. Schmeling said he would rather see one trash disposal than two behind the building.

Mrs. Walsh wanted to know if it was possible to move the delivery entrance to the north side of the building, as there doesn't seem to be any safe entrance way into the facility. Mr. Aiello

said they didn't want to disturb the existing parking any more than they had to and that is why they left it the way it is. Mr. Turner stated the side door is used a lot and would like to keep it.

Mrs. Walsh said she would like to see the drive in front of the Sweet Cow closed off and a seating area or more landscaping put in there.

Mayor Winterstella questioned why would the Board want to change parallel parking and why would we not want to have cars do what they do now and trucks do what they do now in front of the Sweet Cow. MR. Schmeling said the problem is people don't do what it says now.

Mr. Aiello spoke on the existing facade. Mr. Szymanski will provide Mr. Aiello with a grading plan for the East elevation before the next meeting.

Mr. Zanes stated what ever they can do to make the back of the building look as nice as possible and screened as best they can for the Parker Avenue neighbors.

Before the Board puts the Ritz Bakery through the expense of having tables and chairs in front of the Sweet Cow, Mayor Winterstella would like to see how many of the Board members would like to see this change made, as he is not in favor of it.

Mr. Turner said he would rather not make the change. Mr. Iannelli suggested polling the Board to see how many are in favor of it, as he is against it. Mr. Rice said they cannot do anything until Mr. Turner talks to the other tenants to see if they have any objections to closing it off to traffic and landscaping in front of the building.

MR. Cramer stated Kevin Thomas would like an extension of 6 months for the Summit Bank. Mr. Cramer will do it by resolution.

Mr. Iannelli made a motion to approve the application for extension, seconded by Mr. Rice followed by the following vote; "YES" - Mr. Zanes, Mayor Winterstella. Mr. Schmeling, Mr. Diana, Mr. Iannelli, Mr. Triggiano, Mrs. Walsh and Mr. Rice.

Mr. Diana made a motion to pay all the bills seconded by Mrs. Walsh and unanimously carried.

A motion was made seconded and unanimously carried to close the meeting at 8:55 p.m.

Respectfully submitted,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

October 25, 1994

To : Manasquan Planning Board Members
From : Board Committee
Re : Ritz Bakery application

Dear Board Members,

As requested, we have visited the Ritz Bakery site several times as a committee, and submit the following topics for consideration. Based on our last Planning Board meeting and our site visits, we feel that these issues and comments deserve careful consideration before the meeting of November 1, 1994.

Lighting

Field Observation : Surface mounted light fixtures on existing building are not ideal for this location as it relates to the highway and neighboring residences.

Recommendation : Replace existing fixtures and incorporate new pole fixtures with diffusers to avoid unnecessary glare. Any existing light fixtures on the front elevation of the existing building are to be removed and possibly replaced with new fixtures at ground level.

Signage

Field Observation : There are many separate signs at the property and they are not well preserved.

Recommendation : Paul Szymansky should calculate the gross square footage for all signs to advise us of their right to build a new non-conforming sign as proposed. They should in any case use maintenance free materials to avoid deterioration over time. At a change of tenancy in the adjacent building, we require the applicant to change the existing signs on that building to conform in size, color, and construction with that presently being used for "Dominoes Pizza", to create a cohesive, aesthetically pleasing facade.

Building Addition

Field Observation : The existing building does not appear to have been properly maintained and the materials used are not conducive to durability in this areas environment.

Recommendation : The addition should incorporate maintenance free materials to blend properly with the existing building. Existing roof top mechanical equipment on both buildings should be screened from site in order to lessen noise

for neighbors and improve aesthetics. We need to see more elevations, sketches, or renderings of the addition in order to fully understand what it will look like. The applicant should make every effort to upgrade the existing building's so as to compliment the new addition.

Parking

Field Observation : The parallel parking that exists along the northerly side of the Ritz is not used that way and ingress and egress patterns are ignored.

Recommendation : The applicant should present alternative parking and ingress and egress patterns to the board for that area of the site.

Trash Enclosure

Field Observation : Presently there is trash everywhere. Garbage, cardboard, and equipment is scattered in plain sight with no enclosure.

Recommendation : Trash enclosures be constructed of maintenance free, durable materials to successfully house all of the trash and recyclables. These enclosures should blend with the buildings so they do not stand out as an eyesore and located in an area that is both accessible and convenient. We suggest the area behind the adjacent building.

Landscaping

Field Observation : The existing landscaping is minimal and not very well maintained. The planting strip along the rear of the building is an important feature.

Recommendation : There should be three or more landscaped islands in the parking lot and its adjacent areas. The applicant should replace or maintain the existing planting strip in the rear with tall trees to help reduce the impact and scale of the proposed two story addition facing the adjacent neighbors. The rear yard screening fence is in disrepair and should be replaced, as well as missing white pines.

In summary, we as a committee feel that the proposed addition should be a benefit if it is utilized as specified, which is to completely eliminate all outdoor activities such as cleaning and storage of racks and such. We should carefully consider the size and design of the addition so it will compliment the existing building and its surroundings.

Board Committee

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MARGARET M. MONSELL
Municipal Clerk

MSPB-G9401

October 21, 1994

Ms. Marie Applegate, Secretary
Manasquan Planning Board
Borough of Manasquan
15 Taylor Avenue
P.O. Box 199
Manasquan NJ 08736

Re: Ritz Bakery Expansion
Major Site Plan
Block 61, Lots 13.01, 40, 50, and 60.01
First Review

Dear Board Members:

As requested this office has reviewed a set of plans for the above referenced major site plan prepared by Aiello Design Associates dated September 16, 1994. The applicant is proposing to construct a 4,000 square foot addition onto the rear of the existing Ritz Bakery building. We have the following comments regarding the application:

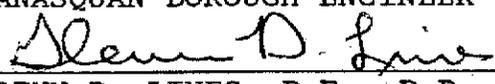
1. We recommend a grading plan be required to assure stormwater will not lay against the proposed building.
2. The trash enclosure proposed does not appear to be large enough to accommodate trash and recycling from the site. Additionally, trash enclosures should be located in a manner to allow direct access by solid waste collection vehicles.
3. A revised lighting plan should be prepared and submitted for review and approval to determine the effect of the new addition on the existing lighting plan.
4. We have reviewed the Planner's review memorandum and concur with his comments.

If you have any questions or require additional information, kindly advise.

Very truly yours,

WILLIAM P. FARRELL, JR., P.E.
MANASQUAN BOROUGH ENGINEER

By:



GLENN D. LINES, P.E., P.P.
PRINCIPAL ENGINEER

WPF:GDL:ah

Paul F. Szymanski, AICP, PP

PLANNING • ZONING • COMMUNITY DEVELOPMENT CONSULTANT

49 WOODLAND DRIVE • EAST WINDSOR • N.J. 08520

TELEPHONE 609•448•8497

Memorandum

TO: Manasquan Planning Board

RE: Ritz Bakery Site
Site Plan Application
Block 61, Lots 13.01, 40, and 50 & 60.01
Applicant: James Turner

DT: 10-27-94

A. Revised Site Plan Dated 10-18-94

Applicant has submitted a site plan revision whose changes/additions include:

1. Signature lines as requested. (Sheet 1)
2. Provision of a 20' x 30' (600sf) refuse/recycling enclosure to be located in the southwest corner of site immediately in front of the existing storage building. (Sheet 1) The original proposal to place a dumpster enclosure on the north side of the new building addition is abandoned. A sidewalk is now proposed.
3. Conversion of two painted asphalt no parking islands on the south side of the Ritz building to landscaped islands to be planted with relocated plant material. (Sheet 1)
4. Indication that the sign area of the proposed free-standing sign is 37.4 sf. (Sheet 1)
5. Additional sign area information - existing and proposed signs. (Sheet 1)
6. Sheet 3 is revised to indicate details of the existing parking lot lights as well as the new trash enclosure.
7. A Sheet 4 is added which indicates facade changes/additions both for the proposed 2-story extension as well as to the existing building. The changes are the result of the Board's request to hide the existing roof-top mechanical equipment.

B. Comments/Recommendations

1. New Trash Enclosure - While the new trash enclosure appears ample, the applicant/Board should review the following:

- a. Is it too big?
- b. Reasonableness for north building occupants to use the new enclosure with the north building being 180' in rear to 260' in front from the enclosure.
- c. Need for separate trash facilities to serve the north building.
- d. Provisions to ensure the cleanliness and maintenance of the proposed enclosure as well as assurances that the facility won't become an unkempt outdoor storage area.
- e. Effect of the enclosure on use and access to the existing storage building.

2. Landscaping -

- a. Landscape material should be added along the Route 71 side of the refuse enclosure to soften the effect of the size of the structure, to hide the 6" space below the fencing, and to improve site aesthetics, and effect a protective barrier from vehicle movements.
- b. Details about landscape relocation should be added to the plan indicating what is to be moved, etc. Provision for replacement material should be added in the event relocated plants do not survive.
- c. The Site Review Committee of the Planning Board noted that the landscaping strip behind the existing building which is to be removed " is an important feature". Applicant should review plan to determine the feasibility of providing a 3 - 5 foot planting strip along the rear wall of the proposed addition. Measurement indicates that 66'-67' of space exists between the western curb and the new building line. Adjusting the stall lengths to 18' or 19' or the aisle to 24' could provide the design flexibility to provide the landscape area. Rear wall landscaping will reduce the scale of the wall, eliminate the need for concrete wheel stops, and will improve site aesthetics. There will be no effect on the number of parking stalls.

d. Landscaping notes and details should be placed on plan sheets, as required.

3. Signs and Sign Variances -

a. Permitted signs in the B-1 Zone include:

- (1) Building facade signs, 1 per business in the building, with permitted sign area not exceeding 2 sf per each foot of building frontage.
- (2) A free-standing sign not to exceed 9 sf in area, or 10' in height, and be setback 10' from the street curb.
- (3) Aggregate area of all permitted signs on a lot shall not exceed 100 sf.

b. Based on the Ritz Bakery site plan, and sign area dated provided by Frank Aiello, AIA, this analysis of existing site signs is provided: The analysis does reflect the fact that each structure on the site is on a separate lot, however.

	<u>North Building</u>	<u>Ritz Bakery Building</u>
Bldg Frontage	70 ft	50 feet
Permitted Tenant Facade Signs	4	1
Existing Facade or Wall Signs	4	3*
Permitted Area of Facade/Wall Signs	140 sf	100 sf
Area of Existing Fac/Wall Signs	125 sf*	144 sf*
Exist Free-standing Signs	1	1
Area Existing Free-Standing Sign	8.75 sf	30 sf* (Needs verification)
Aggregate Sign Area	133.75 sf*	174 sf*

* Existing non-conformities

c. Proposed Signs: For the north building, no change to facade signs is proposed, but the free-standing sign for the Sweet Cow is to be eliminated. For the Ritz Bakery building, the front facade sign is to be kept, the two (2) painted wall signs will be removed, and the existing free-standing sign is to be replaced with a new free-standing sign. Again, based on the above data and the current sign proposal, the following analysis is provided

- (1) Facade signs - 4 signs to remain on north building.
- 1 sign to be on Ritz Building.

- (2) Area Facade Signs - 125 sf (as exists) on north building.
- 80 sf on Ritz Building.
- (3) Free standing Sign - only on the Ritz lot to serve the entire development.
- (4) Proposed Area of Freestanding Sign - 37.4 sf for which a variance is needed as the maximum size for sign is 9 sf.
- (5) Aggregate Area of Signs Per Lot - north lot = 125 sf = variance needed.
- Ritz lot = 117 sf = variance needed

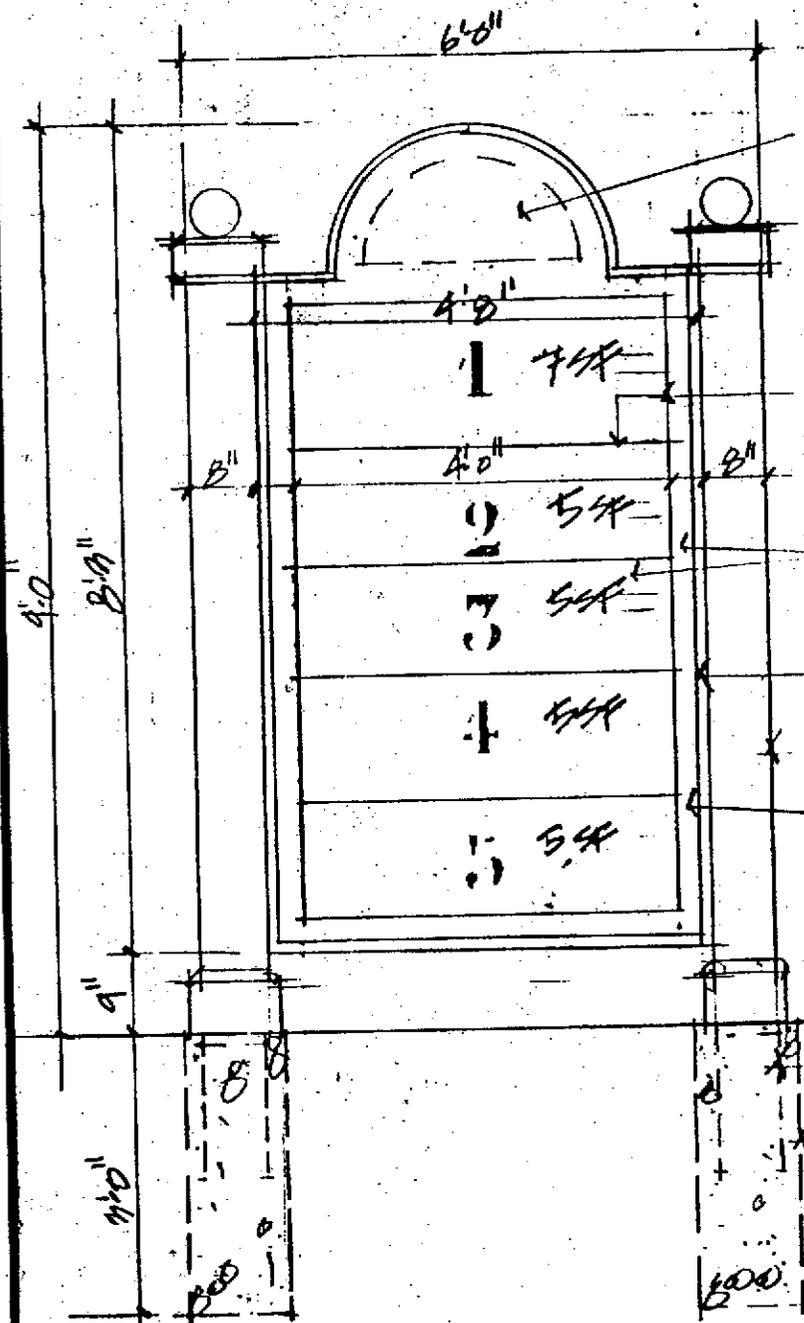
Applicant needs to put on record justification for any variances, basis for size of the new free-standing sign, information about sign color and materials and lighting, information about the overall reduction in signs and sign area, etc. Applicant should also provide testimony about the aesthetic effect of the new sign in terms of setback from the street and building and relationship to the building.

- 4. Architectural Changes to Building - should be explained in detail to the Board including materials, color, accents and new effects.

- c. September 30, 1994 Memorandum - Unless superceded herein, all prior comments remain valid and should be addressed or reflected in Planning Board action as appropriate.

plan view

LOT 7



ONLY SIGN -
"THE RITZ PLAZA"
99-105 MAIN ST
(THIS AREA)

LOT 7
SIGN SPACE
(TOP OF SIGN)
(POPPET AREA)

PAINTED
WOOD
SURFACES
TRIM (WHITE)
WOOD POST
(WHITE)
(PAPE BLUE)
FIELD
FIN. SPACE

POST AT TOP
WOOD
FOOTING
(WOOD POST)

elevation $1/2" = 1'0"$

free-standing sign detail

NOTE: 1. ALL SURFACES PAINTED WOOD
LETTERS GOLD EXPANDED
2. TOTAL SURFACE AREA OF SIGN 37.4 SQ. FT.

PROPOSED SIGN

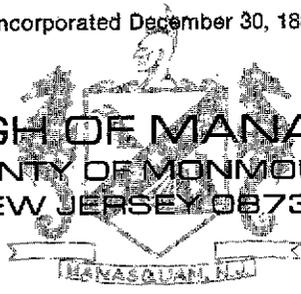
Wall Mounted
Free Standing

Totals

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk



November 18, 1994

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the November 1, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the December 6, 1994 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J.

MANASQUAN PLANNING BOARD
AGENDA - DECEMBER 6, 1994 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

7:30 P.M. - REGULAR SESSION

1. 11-1994 - Mildred Kelly - 138 Marcellus Avenue
2. 10-1994 - (cont.) James Turner (Ritz Bakery)
99 Taylor Avenue
3. 12-1994 - Elizabeth O'Connell - 55-55½ N. Potter Ave.
4. 5 -1994 - Resolution - Summit Bank

Yours truly,

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the December 6, 1994 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the January 10, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - JANUARY 10, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J..

7:00 P.M. - WORK SESSION

7:30 P.M. - REGULAR SESSION

1. Approval of 12/6/94 minutes
2. Reorganization
 1. Resolution re: 1995 meeting dates
 2. Resolution re: Chairman & Vice Chairman
 3. Resolution re: Board Secretary
 4. Resolution re: Board Attorney
 5. Resolution re: Board Planner
 6. Resolution re: Board Engineer
 7. Resolution re: Official newspapers
3. APPLICATION - ~~1~~-1995 - Bay River Holdings Inc.
Goodloe-119 Taylor Ave.
4. RESOLUTION - ~~11~~-1994 Mildred Kelly-138 Marcellus
Avenue
5. RESOLUTION - ~~10~~-1994 James Turner (Ritz Bakery)
99 Taylor Avenue

OLD/NEW BUSINESS

1. RESOLUTION - Kevin Thompson
2. RESOLUTION - Mayor & Council

Yours truly,
Marie Applegate
Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMECA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

DECEMBER 6, 1994 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J..

The Manasquan Planning Board held their work session and regular meeting on December 6, 1994 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Vice Chairman Robert Zanes, called the work session of the Manasquan Planning Board to order at 7:00 P.M.

Mayor Winterstella welcomed Thomas McCabe as an alternate to the Board. Christopher Rice has been made a regular member. The Mayor also noted the resignation of Kevin Thompson. He noted Mr. Thompson's achievements as chairman and suggested a resolution honoring him for his service.

Mayor Winterstella also addressed a letter from Bill Longstreet, regarding the vacant lot Mr. Longstreet owns at the corner of Abe Voorhees Drive and the Plaza. In his letter Mr. Longstreet related concerns regarding development in the Borough.

Mr. Zanes spoke about various projects in the Borough including the downtown area redevelopment. He stated it should be noted and clear that the Planning Board supports Mayor and Council in their efforts to upgrade the downtown area and suggested the Board pass a resolution of support to Mayor & Council. Board member Mr. Diana expressed concern over using tax payers money to improve private property.

The Board discussed the evenings agenda.

The regular session was called to order at 7:30 p.m. ROLL CALL R. Zanes, W. Schmeling, F. Diana, P. Dunne, J. Iannelli, C. Triggiano, P. Walsh, C. Rice, M. Neuwirth and T. McCabe. For the record, Mayor Winterstella was here for the work session only.

A motion was made and seconded to approve the minutes of the November 1, 1994 meeting and unanimously carried.

Case # 12-1994 - Elizabeth O'Connell -55-55½ N. Potter Avenue. Applicant withdrew her application.

APPLICATION - 11-1994 - Mildred Kelly - 138 Marcellus Avenue
The Board recognized the applicant, represented by Richard J. Doyle, Esq.. The application requested a minor subdivision. Proposal: the applicant wishes to re-subdivide into 2 75 foot wide lots.
Paul Szymanski planner, addressed his memo, touching upon such issues as site location, site description, zoning considerations and recommended site improvements, including installation of sidewalks and planting of street trees.

The Board and professionals referred to plans which were marked as evidence and the engineers memo was addressed.

After further discussion the public hearing was closed. Mr. Iannelli moved for a favorable resolution which would incorporate the planner & engineers comments. Motion seconded and carried by unanimous vote.

APPLICATION -10-1994 - Cont. Ritz Bakery (James Turner)
Representing the applicant were James Turner applicant and professional Frank Aiello from Aiello Design and attorney for applicant John Haulenbeek.

It was noted by Mr. Szymanski that the applicant had submitted revised site plans. The revisions were discussed. Among the issues discussed was the establishment of the mid drive way as a one way entrance to reflect the way people park there. Signs will be added to reinforce this one way system. The Board also discussed elimination of the end parking spot; it was stated it would be dangerous to back out of this spot.

Landscaping at the rear of the building was also discussed. Mr. Iannelli noted that any future work on the site would have to come back to the Planning Board for approval.

Mr. Rice brought up parking issues. He also suggested taking 2 parking spots in the rear and establishing landscape islands. He felt it would break up the site. Mr. Szymanski stated that with Manasquan's parking problems he would not like to loose parking spaces.

Lighting issues were discussed. Mr. Zanes discussed a desire for "coherency" in lighting plans. Sign issues were addressed including size and style. Comments were offered by Paul Szymanski and the Ritz professionals. It was stated the traffic plan should go to the traffic engineer. Regarding the signs the Board decided to recommend a smaller sign than what was proposed, bringing it down to 24 sq. feet. During the public session a resident of Parker Avenue stated the present landscaping is not being replaced. She also questioned the location of the dumpster on site. It was stated that it is at the South West of the existing building. Mr. Zanes said an enclosed trash area is being proposed and the Board noted some replacement of landscaping would be conditional in the resolution. There being no further questions the Board closed the public hearing. A motion was made by Carmen Triggiano to pass a favorable resolution with the conditions as set forth by the planner, engineer and traffic officer. Motion seconded by J. Iannelli and carried by the following vote: "YES" - R. Zane, W. Schmeling, F. Diana, P. Dunne, J. Iannelli, C. Triggiano,

P. Walsh and C. Rice.

Old / NEW BUSINESS

The Board Attorney discussed a resolution granting an extension of time for Summit Bank (Kenneth Newmann) to perfect their minor sub-division at block 169.01 lot 51. A motion was made by Mr. Iannelli to grant the extension, motion seconded and carried by the following vote; "YES" R.Zane, W.Schmeling, F.Diana, P.Dunne, J.Iannelli, C.Triggiano, P. Walsh and C.Rice.

Mr. Schmeling discussed the zoning ordinance draft to be reintroduced by Mayor and Council in the New Year. Discussion included the issue of Marina/Marine Commercial zone and deletions which have previously been discussed by the Board. Mr. Schmeling said it was conceivable that the Planning Board may have the ordinance at the January meeting.

Mr. Zanes proposed a resolution of support to Mayor and Council regarding the redevelopment and beautification of the down town area. Mr. Zanes motion was seconded by P. Walsh and carried by the following vote: "YES"-R. Zanes, W. Schmeling, P. Dunne, J.Iannelli, C. Triggiano, P. Walsh, C.Rice, M.Neuwirth and T.McCabe. "NO"- F.Diana.

The Board discussed the scheduling of it's first meeting of 1995. It was noted reorganization had been scheduled for January 3, 1995. The Board also appointed a sub-committee to make recommendations regarding nominations of the Board's Officers and Professions. The members of the sub-committee were P.Walsh, J.Iannelli and P. Dunne.

A motion was made to approve payment of vouchers seconded and unanimously carried.

A motion was made seconded and unanimously carried to close the meeting at 9:17 p.m.

Respectfully submitted,

Sharon Bogie, for
Marie Applegate, Secretary
Manasquan Planning Board