

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMECA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

JANUARY 10, 1995 WORK SESSION AND REGULAR MEETINGS MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J..

The Manasquan Planning Board held their work session and regular meeting on January 10, 1995 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Robert Zanes, called the work session of the Manasquan Planning Board to order at 7:00 p.m..

Mr. Szymanski reviewed his memorandum of January 6, on Bay River Holding, Inc. (Goodloe Liquors site) 119 Taylor Avenue. They are proposing demolition of existing 1-story masonry storage building and reconstruction and remodeling of the existing building and constructing a 64'x 70' 1-story (cathedral ceiling) "L shaped" addition to the existing building. The addition is to provide 3,300 sq.ft. of new retail/storage space for the existing 2,125 sq.ft. liquor store and will also include a full basement under the addition. Building height will be approximately 28'-29' high which will be about 32' high measured from the curb. Remodeling of the existing second floor including converting an existing apartment to an office and the existing apartment to remain will be a 2 bedroom.

MR. Szymanski suggested giving some consideration to the 4 parking spaces in the front of the store on Route 71, the handicapped parking, new curbs to be installed where driveways are eliminated, electric pole on Lot 8 should be removed, facade lighting should be reviewed, signage proposals should be reviewed and recycling should be reviewed.

The regular meeting was called to order at 7:30 p.m. by Mr. Zanes with a salute to the flag. Mr. Zanes stated this was an Open Public Meeting Act and held according to law.

ROLL CALL: Mayor Winterstella, W. Schmeling, R.Zanes, J.Iannelli, F.Diana, C. Triggiano, P.Dunne, P. Walsh, C. Rice and T.McCabe.

A motion was made and seconded to approve the minutes of the December 6, 1994 meeting and unanimously carried.

Mr. Triggiano questioned changing tonights meeting from the 3rd. He wondered if there was going to be a problem with the meeting on January 2, 1996. Mayor Winterstella said he hoped the Council would take it into consideration and arrange it so it does not create a conflict.

RESOLUTION - A-1995 - Meeting Dates. A motion was made and seconded to approve the meeting dates for 1995 and unanimously carried.

RESOLUTION- Chairman & Vice Chairman. The nominating committee headed by Mrs. Walsh recommended Mr.Robert Zanes for Chairman and Mr. Christopher Rice for Vice Chairman, for the Planning

Board for the calender year of 1995. Mr. Zanes commented that all the Board is serving at the discretion of the Mayor and he appreciates the nomination but would like to turn it over to the Mayor for nominations from the floor. Mr. Winterstella stated he put all the members on the Board as equal members. Mayor Winterstella said 2 qualified members were recommended to him for the Chairman position and he would like to see both nominated and if they would like to make a comment they can.

Mr. Triggiano thought the nominating committee would submit all names that were interested for the position. Mayor Winterstella said the nominating committee's mission was to report back to the body what the majority of the nominating committee put forth as their slate.

The floor was opened to additional nominations from the floor.

MR. Triggiano nominated Chris Rice for Chairman seconded by Mr. Diana. Mr. Iannelli made a motion nominations be closed.

Mr. Zanes stated he has worked with Mr. Rice pretty well on two or three committees this year, he is an architect and will be around a long time. Mr. Zanes said he would defer to Chris and he would like to take his name out of consideration and would recommend that the Board unanimously vote for Chris Rice.

Mr. Schmeling asked the members who nominated Mr. Zanes to withdraw the nomination. Mrs. Walsh by unanimous recommendation withdrew the nomination of Mr. Zanes for chairman.

Mayor Winterstella made a motion that it be recorded that the vote was unanimous for Mr. Rice as chairman. ROLL CALL: Mayor Winterstella, William Schmeling, Robert Zanes, Jerry Iannelli, Frank Diana, Carmen Triggiano, Patricia Dunne, Patricia Walsh, and Tom McCabe.

Mayor Winterstella nominated Robert Zanes as Vice Chairman seconded by Mr. Triggiano. There being no other nominations, Mr. Schmeling moved nominations be closed. A vote was taken and unanimously carried for Robert Zanes as Vice Chairman.

Mr. Cramer stated Mr. Rice will take over immediately as Chairman. Board member Mr. Schmeling had to leave and will return in approximately 20 minutes.

RESOLUTION - Board Secretary. Mr. Iannelli nominated the present secretary, Marie Applegate as secretary, seconded by Mr. Diana. There being no other nominations, nominations were closed. Yes vote was unanimous for the secretary.

RESOLUTION - Board Attorney. Mr. Iannelli nominated Geoffrey Cramer as Board Attorney and J. Pandolfe as our Special Counsel, seconded by Mr. Triggiano. There being no other nomination, nominations were closed. Yes vote was unanimous for Geoffrey Cramer as Attorney and J. Pandolfe as Special Counsel.

RESOLUTION - Board Planner. Mrs. Walsh of the nominating committee stated Mr. Gilligan's letter had not been received at the time of the meeting and there were no other inquiries. The recommendation of the committee was to appoint Mr. Szymanski as Board Planner. Mrs. Walsh made a favorable motion for E-1995 seconded by Mrs. Dunne. Mr. Diana stated that since the nominating committee didn't see the resume submitted by Mr. Gilligan he thinks the Board should do him the courtesy of considering him by looking at his credentials and see if he would make a suitable Planner. A motion was made to table the resolution for the Planner by Mr. Triggiano, seconded by Mr. Diana, for a discussion on the motion, followed by the following vote; "YES" - Mayor Winterstella, J.Iannelli, F.Diana, C.Triggiano and C. Rice. "NO" - R. Zanes, P. Dunne, P.Walsh and T.McCabe.

Mrs. Dunne suggested advertising for a Planner. Mr. Iannelli didn't think the Board could get anyone better than Szymanski. Mayor Winterstella said the Board should run an ad in the newspaper asking for people to submit applications if interested in being a planner for Manasquan. the application should include some sort of scheduled fees also their experience and capability. They should be returnable one week before the next meeting.

Mayor Winterstella made a motion to appoint Mr. Szymanski for a 3 month period (through March) seconded by Mr. Diana, followed by the following vote; "YES" - Mayor Winterstella, R. Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P. Walsh, C. Rice, and T.McCabe.

RESOLUTION - Board Engineer. Mr. Iannelli made a motion to keep the same Engineer (T & M Associates) seconded by R. Zanes and unanimously carried.

RESOLUTION - Official Newspapers - Mayor Winterstella made a motion to keep the same newspapers (Coast Star, Asbury Park Press and the Herald) seconded by R. Zanes and unanimously carried.

A five minute recess was taken at 8:00 p.m.
For the record Mr. Schmeling returned at 8:10 p.m.

APPLICATION - 3-1995 - Bay River Holdings, Inc. (Goodloe Liquors) Edward J. Delanoy, Jr. is the lawyer representing Bay River Holdings, Inc. Mr. Delanoy said he received a copy of the Planners report. Mr. Cramer stated one of the issues raised was the reduction of parking spaces. The Board in this situation would look upon any reduction in parking spaces as an element which would require a variance. The Board can still commence the hearing on your site plan part but the Board requires that

you renotice property owners within 200 feet and also publish in the paper that you are also seeking variances from the minimum parking stall sizes in widths and lengths of our zoning ordinance.

Mr. Raymond T. DiRenna, President of Bay River Holdings Inc.- 45 Rainer Drive, Brick, N.J. was sworn in by Board Attorney Mr. Cramer as a witness.

Mr. DiRenna is before the Board seeking site-plan and revisions for his building. The applicant is seeking to expand the operation and conduct of the retail liquor business. The second floor will be an office for the business and one apartment. Mr. DiRenna would like to start as soon as possible.

Mr. Charles W. Gilligan, 425 Higgins Avenue, Brielle, N.J. was sworn in by Board Attorney Mr. Cramer. Mr. Gilligan is a professional engineer and has appeared before this Board a number of times and qualifies as a professional witness.

Mr. Gilligan described the site as being at the intersection of route 71, Stockton Lake Blvd. and Parker Avenue. It consists of a liquor store on the first floor, 2 apartments on the second and a garage in the rear. They propose to take down the garage remove one apartment and construct a one story addition to the west of the property which will serve as a new retail space for Goodloe liquors. In addition there will be a basement partly under the new construction. There will be 3 entrances to the site - one on Stockton Blvd to the parking area, an entrance & exit on Parker Avenue and an entrance and exit off of Route 71. There are 31 parking spaces proposed, 2 handicap spaces in the rear parking lot area. There will be landscaping trees and traffic islands. Proposed to put lighting in the parking areas. There is a fence and hedge between the site and the adjoining property. The applicant agrees to supplement any plantings which presently exist on the southerly border line, and white pines along the easterly border on the rear property.

Mr. Gilligan testified that the Manasquan ordinance states that parking spaces have to be 10 x 20. They propose parking spaces 9x18 with a 25' island. They also propose that the area down near the service entrance there will be 4 spaces 8x18 designated as employee spaces only. On the southerly portion of the property line they propose a 10x10 enclosure for cardboard and paper.

The applicant feels it is very important to his operation that the 4 parking spaces in the front remain. They have operated safely for a number of years. Mr. Diana suggested putting one handicap in the front 4 spaces. Mayor Winterstella stated he thought the slope in the front is too great for a handicap especially for a wheel chair or crutches. Mr. Schmeling agrees with the Mayor on the handicap space not being a good idea to put it in the front. Mr. Iannelli agrees with the Mayor also and agrees the handicap should stay where proposed. Mr. Schmeling on the drainage area in the back questioned if it would be

possible to remove some of the curbing so it could drain there instead of all of it going out into the street. Mr. Triggiano agreed with the other Board members in keeping the handicap in the rear as proposed.

Mr. Gilligan went over Mr. Szymanski's memo. Mr. Diana and Mrs. Dunne had questions on the buffer. Mr. Gilligan said they are going to plant white pines for a buffer.

The drawings were marked as A-1 and A-2. There was discussion on curb cuts and depressed curbs on Route 71 and Stockton Blvd.

MR. Gilligan testified that all the lighting will have house shields. The electric pole on Lot 8 is an operating pole and a rightaway to J.C.P.&L., it really can't be taken down.

Mr. Iannelli questioned the facade lighting. Mr. Gilligan testified they would be the bronze shoebox type.

Mr. Gilligan testified they would like to maintain the same square footage on signs. Zoning allows 1 sign per facade and the overall aggregate can't be more than 100 square feet.

Mr. Gilligan went over Mr. Farrell's memo. MR. Gilligan testified they will move one handicap parking space south of the walkway.

Instead of cutting the curb in the rear for drainage, Mr. Gilligan testified they will put in weep holes. There is no lighting proposed for the front of the building. The applicant will agree to put in heavier paving in access aisles.

Mr. Richard P. Grasso, Architect, Office 171 Main St., Manasquan, Resides at 3418 Quaker St., Wall, N.J., was sworn in by Mr. Cramer, as a witness. Mr. Grasso in his presentation of exhibit A-2 testified Goodloe's is the corner stone of Manasquan.

The architecture is seashore colonial. The signage will be hand carved in gold leaf. The main entrance will have a 2x28 ft. sign which will be very much in size as the one existing. It will be lit from the outside. The color scheme will be black and white. For the record the Planners pictures were marked as Exhibit B-1-2 and 3.

All the Board members commented the applicant on a wonderful presentation and all felt it is going to make that corner look great.

Mr. Cramer said the attorney for the applicant will readvertise and renotice the property owners with respect to the application for a variance from the parking requirements and also notice and readvertise for the signage if necessary.

For the record, Mr. Diana left at 9:30 p.m. and Mr. Szymanski returned.

RESOLUTION - 1-1995 - Mildred Kelly -138 Marcellus Avenue.

Mr. Schmeling made a motion to approve the resolution seconded by Mrs. Dunne followed by the following vote: "YES" - W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne and C.Rice. ABSTAIN: Mayor Winterstella, P.Walsh and T.McCabe.

RESOLUTION - 2-1995 -James Turner (Ritz Bakery) 99 Taylor Ave.

Mr. Schmeling made a motion to approve the resolution seconded

by Mr. Zanes followed by the following vote; "YES" - W.Schmeling
R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, P.Walsh and C. Rice.
ABSTAIN: Mayor Winterstella and T.McCabe.

RESOLUTION - Kevin Thompson - Mayor Winterstella made a motion
recognizing Kevin Thompson's chairmanship seconded by W.Schmeling
and unanimously approved.

RESOLUTION - Mayor & Council - adopted at last meeting.

Mayor Winterstella stated on Old and New Business, he would
like to see the Board adopt an operation rule which would have
the Chairman & Vice Chairman decide on all applications whether
they constitute a simple subdivision and therefore should not
go through the engineering and planner review process. Mr.
Schmeling agreed with Mayor Winterstella

Mayor Winterstella made a motion to appoint the Chairman and
Vice Chairman to review any applications in the interim to
determine whether they are minor sub-divisions or require
professional review and in the meantime talk to other towns
on their procedures, seconded by Mr. Schmeling and unanimously
approved.

The Board agreed to have Mr. Rice write a letter to Mrs.O'Connell
in response to her return of escrow money.

Mr. Schmeling would like all Board members to review Ordinance
1657 which has been working on for about a year and a half.
Before the Council introduces it Mr. Schmeling would like to
make sure the Planning Board is finally on board and all are
in agreement with it because part of the problem they had with
the last one is that we compiled what the planning board wanted
to do, introduced it, came back to the board made some changes
and there are some problems that developed after that. After
the next meeting if there are any problems Mr. Schmeling would
like to discuss it before he brings it back to Council.

Motion was made to pay all bills seconded and unanimously
approved.

Motion was made to close the meeting at 9:50 p.m. seconded and
unanimously approved.

Very truly yours,

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 SCIMEGA
Municipal Clerk

Dear Manasquan Planning Board Members:

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

MANASQUAN PLANNING BOARD
AGENDA - FEBRUARY 7, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

1. Ritz Bakery - Clarification of Site Plan Approval
2. AYLAH, INC.- Applicant for Reconsideration to N.J. D.E.P. Tide Lands License

7:30 P.M. - REGULAR SESSION

- 1.- Approval of 1/10/95 minutes
- 2.- APPLICATION - 3-1995 - (cont) Bay River Holdings, Inc.(Goodloe)-119 Taylor Avenue
- 3.- APPLICATION - 4-1995 -Raymond & Adeline McGreevey
19 Muriel Place

OLD / NEW BUSINESS

Review of Borough Ordinance No. 1657-95

Yours truly,

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 SOMECA, Municipal Clerk

CONSTRUCTION OFFICIAL AND CODE ENFORCEMENT DEPARTMENT

MANASQUAN PLANNING BOARD
NOTICE OF CHANGE IN MEETING DATE

PLEASE TAKE NOTICE that the MANASQUAN PLANNING BOARD MEETING for Tuesday January 3, 1995 has been changed to Tuesday January 10, 1995. The meeting starts at 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

By Order of the Manasquan Planning Board

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

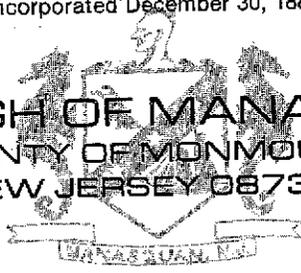
Incorporated December 30, 1887

908-223-0544
Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk



December 20, 1994

**MANASQUAN PLANNING BOARD
NOTICE OF CHANGE IN MEETING DATE**

PLEASE TAKE NOTICE that the MANASQUAN PLANNING BOARD MEETING for Tuesday January 3, 1995 has been changed back to January 10, 1995. The meeting starts at 7:00 p.m. (work session) and the regular meeting at 7:30 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

By order of the Manasquan Planning Board

Marie Applegate
Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

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Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

MEMO TO: All Manasquan Planning Board members
All Manasquan Planning Board personnel

FROM: Marie Applegate, Board Secretary

RE: January 1996 meeting

DATE: December 27, 1995

In light of the Manasquan Mayor and Council's Reorganization meeting also scheduled for January 2, 1996, the Manasquan Planning Board meeting previously scheduled for January 2, 1996 is now rescheduled for January 9, 1996. The work session is scheduled for 7 p.m. followed by the regular session for 7:30 p.m.

If you can not attend the meeting please contact this office at 223-1480.

ma

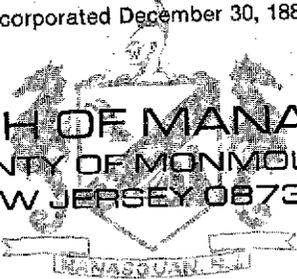
MA/smb

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

MARCH 7, 1995

7:30 p.m. - Carol Broderich - Discussion of Zoning on Parker
Avenue.

Very truly yours,

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

FEBRUARY 7, 1995 WORK SESSION AND REGULAR MEETINGS MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan Planning Board held their work session and regular meeting on February 7, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, called the work session to order with a salute to the flag at 7:00 p.m.

ROLL CALL: Mayor Winterstella, R. Zanes, J. Iannelli, F. Diana, C. Triggiano, P. Dunne, P. Walsh, C. Rice, M. Neuwirth and T. McCabe. For the record Mr. Schmeling arrived at 7:20 p.m..

APPLICATION - 1-1994 - James Turner, Ritz Bakery -99 Taylor Ave. Applicants attorney Mr. J. Haulenbeek testified he had some questions on the resolution. On paragraph 2 the resolution stated the applicant was applying for a masonry building. Mr. Haulenbeek stated it was going to be a frame building with siding on it and he didn't want any problems with the building code people.

Mr. Turner testified, when they came before the Board they had agreed to put up a wood frame building as that was the best price they received. Since they were approved and the project went out for bids, he was offered a steel building that would meet his budget and would be a better building for him to use as he wouldn't have the problem of putting in a wall to support the roof, it would be a free standing building all steel with cement floors on both floors. Mr. Turner brought samples of the material to show the Board, to get their feelings.

Mr. Haulenbeek said it was insulated interlocking steel panels, not typical corrugated exterior.

Mrs. Walsh wanted to see what the building would look like. The Board was shown pictures of the material and what it would look like.

Board attorney, Mr. Cramer said the material question is whether or not the proposal represents a substantial change from the site plan drawings which were approved by the Board. Mr. Cramer said he would have to ask them to come back for an amended site plan. Mr. Cramer didn't think the Board tonight could entertain a formal application or give a testimony with respect to the changes in the site plan originally approved. Mr. Haulenbeek said he did not want the contractor to come up with a spec plan and then find out the Board did not approve of the material.

Mr. Zanes stated it would be very hard for him to vote on the material without knowing how it is going to be intergrated with what's existing.

Mr. Iannelli stated if it meets with Boca Code and goes through the construction official and he approves it, he doesn't see any thing wrong with it.

Mayor Winterstella has no problem with the material but his main concern is they said they were taking out some of the other things that were in the site plan, and if you are and going

to put a square building there, I would vote against it. The material in place of the other material Mayor Winterstella has no problem with that, but if the design is going to change as well and some of the things that the Board wanted in there is going to change as well, then he would be against it.

Mrs. Dunne is concerned that it is going to look like an addition was stuck on and this is one of the areas in town where a business area abutts a residential area and she feels we have to be considerate for the neighborhood in back. Mr. Diana stated the original plan was to continue the same features around the building and if their going to stop in the middle of the building and put an additon on the back it's going to look like an addition rather than part of the building we approved.

Mr. Rice said the Board would like to see drawings and color renderings to see what it is going to look like.

The Board would like to see the Ritz come back with new drawings.

Aylah, Inc. - Mr. Cramer said basically whats happened is the DEP has determined to issue a modified water front development plan, with respect to the Aylah project which calls for 4 boat strips in Sherman's Creek. They still have to get from the DEPE and Tidelands Council a riparian license and grant to do what they want to do. Mr. Cramer said he was told and informed by Jo Ann Cubberley of the Tidelands Management that it can be expected that Aylah will be asking the Tidelands Council for a reconsideration of the Tidelands Council denial for riparian rights.

Mrs. Dunne said she would like to comment on Mr. Shinns letter. He says the commissionis correct in asserting that the water front development permit allows the applicant to intrude into the 50 foot buffer area established by CAFRA. Therefore, in order to construct and operate the proposed pier and boat slips, AYLAH must obtain a modification of the CAFRA permit. Mrs. Dunne said they were to be notified of that and she was shocked that they granted the approval. They are avoiding the intrusion into the 50 foot buffer area by having this retractable gangplank.

They have to cross the 50 foot buffer to get to it, so to get around it they are wading out to it for 10 to 12 feet.

Mr. Iannelli made a motion to have the Board Attorney write a letter as to what our standing is on the buffer zone and our resolution of 1982, seconded and followed by the following vote; "YES"-Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P. Walsh, C. Rice. M.Neuwirth and T.McCabe.

The regular meeting was called to order at 7:40 p.m. by Chairman Christopher Rice. Mr.Rice stated this was an Open Public Meeting Act and held according to law.

A motion was made by J. Iannelli and seconded to approve the

minutes of the January 10, 1995 meeting and unanimously carried.

APPLICATION -4-1995 - Raymond & Adeline McGreevey-19 Muriel Place

MR. Iannelli stated this is a minor sub-division, he has 3 lots in an R-2 Zone and he's moving a line over and separating the 2 lots. Mr. Schmeling stated the resolution should say, when the building permit is taken out for the lot a topo should be indicated. On #3 of the engineers report, A sight triangle easement should be provided on the corner of proposed Lot 8. Mr. Schmeling stated when their recording the sub-division by deed it should be shown on there.

Mr. Iannelli made a motion stating this is a minor sub-division, R-2 Zone; more than meets the bulk of requirements, no variances required, he moves to move the sub-division and eliminate #2-#3 & #4 from the engineers report, seconded by W. Schmeling, followed by the following vote; "YES"-Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, M.Neuwirth and T.McCabe.

There was a 2 minute recess at 7:50 p.m.

APPLICATION - 3-1995 - (cont) Bay River Holdings, Inc.(Goodloe)
119 Taylor Avenue

Applicants attorney Mr. Delanoy questioned Architect Richard Grasso on the signage and dimensions of each. There will be a sign on Highway 71, one facing north on Stockton Lake Blvd. and one facing west on Parker Avenue. The total increase in signage area is only 7.37 sq. feet.

Mrs. Walsh questioned Mr. Grasso as to how the signs were going to be lighted at night. He believes the signs will be lighted from the base of the sign. They will not shine out or on the building. There will be no neon lighting.

Mr. Diana asked how safe that brick mast on the front of the building is and with all the remodeling, why don't they take it down. The applicant said his wife likes it, so that is why it is staying.

Mr. DeRenna testified they are going to keep the lighting of the signage aesthetically pleasing and to the minimum thats required to effectively light the signs.

Mr. Delanoy called Charles Gilligan to testify on the parking spaces. Mr. Gilligan went over Mr. Szymanski's memo and will comply.

Mr. Diana moved the public portion be closed seconded by Mr. Schmeling and unanimously approved.

Mr. Iannelli commended the applicant on a fine presentation and a great addition to Manasquan, and he will vote for it.

Mrs Dunne agrees with Mr. Iannelli and would like to see some planting on the corner to soften the brick wall.

Mr. Zanes made a motion for a favorable resolution seconded by Mayor Winterstella, followed by the following vote: "YES" Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P. Dunne, P.Walsh, C. Rice, M.Neuwirth and T.McCabe.

OLD / NEW BUSINESS

Mr. Schmeling in reviewing the ordinance said the Council has done nothing with it yet. The council wanted to get the comments from the planning board before it was introduced even though by statue it has to come back before the Planning Board for its input before it's introduced.

Mr. Iannelli stated they eliminated the things that were left in the last time about sleeping on boats, and the way it sets up now there are a few things under R3-4-5, where it sets up building heights. Mr. Iannelli feels the Board can move the motion as it is. Mr. Zanes questioned whether or not the height in the Beach section should come down to 35Ft. There was a discussion on the B-1 commercial zone on First and Ocean Avenue.

Mr. Triggiano questioned the B-3 Zone.

Mrs. Walsh asked if the Board is going to be adding any definitions to the existing code. Mr.Schmeling said there are several terms in the new ordinance that are required definitions. Mr. Schmeling with reference to Mr. Triggiano's B-3Zone said he didn't know if that statement was true that all those properties are 100 foot. The reason they did it was they didn't want so many entrances on the highway, and the State probably wouldn't allow it. He thinks most of the lots are 100 feet and what most of the people are objecting to is they think they can sub-divide them.

Mr. Szymanski said if someone doesn't have a conforming lot in terms of width, in no way does it deny them the use of their property. Any one that is going to develop anything in that area is going to have to come in for a site-plan. The intent was to minimize driveways along the highway as much as possible.

Mr. Iannelli said this has been discussed for hours and didn't think it should be changed now. Mayor Winterstella agreed with Mr. Iannelli and felt it should be moved on tonight.

Mr. Szymanski will put in a foot note that any development in the B-1Zone east of Outlet Creek will be restricted to 35 feet.

Mr. Diana said putting in a 35Ft. height would hinder any one from coming in and redeveloping the area around the Osprey.

David Haines - 221 Main St. came forward as he is concerned about sleeping on boats. He said people are complaining about noise on boats and polluting the waters. Mr. Haines said the Borough has ordinances to stop noise and the State has an ordinance on polluting waters, so how did this sleeping on boats come up in the first place. Mr. Haines doesn't know why this was an issue.

Mr. Iannelli said it was put in and then taken out.

MR. Tom Evans, Jackson, N. J. came forward and said grey water is not illegal in the State of N. J., you can dump all the grey water you want but you cannot discharge your head. So what your trying to pass isn't going to do any good.

Larry Reed - 113 Curtis Place came forward and said they pretty much touched on this issue.

Mayor Winterstella made a move to have Mr. Szymanski get the wording to Councilman Schmeling that we report this ordinance in its current revised form which says nothing about sleeping on boats, back to Borough Council for their introduction, followed by the following vote: "YES"- Mayor Winterstella, W. Schmeling, R. Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P. Walsh, C.Rice, M.Neuwirth and T.McCabe.

For the record, Mayor Winterstella left at 9:00 p.m..

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

The Board went into executive session at 9:10 p.m. with a unanimous vote.

Very truly yours,



Marie Applegate, Secretary
Manasquan Planning Board

BOF... 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 08738

COLLEEN SCIMECA
Municipal Clerk

Dear Manasquan Planning Board Members:

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

MANASQUAN PLANNING BOARD
AGENDA - MARCH 7, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVNUE, MANASQUAN, N.J.

7:00 P.M. - WORK SESSION

1. INFORMAL - Thomas R. VanSickle - Estate of Helen VanSickle - 61 Clark Street.
2. INFORMAL - Joseph & Ann Quirk - 162 Lake Avenue

7:30 P.M. - REGULAR SESSION

1. Approval of 2/7/95 minutes
2. APPLICATION - 1-1994 - (cont.) James Turner (Ritz Bakery) 99 Taylor Avenue
3. RESOLUTION - 4-1995 - Raymond & Adeline McGreevey
4. RESOLUTION - 3-1995 - Bay River Holding Inc. (Goodloe Liquors)

OLD/ NEW BUSINESS

Review of Borough Ordinance No. 1657-95

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

MARCH 7, 1995 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 7, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, called the work session to order with a salute to the flag at 7:00 p.m..

ROLL CALL: C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe.
For the record J.Iannelli arrived at 7:05, W.Schmeling arrived at 7:10, and Mayor Winterstella arrived at 7:15 p.m.

INFORMAL - Thomas R.VanSickle - 61 Clark Street.

Mr. VanSickle came in for an application for a variance and minor sub-division and was advised by Mr. Ratz to come before the Board. The property involved is Block 12 Lots 1-2-3-4 facing Clark Street on the corner of Minnesink is in excess of 100 Ft. square. The existing structure is on lot 1 and 2. When the house was built, the fifth foot of the side offset goes on to lot 3. The surveyor would require a variance on the side offset from Clark St. to the back line, to have a variance that would be 3'10"-3'10½", which is about 14½" from the standard side offset, but the lots still would retain 50' standard by 100 Ft. He would divide the lots into 2 - one being a vacant 50'x100' and the other with the structure on it would be shy 5'14" on the side offset.

Mr. Iannelli said Mr.VanSickle would need one variance for the house existing. The vacant lot is conforming but the lot with the structure is non-conforming. The property is the Estate of Helen VanSickle.

Mr. Iannelli and Mr. Schmeling see no problem with it.

INFORMAL - Joseph & Ann Quirk - 162 Lake Avenue

Mr. Quirk said they originally owner two properties on Lake Ave. and sold one of the lots. One of the requirements by the town was off the street parking for 2 cars. In the site-plan the driveway was extended all the way through the back to the garage. Problem with the garage in the back, it faces the opposite direction-the doors face the property in the back. There is no access to the garage.

Mr. Cramer stated if they are seeking a modification of what ever this Board did in 1981, it is going to have to be a formal written application to this Board and if its going to approve what you want to do, it will have to be put in written form. This Board acts only in response to written applications and acts only by means of written resolutions. This Board cannot adopt a resolution tonight which modifies a 1981 resolution.

After a discussion by the Board the Quirks were told they would have to come back with a formal application.

Board Chairman Christopher Rice, called the regular meeting to order at 7:35 p.m. stating this was an Open Public Meeting Act and held according to law with the following Roll Call - Mayor Winterstella, W. Schmeling, J.Iannelli, C.Triggiano, P.Dunne, P. Walsh, C.Rice and T.McCabe.

Mayor Winterstella made a motion to change the agenda a little due to a large public audience.

A motion was made and seconded to approve the minutes of February 7, 1995 and unanimously carried.

RESOLUTION - 4-1995-Raymond & Adeline McGreevey-19 Muriel Pl.
A favorable resolution was read into the record by Mr. Cramer.
A motion to approve the resolution as read was made by J. Iannelli, seconded by C.Triggiano followed by the following vote: "YES"- Mayor Winterstella, W.Schmeling, J.Iannelli, C.Triggiano, P.Dunne, P.Walsh, C.Rice and T.McCabe.

RESOLUTION - 3-1995-Bay River Holdings Inc.(Goodloe)
Mr. Cramer read into the record a favorable resolution. A motion to approve the resolution as read was made by W.Schmeling seconded by J.Iannelli followed by the following vote: "YES"- Mayor Winterstella, W.Schmeling, J.Iannelli, C.Triggiano, P.Dunne, P.Walsh, C.Rice and T.McCabe.

Carol Broderich - 21 Parker Avenue acted as spokeswoman for the numerous Parker Avenue residents in attendance, to address the concerns of a home for sale on Parker Avenue which has been designated commercial property. The property in question lies adjacent to the Borough Hall parking lot, an area zoned as a business district. Mrs. Broderich said the property has never been used as commercial in the past, and the residents do not want anything commercial in their residential area. The residents petitioned the Board to change the area to residential. Board Chairman Chris Rice said the planners do not have the power to do that.

Board Attorney Cramer said the Board can not change Zoning ordinances but can make recommendations to the Borough Council to change it from commercial use to residential use, based on the fact that it borders a residential zone and part of the property is in a residential zone.

Mr. Szymanski went over the zoning ordinance. In the 1992 Master Plan, there is a separate section called the Land Use Plan, which was adopted in 1991. In the terms of zoning, the property is listed in a commercial B1 zone, even though it is currently not in commercial use. The property is in residential use and will not change until someone actually puts commercial use in to the building according to Mr. Szymanski

Mayor Winterstella moved that the public meeting be closed for 5 minutes seconded by Mrs. Walsh and unanimously carried. He

requested the public to leave the room for 5 minutes.

Upon return from closed session, Mr. Rice suggested that the Board form a four-member sub-committee to look into their concerns since nothing can be done immediately.

The sub-committee will conduct a site inspection and then make recommendations to the Board as to their findings. The committee will stay in close contact with the residents. The Board sub-committee will consist of, W. Schmeling, T. McCabe, P. Dunne and C. Triggiano. Mayor Winterstella stated the council will act on the recommendations of the Planning Board. He said he understood the residents frustrations, and commended them for their efforts.

Mr. Szymanski said it is up to the sub-committee to look at whether the recommendation of the Master Plan for public parking still makes sense, whether they should maintain or eliminate it, and if it is eliminated and changed, should it be changed to a residential zone.

Mr. Rice said all the Board members sympathize with their concern to keep it residential, but we do not have the power to do exactly what they want tonight. We do have the power to work with them and make a recommendation in favor of them and the consensus is that we would be in favor of their thoughts.

APPLICTION -1-1994 -JAMES Turner (Ritz Bakery) -99 Taylor Avenue
Mr. Turner, his lawyer John Haulenbeek and architect Frank Aiello came forward to present new drawings in reference to the modification of the exterior of the bakery's new addition, which involves a change of materials. The Board approved a stucco finish and they want to change to a metal panel. Mr. Aiello discussed the changes and presented a rendering of drawings to the Board which showed the finished project, and said it would look as nice and be more economical than what was approved. The panels are vertical and come in one foot four inch sections. The color will be light cream with burgundy red highlights for the new panels and the existing building will be painted to match.

Mr. Iannelli asked what the interior wall will be. Mr. Aiello testified the interior will be a two inch thick insulated panel with a concrete floor. The lighting fixtures will be concealed under the overhang and will not be on the walls.

John Trengrove, 88 Parker Avenue, asked if this building was going to generate any more noise because it is a metal building. Mr. Aiello said it is a heavier building and will not generate any noise.

Mr. McCabe made a motion to close the public hearing seconded by Mr. Schmeling and unanimously carried.

Mr. Iannelli made a motion to amend the previously approved resolution for the Ritz Bakery seconded by Mayor Winterstella,

followed by the following vote: "YES" - Mayor Winterstella, J.Iannelli, C.Triggiano, C. Rice and T.McCabe. "NO" - W.Schmeling, P.Dunne and P. Walsh.

The Board reviewed the Boro Ordinance #1657-95. Mr. Schmeling said the only change made was in the business zone on accessory buildings which was changed to the height of 35 Ft.

A motion was made to approve paying the bills seconded and unanimously carried.

A motion was made to go into executive session, seconded and unanimously carried at 9:05 P.M..

Upon coming out of executive session a motion was made to appoint Paul Szymanski as Planner for another year seconded and followed by the following vote: "YES" - Mayor Winterstella, W. Schmeling, J.Iannelli, C.Triggiano, P. Dunne, Pa.Walsh, C.Rice and T.McCabe.

There being no other business Mr.Schmeling made a motion to close the meeting seconded by C.Triggiano and unanimously carried at 9:10 P.M..

Very truly yours,

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

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the March 7, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the April 4, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - April 4, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 P.M. - WORK SESSION

1. INFORMAL - Manasquan Board of Education

7:30 P.M. - REGULAR SESSION

1. Approval of 3/7/95 minutes
2. APPLICATION - ~~5~~-1995 - Thomas R. VanSickle
(Estate of Helen VanSickle) 61 Clark Street
3. RESOLUTION - ~~4~~-1994 - Ritz Bakery (J. Turner)
99 Taylor Avenue

OLD / NEW BUSINESS

Very truly yours,



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
APRIL 4, 1995 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 4, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:00 p.m.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL: W.Schmeling, J.Iannelli, C.Triggiano, C.Rice and T.McCabe. Mayor Winterstella arrived at 7:04 p.m..

INFORMAL - Manasquan Board of Education

Walter Campbell came forward representing the Commercial Residential Service Program at Manasquan High School. They propose to build a storage garage on the back parking lot. It will be built by juniors and seniors who are in a new course at school, they get a background in building maintenance and landscape maintenance and design. They are doing a lot of repair and maintenance work around the school, which is saving a lot of money. It will take up the back 6 parking spaces.

Mr. Rice questioned the parking spaces they are losing. Mr. Campbell stated it would not effect the parking in any way. The building is all vinyl siding, insulated, fibre glass doors, normal roof and under 19' high.

Mr. Cramer stated the Board would have to review the plans they present and in the past, the Planning Board after reviewing the plans adopt a resolution favorably recommending the project.

Mr. Campbell said they were about 35 feet from the stream.

Mr. Iannelli in addressing Mr. Campbell stated they would have to go to the Coastal Resources & Stream Permits. Mr. Cramer suggested they go to the NJDEPE because they are closer than 50 ft. to the banks of a stream.

Mr. Triggiano would like to see the Board provide more parking for the students.

MR. Iannelli made a motion for a favorable resolution seconded by Mr. McCabe followed by the following vote: "YES"- Mayor Winterstella, W.Schmeling, J.Iannelli, C.Triggiano, C.Rice and T.McCabe.

Mr. Iannelli would like it put into the resolution when a street has to be dedicated or improvements done to the street. Mr. Cramer stated when there is a construction of a road, it could read "the applicant is put on notice by the adoption of this resolution that the applicant must provide a deed of dedication with respect to all road improvements to be completed as a condition of this approval. Said deed of dedication shall not be deemed accepted until the adoption of a resolution of

acceptance by the Mayor and Council after completion of all improvements and upon recommendation of the Borough Engineer". Mr. Iannelli said a case point is Acpoan Place.

Mr. Schmeling was concerned about the absences of Board members. Mayor Winterstella said Mark Neuwirth has resigned and he is looking into another member.

Chairman Christopher Rice, called the regular meeting to order at 7:30 p.m. with the following Roll Call: Mayor Winterstella, W.Schmeling, J.Iannelli, C.Triggiano, C.Rice and T.McCabe.

A motion was made and seconded to approve the minutes of March 7, 1995 and unanimously carried.

APPLICATION - 6-1995 - Thomas VanSickle - 61 Clark Street. Attorney Keith Henderson put himself on record as representing the applicant. The applicant seeks a minor subdivision to create two conforming 50.07 x 100.14 lots and a side yard set-back variance for the existing single-family residence which will have a side yard set-back of 3.8' where 5' is required.

Kathy Livingston - 99 Manito Road, Manasquan was sworn in by Mr. Cramer. She testified she is a real estate broker for 18 years and has handled properties in Manasquan. She testified there were quite a few properties in the area of the Applicant that the properties are sub standard. Mr. Cramer marked a tax map showing sub-standard properties which Mrs. Livingston submitted as A-1. Mrs. Livingston also made up a list of non conforming properties, which was marked into record as A-2. The applicant is seeking a variance for a side yard set-back. The side-yard set back will create a 3.8' where 5' is required.

Jim Smith, Gertrude Place, came forward to comment on the house on the North and on the South side. He would like the same condition put on the south side as the one on the north side.

Mr. Thomas VanSickle was sworn in by Mr. Cramer. He testified that what Mr. Smith is talking about is that Mrs. Fox's garage is close to the line on her property. Mr. Smith does not agree with what the Board is doing.

A motion was made to close the public hearing on VanSickle, seconded and unanimously carried.

Mr. Schmeling felt what the applicant is proposing makes sense and the restrictions that a new house has to be 10 ft. from the existing dwelling. Mr. McCabe and Mr. Triggiano Mr. Rice and Mr. Iannelli all agree with Mr. Schmeling. Mayor Winterstella stated each sub-division has to be handled on its own merit and he agrees with the rest of the Board.

A motion was made by Mayor Winterstella to approve the application and the attorney authorized to draw up a resolution permitting the sub-division based on the various judgments the Planning Board has placed on it, in particular the 10 Ft. between the new house, seconded by Mr. Schmeling, followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, J.Iannelli, C.Triggiano, C. Rice and T.McCabe.

RESOLUTION - 5-1995- Ritz Bakery (James Turner) 99 Taylor Ave. Mr. Iannelli made a motion to approve the resolution for modification to his building, seconded by Mr. McCabe, followed by the following vote: "YES" - Mayor Winterstella, J.Iannelli, C.Triggiano, C.Rice and T.McCabe. "NO" - W. Schmeling.

Mr. Schmeling gave his committee report on 22-22 $\frac{1}{2}$ Parker Avenue, regarding the zoning of the property. After meeting with the neighbors and talking, the committee felt the zoning was overlooked and it is more of a residential property than commercial. The sub-committee would recommend that the Planning Board make a recommendation to Council to adopt the change. Mayor Winterstella was concerned with the spot zoning nature of it, so he discussed it with the Borough Attorney and because its continuous with a residential zone, it's deemed not spot zoning.

A motion was made to make a favorable recommendation to Council to adopt the change by Mr. Schmeling seconded by Mr. Iannelli, followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, J.Iannelli, C. Triggiano, C. Rice and T.McCabe.

Mr. Cramer said he will report back to the Board by letter on the results of the Aylah, Inc. meeting which is being held on Wednesday April 5, 1995.

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

Mr.Rice stated he and Mr. Zanes are going through and looking at what is required on the instructions for applicants. On # 8-"Public notice and personal notice of adjoining property owners is not required for a minor subdivision application". Mr. Rice asked Mr. Cramer if it is a statute that requires every one to notice unless the Borough by ordinance says they don't have to.

MR. Cramer said its a fundamental policy issue whether or not you want to require applicants to give notice with a simple minor subdivision. He said it does serve a purpose to have the property owners noticed so they can come before the Planning Board and make their sentiment known.

MR. Schmeling stated that on site plans, he pushed, that they should be required to notice even if they didn't require variances, because a site-plan is a commercial property, and that has a bigger impact on people who are next to the property. He stated he would have a problem with requiring some body to notice joint property owners if they are going for a minor subdivision were there are no variances. He believes it would be putting an unnecessary burden on someone. Mr. Iannelli has a problem with having a planner going over the plans for a simple subdivision.

Mr. Mark Neuwirth sent in his resignation and the Board was sorry to see him leave.

Mr. Stephen Mina - 25 Parker Avenue came forward and thanked the committee for their efforts on Parker Avenue zoning. After speaking to the Mayor at Council meeting, he was urged to come before the Board, as he would like to see the town have some control over the appearance of the buildings on Main St., in reference to the purple building. He stated there are a lot of nice buildings and he would like to see them kept that way.

MR. Rice stated he has plans to look at that and also the signs and how they can do it and do it properly.

A motion was made to close the meeting at 8:35 p.m. seconded and unanimously carried.

Very truly yours,



Marie Applegate, Secretary
Manasquan Planning Board

Stephen R. Mina
25 Parker Ave.
Manasquan, NJ 08736
223-4561

Manasquan Planning Board
Taylor Ave.
Manasquan, NJ 08736

Dear Board Members:

Enclosed you will find a letter signed by approximately 50 residents of Parker Ave. The letter addresses the property at 22 Parker Avenue.

A group of Parker Avenue residents will be attending tomorrow's planning board meeting, and we request that the issue of 22 Parker Avenue be placed on tomorrow's agenda. We will be arriving at 7:00 PM.

We have already approached the town council on this issue, and after discussion, they recommended that we submit this issue to the planning board.

We look forward to seeing you tomorrow night, and if you have any questions, you can reach me at the phone # above.

Sincerely,



Stephen R. Mina

February 28, 1995

Planning Board
Borough of Manasquan
Taylor Ave
Manasquan, NJ 08736

Dear Board Members:

As residents of Parker Avenue, we are writing this letter to request a change in zoning of the property at 22 Parker Ave. It has recently come to our attention that this property is zoned for commercial use as a B-1 property.

In spite of the fact that the property has been used for only residential purposes throughout its entire history, the property is currently being marketed as a commercial property. We have serious concerns that a new owner will convert the property to commercial use. We are therefore requesting that the property be converted to single family zoning status. In support of this request, we offer the following:

Throughout the entire history of the property (approximately 75 years), the property has been used exclusively as a residential property.

The location of the property is clearly within the residential portion of Parker Ave. The property directly opposite (on the west side of Parker), is zoned residential. Commercial use of 22 Parker Ave. would be inconsistent with its location.

A portion of the property (approximately the northern 30 feet) is already zoned R-2.

The additional parking burden created by a business facing Parker Ave. would only compound a difficult situation. We already experience significant parking shortages from Main St. shoppers, and during municipal court sessions, the parking shortage becomes critical.

Commercial use of 22 Parker Ave. would also increase traffic load on this residential street. The residents of Parker Ave. are already concerned about traffic load, and commercial use of 22 Parker would only make things worse.

The safety of the many young children on the block is also a major concern. The demographics of Parker Ave. have shifted significantly in recent years. The makeup of the block is now mostly young families. If the traffic load is increased by commercial use of the property at 22 Parker Ave., the safety of our young children is compromised.

Parker Ave. is used heavily by emergency vehicles. The fire department is located at the north end of the street, and the police station is located at the south end of the street. Ingress and egress for these vehicles is already difficult, and additional parking and traffic load on the street is detrimental to emergency response efforts. (With cars parked on both sides of the street, Parker Ave. is only one traffic lane wide.)

One of the objectives of the Town Council, and the general population of the town, is to limit the spread of business locations into residential areas. We all want to maintain the residential nature of our very family oriented town. Allowing business to encroach into a logically (and historically) residential portion of Parker Ave. is inconsistent with the larger objectives of town planning.

Parker Ave. has enjoyed a major "facelift" in recent years. Most of the homeowners have invested significantly in property improvements, and the result is that Parker Ave. is now a highly desirable location in town. We believe that our property values will be compromised by the intrusion of business activities on our street.

Now is the perfect time to make a change in the zoning of 22 Parker Ave. The property is currently on the market, and has not yet been converted to commercial use. After the property has been used commercially, it would be much more difficult to justify a change. The town is also in the process of adopting a new master plan, and this change could easily be incorporated into the new plan.

In summary, we believe that changing 22 Parker Ave. to residential zoning status is consistent with the town's master plan, is consistent with the wishes of the taxpaying residents of town, is consistent with the character of the immediate area and is consistent with the direction in which the town is moving in general.

We thank you for your attention, and we hope you will act favorably in making a change for the better for the town of Manasquan.

Sincerely,

<u>Stephan R. Mina</u>	<u>25 PARKER AVE</u>
<u>Dan Dany-Mina</u>	<u>25 Parker Ave</u>
<u>Ed Dany</u>	<u>29 PARKER AVE</u>
<u>John Dany</u>	<u>29 Parker Ave.</u>
<u>Susan Deane McCay</u>	<u>33 Parker Ave.</u>
<u>Monas McCay</u>	<u>" " "</u>
<u>Kevin Koo</u>	<u>28 Parker Ave.</u>
<u>Kan Koo</u>	<u>28 PARKER AVE</u>
<u>Denise Gaffney</u>	<u>91 Parker Ave</u>
<u>Ronald S. Gaffney</u>	<u>91 Parker Ave</u>
<u>Jay Gaffney</u>	<u>78 Parker Ave</u>
<u>Stephen J. Plentz</u>	<u>40 Parker Ave</u>
<u>M. Lee Blumenthal</u>	<u>84 Parker Ave</u>
<u>Mrs. Carol M. Gill</u>	<u>34 Parker Ave.</u>
<u>Ruth M. Reeder</u>	<u>38 Parker Ave</u>
NAME	ADDRESS

In summary, we believe that changing 22 Parker Ave. to residential zoning status is consistent with the town's master plan, is consistent with the wishes of the taxpaying residents of town, is consistent with the character of the immediate area and is consistent with the direction in which the town is moving in general.

We thank you for your attention, and we hope you will act favorably in making a change for the better for the town of Manasquan.

Sincerely,

<u>Daisy Mae Switzer</u>	<u>38 Parker Ave</u>
<u>Marion Ann Schwab</u>	<u>44 Parker</u>
<u>Al Switzer</u>	<u>44 Parker</u>
<u>Barbara M. Daniel</u>	<u>45 Parker</u>
<u>Karen Schmelzky of Baker</u>	<u>49 Parker</u>
<u>Joan Baker</u>	<u>49 Parker Ave</u>
<u>Anna Switzer</u>	<u>60 Parker Ave</u>
<u>Carolyn Richter</u>	<u>60 Parker Avenue</u>
<u>Donald Knight TD</u>	<u>53 Parker Ave</u>
<u>Mr. Cabot</u>	<u>53 Parker Ave</u>
<u>Phyllis Fritt</u>	<u>53 Parker Ave</u>
<u>Carol G. Bradwell</u>	<u>28 Parker Ave</u>
<u>Steve McBrath</u>	<u>61 Parker Ave -</u>
<u>Loren McBrath</u>	<u>61 Parker Ave -</u>
<u>Joseph E. Israel</u>	<u>65 Parker Ave</u>
NAME	ADDRESS

Barbara Israel
Gina Coder
Elizabeth Coder
William D. Dwyer
Don Sabell
Myrtle L. Brady
Patricia M. Berdy
Sara Simpson
William Pittman
Eleanor Pittman
George C. Clay
Helen Clayton
Ellen R. Easton
Dodd Easton
Paul W. Long
Beth J. Benjamin
Michael D. Boy
Mary Beth Hendry

65 Parker Ave
69 Parker Ave
69 Parker Ave
99 PARKER AVENUE
100 PARKER AVE
98 Parker Ave
98 Parker Ave
78 Parker Ave
74 Parker Ave
74 Parker Ave
72 PARKER AV
70 Parker Ave
57 Parker Ave
57 PARKER AVE
21 PARKER AVE
17 Parker Ave
17 PARKER AVE
29 1/2 Parker Ave

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

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the April 4, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the May 2, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - May 2, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

- 1 - INFORMAL - Barney McWeeny -Barney's Show Car Auto Body
- 2 - John & Frances Drew - Algonquin Arts

7:30 P.M. - REGULAR SESSION

1. Approval of 4/4/95 Minutes
2. RESOLUTION - 6-1995 - Thomas R. VanSickle (Estate of Helen VanSickle - 61 Clark St.
3. RESOLUTION - 7-1995 Manasquan Board of Education

OLD / NEW BUSINESS

Very truly yours,

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

MAY 2, 1995 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 2, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:00 p.m.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL: Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, C.Rice and T.McCabe.

INFORMAL - Senior Services Unlimited (Carolyn Reser)
Attorney Stephen Abelson put himself on record as representing Carolyn Reser - Senior Services Unlimited.
He stated Senior Services Unlimited is a Home Health Care Agency, offering the frail elderly of New Jersey an alternative to Nursing Home Care, for over 15 years. They employ 4 office workers and 70 Live In Certified Home Health per diem field employees. They hire consultants occasionally as the need arises. A Board of Directors and an Advisory Board each meet on premises quarterly. There are three members on the Board. The Office is at 64 Taylor Avenue, will be open from 9 am to 6 pm Monday thru Friday. The office staff carries beepers and there is an answering service that answers their phones on off hours and someone is always on call.

The Board had questions on the driveway and the ramp that is needed, also whether she should be given a temporary CO. Mr. Zanes concern was that this is an emerging commercial area and he would like to see something done to effect the aesthetics of the houses that are in the area. He didn't think the wolmanized lumber for the ramp would be very attractive.

Mr. Schmeling said he didn't think it was in the Board's power to issue a certificate of occupancy, it is up to Mr. Ratz.

Mayor Winterstella's understanding from Mr. Ratz is that if the Board doesn't object to it, it is alright with him.

Mayor Winterstella made a motion that the Secretary of the Planning Board report to the Construction Officer that we've reviewed this and we expect to hear the plan at our June meeting, and in the meantime we have no objection to any decisions he makes on the premises, with a 60 day limit, seconded by Mr. Triggiano followed by the following roll call - "Yes"- Mayor Winterstella, W.Schmeling, R.Zanes, F.Diana, C.Triggiano, P.Dunne, and T.McCabe. "NO" - J.Iannelli and C. Rice.

Mr. Iannelli questioned the electrical permit. Mr. Cramer stated it is for safety of the building to put in the emergency lighting. Ms. Reser stated all of the lighting is done and after she gets all the rugs in and tiffany lamps in, it is going to

look like a house, it will not look like an office.

Mr. Iannelli questioned Ms. Reser where she is licensed with the Dept. of Law and Public Safety, also the Board of Nursing and Public Health in Newark or Trenton. She answered her license is in Newark. Ms. Reser will be on the agenda for the June 13th meeting.

John & Frances Drew - Algonquin Arts.

Fran Drew came forward with Jack Drew and Sal Marazitti, as owners of the Algonquin project. She stated they want to erect an entrance archway over the promenade entrance of their project on Main Street. She had pictures to show what they would like to do. After being open for a year, they realized they needed to allow pedestrians and vehicular traffic to find the location of the theater and also what was going on in the theater. The original marquee extended over the sidewalk, but the new project will not extend over the sidewalk. The pictures showed the design of the marquee and where it will go over the promenade between the 2 buildings. It is an art deco design which ties into the existing design on the theater tower. It will be cream color with green & brown the same as the front of the building. It will not protrude over the public sidewalk. Yates are making the sign and it will be made out of aluminum but it will be painted. The marquee itself is approximately 30 sq. ft.. Mr. Szymanski stated they will have to show permission from the owner of the other building and themselves. Mr. Cramer stated this is a modification to the existing site-plan.

Mr. Zanes thought it would be better to have a canopy type marquee. Mrs. Drew said they did look into the possibility of having it come out on an angle, but it would cost close to \$10,000. She stated one of their concerns was to keep it attractive and within budget. The Marquee will be lit at night the same way the one on Abe Voorhees Drive is.

MR. Rice does not care for the design on the top of the marquee and does not think it is going to attract attention.

MR. Diana agrees with Mr. Rice, he can't see the point to the tower sticking up, he thinks a flat sign would be great.

Mr. Iannelli thinks the sign is fine the way they have presented it. Mrs. Dunne and Mr. Schmeling do not care for the tower on the top of the sign.

Mr. Drew stated they would like to have it up as soon as possible and if the Board would tell them if they pretty much favor the idea of allowing them to do this, they would order the sign with that top element as an extra item, not necessarily to be included

it would give a jump on it as it takes 6 weeks to get the sign.

Mr. Iannelli made a favorable motion to the 30 Sq. Ft. sign between the 2 buildings, seconded by Mr. Schmeling followed

by the following vote: "YES" -W. Schmeling, R.Zanes, Mr.Diana, Mr. Triggiano, Mrs. Dunne, Mr. Rice and Mr. McCabe. ABSTAIN - Mayor Winterstella and Mr. Iannelli.

Board Attorney explained to Mr. & Mrs. Drew, that they will be coming back to the Board with a formal application for a modification of the site-plan. That means notifying within 200 Ft. and a notice in the paper. The next meeting will be June 13th.

INFORMAL - Barney McWeeny - Barney's Show Car Auto Body.

MR. Grasso representing Mr. McWeeny explained that Mr. McWeeny has to have his motor vehicle application signed by the Boro Clerk and that is when all this turned into whether or not a site-plan approval is needed. The location is the old Fee & Mason building. Since the Auto Body repair shop is a conditional use and not a permitted use, they were told to come and make application to the Board.

Mr. McWeeny explained he has clients from dealer-ships where he picks up a vehicle and works on it and returns it. He is a one man operation. He needs the license from the NJDMV to operate a repair shop.

MR. Iannelli explained why they are dealing with a conditional use is because they are dealing with automobiles.

Board Attorney Mr. Cramer said they are coming before the Board for a conditional use permit and site plan approval.

Mr. Rice said they will have to come before the Board next month with a formal application and request that a site-plan be waived.

Mr. Cramer explained they will need a site-plan application filled out with a filing fee, a sketch containing any elements which you feel are necessary to get this matter before the Board, and you are going to request as many waivers as you feel will be burdensome or not really appropriate to the type of utilization that you are going to make of this property.

Mr. Szymanski said Mr. McWeeny will have to get permission in writing from the owner, that the owner authorizes him to submit an application, he also needs a survey of the property.

Mr. Grasso questioned if he comes before the Board after the 15th, will he need this. He was told yes as it is a change of use.

Board Chairman Christopher Rice called the regular meeting to order at 8:40 p.m. with the following Roll Call: Mayor Winterstella, W. Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, C.Rice and T.McCabe.

Mr. Iannelli moved to approve the minutes of April 4, 1995, seconded by W. Schmeling followed by the following vote: "YES" Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C. Triggiano, P.Dunne, C. Rice and T.McCabe.

RESOLUTION - 6-1995 - Thomas R. VanSickle (Estate of Helen VanSickle - 61 Clark St.

Mr. Iannelli made a motion to approve the resolution seconded by Mr. Triggiano followed by the following vote: "YES" - Mayor Winterstella, W. Schmeling, J. Iannelli, C. Triggiano, P. Dunne, C. Rice and T. McCabe. ABSTAIN - R. Zanes and F. Diana.

RESOLUTION - 7-1995 - Manasquan Board of Education

MR. Iannelli made a motion to approve the resolution seconded by W. Schmeling, followed by the following vote: "YES" - Mayor Winterstella, W. Schmeling, J. Iannelli, C. Triggiano, P. Dunne, C. Rice and T. McCabe. ABSTAIN - R. Zanes and F. Diana.

Mr. Triggiano made a motion to approve Ordinance to Amend Section 73-32, seconded and followed by the following vote: "YES" - Mayor Winterstella, W. Schmeling, R. Zanes, J. Iannelli, F. Diana, C. Triggiano, P. Dunne, C. Rice and T. McCabe.

Mr. Schmeling stated at the Council meeting on May 1st, the zoning ordinance was introduced. The houses fronting the beach are allowed to be 35 Ft. high. Zone B-1 limit to accessory buildings will be a height of 15 Ft. At the meeting it was also recommended that 22-22½ Parker Avenue be placed entirely in the R-2 Zone. A new map was prepared by Mr. Szymanski and put in the ordinance. By law prior to final adoption by Council the Planning Board has to make it's recommendations regarding the zoning ordinances, and the Council would like to get this adopted. If the Board could make a resolution in favor of it tonight, the Council would appreciate it.

MR. Szymanski stated, based on the proposed zoning map since 1994, for the record, despite what might have appeared 22-22½ were never being proposed as being in the B-1 Zone. The reason for the change as reflected on the map as being revised 1/95, Mr. Szymanski just refined the line to make sure the Board knows that the zone line is the North end of the parking lot that exists behind the laundry-mat. The common property line between that parking lot and the house next door is the dividing line between B-1 Zone and the R-2 Zone.

Mr. Rice asked if someone operating in a permitted use and sells his business to someone who wants to operate his business in a permitted use, does he have to go for a site-plan approval?

Mr. Schmeling said any time there is a change of use whether it's permitted or non-permitted does trigger a review. Mr. Iannelli said it is a good question and deserves more discussion than with just the Board. He made reference to the Pizza Shop that went out of business and the Photo shop that is coming in.

Mayor Winterstella said he introduced this ordinance and Boro Attorney Fitzsimmons wrote it because of the Waterslide. He said he doesn't think the people who originally passed this ordinance ever dreamed that it would take affect of a person paving over a parking lot or that it would affect a restaurant going to a photo shop. Mayor Winterstella said one of the things to remember is that people have other options than settling in Manasquan. Money is tight and if the Board is going to create a lot of restrictions that aren't necessary, your not going to encourage business to come here.

Mr. Schmeling said the way to address this is to have a committee look at Site-plans. He thinks we do need to keep site-plans, to look at where we have exemptions. With regard to the areas downtown, he feels we are too liberal what we allow, but on the other hand we can't allow just any business to take over for another business that is permitted use, because of the major problem we have down town with parking problems. We should look into businesses that have intensified parking.

Mr. Rice picked a committee of 3 consisting of Mr. Diana, Mr. Schmeling and Mr. Iannelli to go over Site-plans.

Mr. Iannelli made a motion to advise Mayor and Council that the Planning Board is whole heartedly behind the Chapter 107-7 Zoning Muinicipal Code, seconded by Mrs. Dunne, followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, C.Rice and T.McCabe.

MR. Zanes spoke on a memo from Chief Trengrove in reference to an Eatontown lighting ordinance. The Board agreed to read the ordinance and comment at the next meeting.

Mr. Iannelli made a motion to give the Summit Bank an extension seconded by Mr. Schmeling, followed by the following vote: "YES" Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P. Dunne, C. Rice and T. McCabe.

A motion to pay the bills was made by Mayor Winterstella, seconded by Mr. Schmeling and unanimously carried.

Mrs. Dunne made a motion to close the meeting at 9:15 p.m. it was seconded and unanimously carried.

Very truly yours,

Marie Applegate
Marie Applegate, Secretary
Manasquan Planning Board

RD#4 157 S. Plank Rd.
Middletown, N.Y. 10940
May 1, 1995

Marie Applegate, Secretary
Manasquan Planning Board
P.O. Box 199, 15 Taylor Avenue
Manasquan, N.J. 08736

Re: Summit Bank Subdivision
Lot 51, Block 169.01
Third Avenue, Manasquan, N.J.

Dear Ms. Applegate:

We are requesting a two month extension for the completion of the improvements on the property listed above. Our contractor assured us he would be finished before May 1, 1995 but he has run into a problem with his sub-contractor. At this point, the sidewalk on Third Avenue is completed as well as all of the landscaping. All that remains to be done is the curb and the blacktop on Pickell Alley.

Thank you in advance for your consideration of this matter.

Yours truly,

Leslie R. Newman

Leslie R. Newman

Kenneth E. Newman

Kenneth E. Newman

cc: Kevin B. Thomas, Esq.

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

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the May 2, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the June 13, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - June 13, 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 May 2, 1995 Minutes
2. - John & Frances Drew - Algonquin Arts
3. - Senior Services Unlimited (Carolyn Reser -
64 Taylor Avenue)
4. - Comcast - Cellular Communications, Inc.

OLD / NEW BUSINESS

Very truly yours,

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

JUNE 13, 1995 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 13, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N.J..

Board Chairman Christopher Rice, opened the work session at 7:00 p.m.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL: W. Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice and Tom McCabe.
For the record, Mayor Winterstella arrived at 7:10 p.m..

Mr. Schmeling discussed the committee's report on Site-Plans. Basically they looked at what Wall Township uses as a conditional site-plan approval. They control theirs by their zoning officer. The application goes to the zoning officer to meet certain criteria that he will exempt it from the requirements of a full site-plan review. The reason we gave some thought to this is that in our downtown situation it is probably the practice of the town to not require site-plans and it is the concern of the Board as to whether or not site plans should not be required. This was an attempt to reach some position that would allow certain situations where there's not a lot that comes into play for requiring a site-plan except that a person may go through a lot of expense, to a certain extent may not be necessary, as there is a limit to what they can do.

Mr. Schmeling stated in discussing the provisions that Wall Township uses, they exempt for change of uses based on SIC classifications and for those of you who are familiar with those, that breaks down various industries into 99 categories, and they also have some businesses perhaps that from our stand-point it's too fine a division and discussing our consideration, it would be more to something along parking requirements, since that is one of the major concerns especially in the downtown area. We would not want uses flipping over all the time. In reality our zoning ordinance is increasing the parking requirements and yet no review is being made. This would not only be downtown, but it would apply elsewhere. This would be fairly easy for the Zoning Officer to apply.

In regard to reviewing minor sub-divisions, where there are no variances required, would be that there should be more involvement from the engineering stand point, where those applications would go to the engineer with regard to drainage situations. There would be some additional provisions that would require the zoning ordinance (300 D6C-2), says appropriate landscaping must be provided.

Mrs. Dunne asked how this review would have prevented the water-slide from being built. Mr. Schmeling felt this is what brought about the original site-plan ordinance, but he would not say whether this review would have changed it.

Mrs. Walsh asked Mr. Schmeling given the fact that so many of our properties are already non-conforming, how often would you really see this being put into play. Mr. Schmeling said he thought it would be seen quite a bit as in the downtown area, in reality we don't apply the change of uses where we maybe could. This would in effect give the opportunity to review them. Mr. Diana said he thought using the water-slide is reaching way out because that is never going to happen again and if we did have a site-plan then, it probably would have been approved.

Mr. Triggiano said if there is a permitted use in a B1 Zone and their changing the business, he thinks just because there's a change they shouldn't have to come for a site-plan review.

A discussion followed by Mr. Szymanski and the members of the Board.

The Committee will speak with Mr. Cramer and have a proposal for the next meeting.

MR. Iannelli wanted to know if the Reser case has any variances. Mr. Szymanski said there is a variance that deals with the combination of parking in the back also a buffer variance of 15 ft. setback from parking to property line.

Board Chairman Christopher Rice, opened the regular session of the meeting to order at 7:35 P.M.. He stated this is an open public meeting held in accordance with the Open Public Meeting Act and held according to law.

ROLL CALL: Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P. Dunne, P.Walsh, C.Rice and T. McCabe.

Mr. Triggiano made a motion to approve the minutes of May 2, 1995 with a correction on Page 2, seconded by Mr. Diana and unanimously carried.

APPLICATION - 8-1995 - Algonquin Arts, Jack Drew, Frances Drew and Sal Maraziti, came forward as owners of the Algonquin Arts. They were sworn in by Mr. Cramer. Frances Drew testified they appeared before the Board in May to express their desire to have a revision to the site-plan which would allow them to replace a temporary bannner, which is over the pedestrian promenade on Main St., between the Algonquin building and adjacent building which is occupied by Manasquan Florist. They would like to replace the banner with a more

permanent marquee, so that they can have a more viable way of letting the public know about the events that occur at the movie theater. Mrs. Drew testified that after receiving input from the Board, they returned to their architect and told him about some of the wishes expressed. They are returning tonight to show the new drawings for the Marquee. The second revision is to convert a second floor office into a one bedroom apartment.

Mr. Iannelli disqualified himself from the hearing as he is a tenant of the applicants, also Mayor Winterstella disqualified himself as he serves as a director of the Algonquin Trust.

Mr. Drew testified the marquee will be between the 2 buildings, constructed as a triangle with the 2 faces coming out at a 45 degree angle and meeting in the center with a square post containing the name of the theater. The letter boards for the marquee lettering are mounted in what will be a trellis looking effect which will pick up the trellis features of the florist building. There will be little lights along the bottom of the marquee both in the part that projects over the sidewalk and in a similar section which will project in the promenade. The lights that go back is just a little bar on the under side. The sign boards are the same as the one on the rear of the theater, back lit, plain white with black letters. The Algonquin Arts Theater sign is back lit with the green letters, the same as on the tower. There will not be any glare from the signs. We have received permission from the florist building and his tenant. The sign will line up with the roof cap. Mr. Cramer will mark the detail of the plans as A-1 and the front elevation of the building as A-2. The light bulbs are regular bulbs, approximately 15 watt regular sockets. It will be on a timer from dusk to 1 a.m..

Mr. Triggiano wanted to know if they are actually 2 signs, and what is the square footage? Mr. Drew said they were 2 signs and each is about 5x8. The whole sign is about 7' high and 11' wide.

Mrs. Dunne thought it was a very good compromise they made in taking the Board's suggestions and it looks very good. Mrs. Drew thanked the Board for their input which helped them to get more in keeping with what the overall picture and the purpose that the Board was looking for. Mr. Triggiano wanted to know the width of the Algonquin sign. Mr. Drew testified it is about a foot square. Mr. Triggiano would like to see the sign a little smaller.

Mr. Zanes made a motion to approve the sign seconded by Mrs. Walsh and carried by the following: "YES" W.Schmeling, R.Zanes, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice and T.McCabe.

Mr. Zanes made a motion to approve the conversion of a second floor office to an apartment, carried by the following: "YES"
W.Schmeling R.Zanes, F.Diana, C.Triggiano, P. Dunne, P.Walsh
C.Rice and T.McCabe.

APPLICATION - 9-1995 - Senior Services Unlimited (Carolyn Reser)

Board Attorney Mr. Cramer, discussed with the applicants Attorney Mr. Abelson, a procedural question, you obviously made an application for a site-plan approval, which the Board can certainly entertain tonight, but he didn't know if the applicants attorney had a chance to look at Mr. Szymanski's analysis and if he had he will see where he pointed out that there is a necessity for some variances.

Mr. Abelson said he had a chance to look at them and one of the questions he has is, it is their understanding that part of the terms of the parking on the side, there was an ordinance that went into effect on the 15th, if that is the case he thinks it is subsequent to the application.

Mr. Szymanski said as long as an ordinance is adopted before an application is approved, the new ordinance applies.

Mr. Szymanski said the prior ordinance the stall sizes were always 10x20 and no dimensions for the aisle. The new ordinance it was changed to 9x19 and also added a standard for an aisle width providing adequate room for backing up.

The minimum requirement for combination of parking stall length and aisle is 43 Ft. and the applicant only has 32 Ft. So a variance is required. The other variance we require under the ordinance a 15 Ft. buffer setback from residential zones or residential use properties, and in this case there are residential use properties on both sides, so therefore under the ordinance you would need two 15ft. buffers.

Mr. Cramer told Mr. Abelson if they choose to present the entire application, site-plan and request for variances at a continued date it is his prerogative to make that choice.

Mr. Abelson said they will proceed today on partial and come back again. Mr. Abelson asked for another 30 day extension. The Board agreed with that.

Mr. Schmeling stated that basically what the applicant is proposing is a good use of the property. He said he did not think they would have to widen the curb cut that is already there.

He also wondered why Mr. Szymanski wanted the grape arbor to come down.

For the record Mr. Schmeling left at 8:20 p.m..

Mr. Szymanski went over his memorandum.

Mayor Winterstella asked the applicant why they don't drop this whole parking lot and back it up in back of the property.,,He

says he doesn't see any problem with the way it is now but it was a thought.

Mr. Zanes thanked them for moving the ramp to the back of the building. Mrs. Reser said they have eliminated the ramp.

Mrs. Dunne thought the driveway cut is too narrow. On the north side she likes the landscaping in the back and would like to see some between the two houses.

Mr. Cramer stated we will continue the public hearing until July 11, 1995 with respect to your site-plan application and it will also give you the opportunity to publish and serve your notices, on the variances as well.

Motion was made to pay all bills, seconded and unanimously carried.

Mr. Rice said he would like to see the Board members a little more considerate and possibly patient with our professionals.

Mr. Triggiano would like to see name plates for all Board members. Mayor Winterstella thought it was a good idea. Mayor Winterstella said the Attorney and Planner should have one also.

A motion was made by Mr. Diana, seconded by Mayor Winterstella to adjourn the meeting at 9:20 p.m. and unanimously carried.

Very truly yours,

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

July 7, 1995

MANASQUAN PLANNING BOARD
ADDENDUM TO AGENDA

July 11, 1995

7:00 p.m. - INFORMAL - Denis & Lois J. Campbell -
138 Main Street-Carriage House

Very truly yours,

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

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the June 13, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the July 11, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - July 11, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

1. - Informal - Manasquan Board of Education - Presentation
2. - Extension - Kenneth Newman (Summit Bank)

7:30 P.M. - REGULAR SESSION

1. - Approval of June 13, 1995 Minutes
2. - APPLICATION - 9-1995 - (cont.) Senior Services Limited (Carolyn Reser)
3. - APPLICATION - 10-1995 - Sales Systems Software, Inc.
4. - RESOLUTION - 8-1995 - Algonquin Arts

OLD / NEW BUSINESS

Very truly yours,

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 11, 1995 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 11, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:00 P.M.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL: Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C. Rice and T.McCabe.

INFORMAL - Manasquan Board of Education Presentation

Mrs. Carol Morris, Ms. Home, Mr. Churchman and Mrs. DePasquale came forward. Mrs. Morris thanked the Board for letting them come to make this presentation tonight. She stated for those who couldn't make the presentation by the architect's this is going to be pretty much the same.

She stated the Board is planning to go to referendum on September 19, 1995. That referendum proposal is for 5 million dollars which would add an addition to the rear section of the high school, virtually to the rear in the parking area that you can see from both Broad St. and Atlantic Ave.. That addition and proposal would include basically those areas that are now housed in the elementary school. This proposal presents the opportunity to remove all the high school students from the elementary school and free that elementary area to be used by the elementary students that the space is needed for.

When they moved over to the elementary school, the County Superintendent of Schools, gave them a limited approval to cross a county line road during the day for an exchange what amounts to 9 different classes. That approval has been stretched over the years and they are now faced with a number of different problems in the elementary school, that are driving them to present this to the voters for the need to stay on the high school side of the street.

One reason is that the elementary school students have increased 172 students over the past 5 year period of time. Basically if your using 25 as a class size, you can readily see that we are talking easily 7 more class rooms needed to properly utilize and house the students in the elementary school. The high school students presently using the elementay school, can not be moved back to the high school because there is basically no place for them to go.

The referendum would cover the following areas in the High School:

Media Center, Language Classroom, Computer Classroom, General Classrooms (five), Music Room, Home Economics Room, Art Room, Nurse's Suite, Elevator, Faculty Workroom, Conversion of existing Music Room to a central storage area, Parking and related site work.

Elementary School: Ramp at elementary School Playground with handicapped access.

(Space presently used by high school will be used by elementary school for 7th & 8th grades, with the same classroom configuration.)

There is a proposal to the architects to expand the parking to the rear of the proposed building. It would cut into a little of the playing field but 3 years ago a lot was purchased adjacent to the school to increase the parking.

The Elementary School at present has 665 students and the High School has 845 students and it keeps going up.

Mayor Winterstella wanted to know what the net change would be in parking spaces. Mrs. Morris said it was indicated to her that it would be going up approximately 12 to 14 spaces. Mrs. Morris stated as soon as she gets the sketch, she will send it over.

Mr. Triggiano asked Mrs. Morris, if their going to build where the parking lot is now, how many spaces would you loose compared to the ones your going to gain. Mrs. Morris said overall they would be gaining around 12 or 14 parking spaces.

Mr. Iannelli thought it is a move in the right direction and somthing they really need. Mr. Rice agrees with Mr. Iannelli. MR. Triggiano would just like to see more parking.

Mr. Iannelli made a motion that the Planning Board back the Board of Education in their 5 million dollar addition and hope it's the right step to better educate the future citizens of Manasquan, seconded by Mrs. Dunne followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C.Rice and T.McCabe.

A letter for an extension of time from Kenneth Newman (Summit Bank) was read by Mr. Cramer. Mr. Iannelli moved to grant Mr. Newman a 6 month extension, seconded by Mr.Zanes, with the provision he meets his obligations and fees and puts more money in his escrow account, followed by the following vote: "YES" - Mayor Winterstella, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C.Rice and T.McCabe. "NO" - W.Schmeling.

INFORMAL - Denis & Lois Campbell - 138 Main St.- Carriage House. Mr. Campbell came forward and stated he is the owner of 138-140 Main St. which currently houses the Carriage House Antiques. He stated the building was damaged by fire on April 7, 1995 and the second floor which contains 5 apartments has been damaged

beyond repair and must be reconstructed. The people who rent the first floor, the Carriage House Antiques, have expressed an interest in renting the second floor, if instead of renting apartments converting it into retail space. Mr. Campbell is before the Board tonight to see how the Planning Board would feel towards a change in direction.

Mr. Schmeling stated he would rather see apartments, because he feels people need places to live downtown, but it is a business decision with Mr. Campbell. Mr. Rice agrees with Mr. Schmeling. Mr. Iannelli said either way he wants to go it is a permitted use, but in order to change the use he would have to go before the Board for a site plan approval to put the retail sales in the second floor. Mr. Iannelli said either way he goes is no problem with him. Mr. Zanes would rather see apartments but it is up to Mr. Campbell as to what he wants. Mr. McCabe would prefer business use, but it is Mr. Campbell's choice. Mrs. Dunne has no objection to what ever Mr. Campbell decides. Mr. Triggiano feels Mr. Campbell should be able to develop it which ever way he sees fit. Mr. Rice said he goes along with the rest of the Board, which ever way he would like to go, along as it is done properly. Mayor Winterstella has no problem either way Mr. Campbell wants to go.

Mr. Rice opened the regular session at 7:50 p.m. stating this was a open public meeting held in accordance with the Open Public Meetings Act and held according to law.

ROLL CALL: Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, G.Triggiano, P. Dunne, C.Rice and T.McCabe.

A motion to approve the minutes of June 13, 1995 was made by Mr. Triggiano seconded by Mr. Iannelli and unanimously carried.

APPLICATION - 9-1995 (cont.) Senior Services Limited, (Carolyn Reser)

The applicants attorney Steven Abelson said the purpose of the meeting is a formal application for site plan approval.

Mrs. Reser was sworn in by Board Attorney Mr. Cramer.

She testified she is president of Senior Services Unlimited which is a home health care agency, now located at 64 Taylor Avenue, Manasquan. There are 4 regular time people and from time to time they get a few field employees and the transporter comes 3 times a week for about 15 minutes each visit. They do basically field work for terminally ill and the elderly in New Jersey. Clients never visit the office.

Mr. Richard Grasso who is the Architect for Senior Services Unlimited was sworn in by Mr. Cramer. He testified he was asked to prepare a site plan to conform to the zoning ordinance. Two variances were requested, one has to do with the buffer area and the other has to do with parking stahl size. Mr. Grasso

testified it is impossible to satisfy both variances. Mr. Szymanski went over his memo on the revised plan. Mayor Winterstella made a motion to approve this application with the appropriate variances that have been presented along with the changes that have been submitted by the Board in the back up area and we authorize the attorney to draw up an affirmative resolution, seconded by Mr. Schmeling followed by the following vote: "YES" - Mayor Winterstella, Mr. Schemling, Mr. Zanes, Mr. Iannelli, Mr. Triggiano, Mrs. Dunne, Mr. Rice and Mr. McCabe.

For the record Mayor Winterstella left at 8:30 p. m..

APPLICATION - 10-1995 - Sales Systems Software, Inc.
John Carton put his name on record as attorney for Sales Systems Software, Inc.
Michael L. Zimmerman, was sworn in by Mr. Cramer. also Mr. Richard Grasso. The plans were marked into evidence as exhibit A-1. Mr. Zimmerman is the owner of Sales Systems Softwear. It is located at 632 Ocean Rd., Point Pleasant and Mr. Zimmerman has intentions of moving it to Manasquan. They specifically revise, sell and repair computer terminals. Mr. Zimmerman has a 5 year owner financing lease purchase option from John Curtis which he will exercise in the third year at a discount. Mr. Zimmerman testified the warehouse section would be used for warehouse and storage, the raw materials would come in through the door next to the conference room. The computer core would move to the back tech room, which would then be repaired and stored overnight and shipped the next day. All our sales are done over the phone, all our deliveries are done UPS, RPS, Fed Ex. Our customers are all over the country. All shipments are done by 10:30 a.m.. and they are back again around 4:00 or 4:30 p.m.. One office will be for Mr. Zimmerman which will be in the dead center, the large room a break room, administration room and the bookkeeper would be up front right hand corner. There are 8 employees, which include, himself, 4 technical people, accountant and shippers. Mr. Zimmerman testified to the best of his knowledge there are 9 parking spots. Mr. Zimmermana said the premises would not be used for any thing other than computer software. Operations are from 8:00a.m till 5:00 p.m..
Mr. Cramer pointed out the conditions of the Resolution of 1985 for a site plan and variance approval. Mr. Szymanski discussed his memo and had pictures to show the Board.

Mr. Iannelli proposed no improvements other than what the applicant has presented. He feels he is going to better the area. Mr. Schmeling stated he thought there should be something a little more concrete with the parking spaces and landscaping also a drawing of the site plan plat.

MR. Zanes agrees with Mr. Schmeling and Mr. Szymanski. Mr. McCabe agrees with Mr. Schmeling & Mr. Szymanski and would like to see a site plan plat.

Mrs. Dunne would like to see planters by the door and greenery, also where is he putting a sign. Mr. Zimmerman said he will put a sign on the glass door in the front, that's all he needs.

MR. Triggiano agrees with Mr. Iannelli, he believes the applicant is going to bring a beautiful business into the town and will clean up the outside and make it look nice for his own business.

Mr. Rice agrees with Carmen & Jerry - he thinks we are fortunate having Mr. Zimmerman taking over half of the building and he will make necessary improvements to the building.

Mr. Zanes moved a proposal to approve the plan as submitted by Mr. Grasso with the proviso that he would meet what ever recommendations made by the planner, such as landscaping improvements as discussed and the location of the proposed 8 parking spaces that the applicant needs for his employees, seconded by Mr. Iannelli, followed by the following vote: "YES"- W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C.Rice and T.McCabe.

Mr. Grasso was asked to have the sketch started right away, so it can be submitted early for review and everything will be accessible for the next meeting in time for the resolution.

For the record, Mr. Szymanski has a copy of the site plan which came out of the construction file provided by the secretary of the construction office and is providing this to Mr. Grasso for him to copy and return the original back to the construction office to Sharon Bogie.

A motion was made to approve the resolution for Algonquin Arts by W.Schmeling and seconded by J.Iannelli, followed by the following vote: "YES" - W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C.Rice and T.McCabe.

Mr. Schmeling stated Mr. Cramer drew up a draft of our Exempt subdivisions. We will go over it at the next meeting after everyone has a chance to look it over.

MR. Triggiano said parking on Main St should be waived for businesses as most do not have parking in the rear of their stores. Mr. Szymanski said the only way it could be waived is if the ordinance is modified.

MR. Schmeling said the Board has talked about parking, but never have they turned anyone down. By not having an ordinance you have given up any opportunity to stop someone if they come in with an application that was so over burdening for the property

there is just nothing you could do.

A motion to pay all bills was made by Mr. Iannelli, seconded and unanimously carried.

A motion was made to purchase the metal name plates seconded and unanimously carried.

A motion was made by Mrs. Dunne, seconded by Mr. McCabe to adjourn the meeting at 9:45 p.m, and unanimously carried.

Very truly yours,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

◆ **SUMMARY OF FACILITY NEEDS** ◆

In order to implement a comprehensive program for all students, the following instructional facilities must be provided:

High School

Media Center
Language Classroom
(general classroom)
Computer Classroom
General Classrooms (five)
Music Room
Home Economics Room
Art Room
Nurse's Suite

Renovation of Nurse's Suite to Faculty Workroom

Elevator

Faculty Workroom

Conversion of existing Music Room to a central storage area

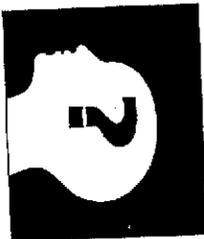
Parking and related site work.

Elementary School

Ramp at Elementary School Playground, with handicapped access.

(Space presently used by high school will be used by elementary school for 7th & 8th grades, with the same classroom configuration.)

QUESTIONS AND ANSWERS



Q. What is the date of the referendum?

A. Voting will take place on September 19, 1995, from 7:00 a.m. to 9:00 p.m. at the regular polling place, Manasquan Elementary School.

Q. What is the purpose and cost of the referendum?

A. The Manasquan Board of Education is requesting \$5,000,000 to do the following: construct a high school addition to include.....

- Media Center
- Language Classroom
- Computer Classroom
- General Classrooms (4)
- New Music Room;

Install elevator to meet ADA regulations;
Renovate existing facilities:
Nurse's Suite/Clinic
Faculty Workroom

Parking & related site work.
At the elementary school, a ramp will be installed at the playground area, guaranteeing handicapped access.

Q. What is the tax impact of the \$5,000,000?

A. Projected Tax Rate Impact 20-year Loan, \$5,000,000 Bond Issue..

(Increase occurs in the FIRST YEAR ONLY and remains the same throughout the 20 years.)

Budget Year	Tax Rate Impact	\$100,000 Home	\$200,000 Home
96-97	\$0.0770	\$77	\$154
97-98	\$0.0775	\$77	\$155
98-99	\$0.0770	\$77	\$154
99-00	\$0.0772	\$77	\$154
00-01	\$0.0774	\$77	\$155

Q. Why now?

A. For more than two years, the Board of Education has studied school facility needs and solicited community input. An increase in elementary enrollment of 172 students in the past five years has caused elementary classroom standard locations. In addition, the new regulations of the Americans With Disabilities Act establish time frames to address building accessibility for the handicapped.

Projections throughout the nation, state, and sending districts all predict continued enrollment increases, as we have experienced in the high school.

Q. What happens if you vote "yes"?

Yes	
Retrofitting electrical systems & providing required handicapped facilities are spread across a 20-yr period, lessening the tax impact.	High School students will not continue to cross a busy county road.
Financing will be made available, and locked in, at current low interest rates.	Most elementary classes will be located in regular classrooms.
By financing these projects through debt service, there shall be no negative effect on the funding of educational services.	Recommendations of the Middle States Evaluation and mandates of the State Department of Education's Bureau of Facilities will be met.

BOROUGH OF MANASQUAN

**POLLING PLACES:
(ALL DISTRICTS)**

MANASQUAN ELEMENTARY SCHOOL

Broad Street

Music Suite

Manasquan Board of Education
169 Broad Street
Manasquan, NJ 08736

FACT SHEET

Your Board of Education is requesting your approval to sell bonds in the amount of \$5,000,000.

The proceeds of the bond sale are needed to protect your investment in your school district's facilities.

The proposal seeks to do the following:

- ◆ Remove all High School students from the Elementary facilities, eliminate overcrowding in both schools.
- ◆ Provide a handicapped ramp to the Elementary School playing fields.
- ◆ Provide handicapped bathroom facilities and an elevator in the High School.
- ◆ Eliminate High School students crossing a busy county road.
- ◆ Retrofit a 60 year old building and provide for future technology needs.

VOTE!!

SEPTEMBER 19, 1995

BUILDING REFERENDUM

7:00 A.M. TO 9:00 P.M.

CONTACT 528-8800

**FOR ADDITIONAL
INFORMATION**



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 July 11, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the August 1, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N.J..

MANASQUAN PLANNING BOARD
AGENDA - August 1, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

1. - INFORMAL - Janice Tarantino - 137 Atlantic Avenue
2. - INFORMAL - Transatlantic Cable Terminal Building
(Sprint)

7:30 P.M. - REGULAR SESSION

1. - Approval of July 11, 1995 Minutes
2. - APPLICATION - 11-1995 - Joseph A. Carpinello
86 Minnesink Road
3. - RESOLUTION - 9-1995 -Senior Services Limited
(Carolyn Reser)
4. - RESOLUTION - 10-1995 -Sales Systems Software, Inc.
5. - RESOLUTION - Manasquan Board of Education

OLD / NEW BUSINESS

Very truly yours,



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

AUGUST 1, 1995 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 1, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:00 P.M.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law.

MR. Szymanski went over his letter to Richard Grasso, with reference to Sales System Software, Inc., Proposed Site Development Plan, regarding the parking and landscaping.

Mr. Szymanski reminded the Board they are going to have to get together to go over the definitions that have not yet been put in place for this new zoning ordinance.

Mr. Diana wanted to know how the combination would affect the 50 thousand a year the Boro is giving to the County for housing rehabilitation.

Mr. Szymanski stated the Boro had an obligation for both new construction and rehabilitation. The new construction obligation went away as the Boro had no vacant land sites, 2 acres or more in size, except for Fishermans Cove, and Fishermans Cove became a non-buildable site because it was shown as open space in the County and State plan and the County has now gone ahead and filled the requirements. The Boro does have the responsibility in terms of doing something about rehabilitating a certain number of units in the Boro.

Mr. Schmeling said the County is administering the program, they make the announcement that the money is available and people have to submit applications for the money.

INFORMAL - 13-1995 - Janice Tarantino - 137 Atlantic Avenue
John H. Deppeler put himself on record as attorney representing Ms. Tarantino. He stated she purchased the rear of the lot owned by her neighbor Mr. & Mrs. Norris on 133 Atlantic Avenue. There is a Contract to Purchase involved which hinges upon this Board granting the appropriate supplements, which is a minor sub-division. Mr. Deppeler believes there is only one variance involved which is at 133 Atlantic Avenue, a set back variance. Basically what Ms. Tarantino is acquiring is a about a 50 x 184' portion of the Norris property in the rear, which abuts the bike trail. The property being sold is to the left rear. It will be an upside down L shaped lot. Mr. Deppeler said they will be back next month for the hearing, with revised plans.

Board Chairman Christopher Rice, called the regular session of the meeting to order at 7:40 p.m.. He stated this is an open public meeting held in accordance with the Open Public

Meeting Act and held according to law.

ROLL CALL:W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice and T.McCabe.

A motion was made to approve the minutes of July 11, 1995, seconded and carried by the following: W.Schmeling,R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C.Rice and T.McCabe. ABSTAIN F.Diana and P. Walsh.

Board Attorney Mr. Cramer, said Sprint would definitely be in in September, as their attorney has requested that a resolution be prepared in advance of the September meeting, anticipating he will get approval.

APPLICATION - 11-1995 - Joseph A. Carpinello-86 Minnesink Rd. Mr. Carpinello was sworn in by Mr. Cramer. Mr. Carpinello testified he purchased a lot from Mr. Roger Holloway 40x100 and he would like to divide it into 2-50x50'lots. The one closest to him which is 28.04, he would like to incorporate into his back yard and the other one he will sell to Roger Smite which is 28.03.

Mr. Cramer said after hearing what Mr. Carpinello has testified basically what he wants the Board to approve is a re-sub division. That will result in the merging of lots 28.04 into lots 28.03 and 28.04, so that it becomes a part of those 2 lots, and 28.03 will then merge to 28.01. Mr. Cramer stated that this application will have to be called an application for re-subdivision and merger of this 100 x 50 foot parcel. Mr. Cramer stated if the Board is going to consider this application it will have to be conditioned upon submission of a new plat, that removes the lot lines, and shows that the lots have been divided. It will be perfected by a deed. The Plans will have to be resubmitted.

Mr. Zanes made a motion to approve this application subject to the change in the plat as would be approved by our engineer or Mr. Cramer, seconded by Mr. Schmeling followed by the following vote: "YES" W. Schmeling, R.Zanes, J.Iannelli, F. Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice and T.McCabe.

RESOLUTION - 9-1995-Senior Services Unlimited (Carolyn Reser) Mr. Cramer went over the conditions of the resolution. She has to remove the garage in the back of the property, any signs she puts up has to be restricted to compliance of the zoning ordinance as she has no variance for any kind of a sign, demarking the landscape lawn and parking areas with land scaping ties and the victorian lighting fixture in the rear yard has to be placed on a timer, she has to get approval from the DOT for the curb cut on Rt. 71 and she has to pay the balance of

any review fees to the Borough and she cannot get any type of permits or certificate of occupancy until such time as she complies with the conditions of the resolution. For the record, Ms. Reser has paid all her fees, a total of \$687.05.

Mr. Schmeling moved approval seconded by Mr. Zanes, followed by the following : "YES"- W. Schmeling, R.Zanes, C.Triggiano, P.Dunne, C.Rice and T.McCabe. "NO" - J.Iannelli. ABSTAIN - F.Diana and P. Walsh.

RESOLUTION - Sales Systems Software, Inc. - 35 Euclid Avenue.
Mr. Zanes moved a resolution with the addition of the July 31, memorandum by Mr. Szymanski seconded by Mrs. Dunne, followed by the following vote: "YES" - W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C.Rice and T.McCabe. ABSTAIN - F.Diana and P. Walsh.

Mr. Cramer stated Sales Systems Software, Inc. can get his permit after he resubmits the landscaping and parking plan and changes that Mr. Szymanski has proposed.

RESOLUTION - Manasquan Board of Education.
Mr. Iannelli moved for a favorable resolution, seconded by Mr.Zanes, followed by the following: "YES"- W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, C.Rice and T.McCabe. ABSTAIN F.Diana and P.Walsh.

There was discussion on Exempt Site Plan, and the changes will be made by Mr. Cramer. Sub-committee will be appointed at next months meeting.

NEW BUSINESS:

Mr. Diana said the new striking for parking stalls on Main St. are 6 x 16. He thinks it is atrocious, as cars cannot park between the lines. Our own parking lot in the municipal lot the stalls are only 8 Ft. wide and over at the diner, the Boro property, they are 7Ft. wide.

Mr. Triggiano also checked and they are 7ft. He talked to a couple of people and asked how come we pass an ordinance for 9x19 and you turn around and put 7Ft. in. Mr. Triggiano was told the Engineer and Chief of Police said that was what they were going to put in there. They did angle them more so the car wouldn't be out in the street so far.

Mr. Szymanski said the municipality is more or less exempt from its own rules.

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

Page 4

For the record Mr. Schmeling left at 8:00 p.m. and Mrs. Dunne left at 8:05 p.m.

A motion was made and seconded to adjourn the meeting at 8:15 p.m. and unanimously carried.

Very truly yours,

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 5, 1995

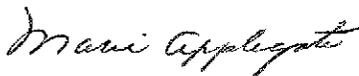
MANASQUAN PLANNING BOARD

ADDENDUM TO AGENDA

SEPTEMBER 5, 1995

7:00 p.m. - INFORMAL - Gloria Coppola - Garden State Center
of Holestic Health Care.

Very truly yours,



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 08738

COLLEEN SCIMECA
Municipal Clerk

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the August 1, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the September 5, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PALNNING BOARD
AGENDA - SEPTEMBER 5, 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 August 1, 1995 Minutes
2. - APPLICATION - Transatlantic Cable Terminal Building (Sprint)
3. - RESOLUTION - 11-1995 - Joseph A. Carpinello

OLD / NEW BUSINESS

Very truly yours,

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

SEPTEMBER 5, 1995 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 5, 1995, in Manasquan Borough Hall, 15, Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:00 p.m.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL: Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe, D.Place.

INFORMAL - Gloria Coppola - Garden State Center of Holestic Health Care.

Ms. Coppola came forward with plans to bring a holistic health care center to the Schoolhouse Mall, on Taylor Avenue. Right now she owns Garden State Center of Holistic Health Care in Lakewood which has been in operation for two years and has continued to grow.

Ms.Coppola said holistic health care is a means of natural health alternatives, which is fast becoming the way people learn to maintain or prevent illness and stress.

Treatments which would be available at the location include: therapeutic massage and body work, herbology, homeopathy, nutritional counseling and chiropractic care. Professionally trained health care individuals will be on staff, as will board certified massage therapists. The State Department of Health does not have license requirements for massage therapists, but those who will be on staff at the center will be board certified.

The concept of massage therapists created some concern, as borad members wondered if such activity would cause the application to fall under the borough's current massage parlor ordinance.

Ms. Coppola stated the massages offered at the center will be medically. She stated the facility will operate in conjunction with a chiropractor; not all massages will be done on a prescription-only basis. The Center "encourages doctor referral," she said, but there are cases such as arthritis sufferers, woh enlist the service without first getting approval from a physician.

Board Attorney Mr. Cramer suggested Ms. Coppola go through the proper licensing channels within the borough. The process includes a background check completed through the police department.

Chairman Chris Rice said a board sub-committee would decide if the plan would require board approval, as the area already is zoned commercial. A change of use varaiance would not be required, because the location already had been used as a medical office.

When asked about the type of sign, she said at the Lakewood facility, the signs emphasize the holistic health care offered, without promoting the massage aspect. The Manasquan site would be planned in a similar fashion. Ms. Coppola said she will apply for a massage license within the borough.

The Board decided to take a 5 minute break at 7:25 p.m.

The Board returned at 7:30 p.m. and started the regular session. Chairman Christopher Rice, stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law.

ROLL CALL: Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, W.Walsh, C.Rice, T.McCabe and D.Place.

Board Attorney Mr. Cramer administred the Oath of Office to David Place, who will be alternate # 2.

A motion was made to approve the minutes of September 5, 1995 seconded and unanimously carried.

For the record Mr. Schmeling arrived at 7:40 p.m..

APPLICATION - 12-1995-Transatlantic Cable Terminal (Sprint)

Ray Shea of Levin, Shea, Pfeffer, McMahon and Russell,-Jackson, N. J., put himself on record as Attorney representing the applicant. Board Attorney Mr. Cramer swore in Alan Hilla, Birdsall Engineering, Bill Dirschl, Engineer for Sprint, and Ed Herbst, Architect from Herbst Engineering.

MR. Shea thanked Paul Szymanski, Jeff Cramer and Marie Applegate for their cooperation and professionalism in helping us prepare and getting it scheduled on time.

Mr. Shea stated this is an amended application back in 1988, a site plan which was approved for Transatlantic Cable Station from London. We are extending that building approximately 2000 Ft. roughly 5000 ft. now, going to approximately 7000 ft.. It is located on Camp Drive.

Nr. Hilla testified the portion being developed is owned by New Jersey Transit and the New Jersey State Police. It is located off Camp Drive between the railroad and the road way and we

are proposing the approximately 2000 sq. ft. addition on the southerly end of the existing building which is now a paved area. They would be expanding the parking to provide some 20 on site spaces and grading in such a manor that the runoff would be sheet flow onto the adjacent property to the south. There would be exterior lighting and landscaping in the general area. The building is a 1 story masonry building. Most of the building is dedicated to the equipment and a small portion is for the conference room - office area.

Mr. Shea testified they are putting up an 8 ft. chain link fence. The existing building is set back $14\frac{1}{2}$ feet from the front yard, there's a 22 ft. width for the 2way isle parking lot proposed. This parking is for employees only. There are 8 employees now and will grow to 10 with the expansion. Three or four times a year 16 employees will be at the site for conference and training sessions. The lot coverage is 62%.

Mr. Szymanski reviewed his memo on sprint..

Mr. Iannelli made a motion for a favorable resolution for Sprint to put the additional building up and grant the variances to be included in the resolution, seconded by Mr. Triggiano. Mayor Winterstella amended the motion, that along with the approval, we recommend U.S.Sprint to try and work with the camp and try to extend those plantings to conform with the rest of the property even though it is on the camp side. Mayor Winterstella thinks it would make that area a little more attractive. It was followed by the following vote: "YES"- Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice and T.McCabe. ABSTAIN - W.Schmeling.

RESOLUTION 11-1995 -Joseph A. Carpinello - Mr. Cramer is going to talk to Mr. Edwards and have him revise the plot plans in accordance with the Boards and Engineers recommendations. A motion to approve the resolution was made by Mr. Iannelli, seconded by Mrs. Walsh, followed the the following vote: "YES" W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Walsh, P.Dunne, C.Rice, T.McCabe. ABSTAIN - Mayor Winterstella.

A committee was appointed to review Exempt Site Plans. Board members on the committee will be R.Zanes, F.Diana, W. Schmeling and alternates are C. Rice and C.Triggiano.

Mayor Winterstella made a motion that the committee be allowed to act informally on applications that are received between now and when the ordinance is adopted, seconded by Mrs. Dunne followed by the following: "YES"- Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh C.Rice and Tom McCabe.

MR. Szymanski will have a larger map made for the Code Dept. office.

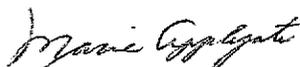
Mrs. Walsh said the Board of Adjustment needs definitions. There were a couple of applications that the Board Attorney said he couldn't fine a definition of the code for what that requires. Mr. Szymanski and Mr. Zanes said they will get them done as soon as possible, especially the one's relating to lot coverage.

Mayor Winterstella made a motion to allow Mr. Szymanski to enlarge the zoning board map and prepare the memo for the Zoning Board not to exceed 5 hours seconded by P. Walsh, followed by the following: "YES" - Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P. Dunne, P. Walsh, C.Rice and T.McCabe.

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

A motion to adjourn the meeting at 9:00 p.m. was made by Mayor Winterstella, seconded by W. Schmeling, followed by the following: "YES"- Mayor Winterstella, W. Schmeling, R.Zanes, J. Iannelli, F.Diana, C.Triggiano, P.Dunne, P. Walsh, C. Rice, T.McCabe and D.Place.

Very truly yours,



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

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the September 5, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the October 3, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - OCTOBER 3, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

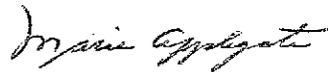
1. - American Timber Co.

7:30 P.M. - REGULAR SESSION

1. - APPLICATION - 13-1995 - Janice Tarantino
137 Atlantic Avenue
2. - RESOLUTION - 12-1995 Transatlantic Cable
Terminal Bldg. (Sprint)

OLD / NEW BUSINESS

Very truly yours,



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 3, 1995 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 3, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:00 p.m.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL: W. Schmeling, R.Zanes, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe and D. Place.

For the record, Mayor Winterstella arrived at 7:10 p.m..

The American Timber Co., came forwarded represented by Attorney Keith Henderson, also present were Carl Yard III and Gregory Cox from Aquatecture Associates Inc. with reference to a subdivision of Lot 3, Block 185.

Mr. Henderson stated they are here for an informal with this proposed application as a building permit was denied by Mr. Ratz because of the new ordinance and the roof lines that the Board designed for the R-4 Zone. He will neither grant nor deny a building permit until he is certain as to whether dormars are permitted to extend beyond that angle line you cut in the ordinance. Mr. Ratz stated it's a matter of interpretation and he's frankly not sure, so he asked us to appear before you since you designed the ordinance, and get some clarification on the issue.

Mr. Henderson stated Mr. Cox will explain basically how he proposes to do it and why he thinks that dormers probably should be included as a matter of sound or protectual designing.

Mr. Henderson stated the survey shows the proposed subdivision but what is concern to us is the question whether we need a variance or not. Mr. Henderson stated that they are applying for a minor subdivision, but we also would like to know whether we need a variance, so we can apply at the same time.

Greg Cox who is the architect for the project stated he brought a scale model of one of the proposed residences of the minor subdivision. Mr. Cox stated they have an existing lot which goes from First Avenue to the Ocean front and it's 40 Ft. wide and over 140 Ft. long. They propose to subdivide the lot into 2 conforming lots, the smaller lot will be a conforming 30 Ft. wide by 70 Ft. long and they propose to put a conforming structure on it. In spirit of the new ordinance, there is some design questions, primarily the dormer. The scale model shows some materials and design style of the model he has before the Board. It can be seen on the model, that we maintained our 17½

ft. from the average of the street as it crosses the property line the maximum 35 ft. height and 33 angle on the main portion of the roof. Because of the design criteria, they chose to go Victorian or high colonial style. It will blend nicely in the area and Manasquan in general. We have a lot of things to fit into this building envelope, 2 items are 2 parking spaces, so we have taken a large portion of our allowed 35% lot coverage and put 2 parking spaces on the site. The way we did that is we bought a portion of the front of the building back off the street about 18 ft. from the property line to allow for parking space outside of the building and we have also provided a garage inside of the building. That takes some of the square footage from inside of the building that might have been used for bedroom space or interior living space. On the first floor we have laid out an entrance, garage, two bedrooms a bath and staircase to the second floor. On the second floor is the main living space, living room, dining area, kitchen, breakfast area and powder room. Because of the foot print that we are allowed, we would like to utilize our half story and put a master suite up on the half story. Because of the out line of the building, Mr. Cox has cut a section of a building that would fit on approved 30 Ft. lot. The first floor has to be at a minimum 1 Ft. 8 above grade, they have no choice in this matter. Standard construction today is an 8' ceiling height, to achieve that they use precut studs which gives them a framing height of 1 ft. 1 and 1/8, which allows them to put on a nice flooring, sheetrock and still come up with standard building materials.

On the second floor we are restricted to 17½' above grade, and what that does, it creates a play height on the second floor 5'7/16. The normal window height is 6'8" so it is impossible to get a normal window on the second floor. It will not allow room for a tub or shower on the edge of the building. As we move up into the 1/2 story, maintaining our 33° angle, we have an issue of how to get from the first floor to the second floor.

Mr. Cox bought along a model of what this building would look like with dormers. It has the same footprint and the same building envelope with the exception of some dormers. He would like to point out, should they be allowed to use dormers, we would need some on the second floor to allow to get some normal windows on the second floor. On the second floor it shows 2 dormers in the front and 2 on the side which actually extend through to the 1/2 floor. The upper part of the dormers allow to access the 1/2 story with a normal staircase and on the other side get a functional room and some windows.

Mr. Cox stated the intent of the ordinance is provide light and air to the neighbors, the effect of as few dormers on the roof scape if they are restricted in some manner or allowed

to exist within some sort of perimeters can still provide for the light and air and also provide for a more interesting architectural style and also to enhance the neighborhood and town as a whole. The model depicts a few different types of dormers, shed dormers, gable dormers and an arch dormer.

Mr. Zanes had some questions on the dormers.

Mr. Schmeling stated he thought Mr. Cox's idea of picking a number that the dormers are going to represent some percentage of and then leave it to the architects, is going to end up with more variety. Mr. Schmeling said when they initially came up with this plan they wanted to get some more variety. He said if they pick the angles, what's going to happen is they are going to move to the highest side so they can get all their applicances in, we will end up with identical houses. If we pick a number say 30% for dormers we will end up with more variety.

Mayor Winterstella wanted to know if this is going to be done by rule or interpretation or are we going to redue the ordinance. If we are going to redue the ordinance, his thoughts are that they obviously have the exception of going for a variance on somthing like this.

MR. Rice stated the way the ordinance reads, we pretty much left the foundation of the slope and the height but based on the fact that Mr. Cox stated we need room for stairs and windows, every one is going to come for a variance, which we thought may happen and we are going to have to give and take a little bit. Mr. Rice thinks the foundation we have set up should stay, he like's the ideas of what you are molding. We may have to take it a step further, whether it is in the form of design waivers or whether the ordinance has to be changed, but he doesn't know whether eveyone has to come for a variance within certain things.

Mr. Zanes feels that the people living on the West side of First Avenue, their view is going to be blocked by dormers, also will block air and light to the neighbors.

Mr. Diana said he lives on the West Side and until they tear down evey house on the beachfront and rebuild it, and I build a two story house instead of one story, I won't be able to see the ocean.

Mr. Rice said what is more important, is that we wanted to encourage more light, air and creative design. He doesn't think we can escape dormers, as an egress window in a bedroom is a must, stairwell to a second story requires head room. Mr. Rice said you are the first one to come to us with this and I

personally like everything I've heard so far. I don't think we can escape the dormers, but I definitely say we have to regulate them, the percentage of the area of the roof that can be broken with a dormer and set a maximum to one dormer.

Mr. Schmeling said the answer to Mr. Henderson's question, is that they do need a variance.

Mr. Henderson said they will apply for the variances and the other thing that they would like a little feedback is on the layout of the sub-division. If you look at how that is proposed, he knows the town does not like flag lots, but to get access for parking on the lot on the beach, we have in affect a flag lot. The reason for doing a 30 Ft. lot is to provide parking for both structures.

Mr. Szymanski wanted to know if they are going to use the staff of the flag lot to line up a bunch of cars and their going to be stuck there next to this house or in effect is this going to be a vehicle way to go to parking area that is going to be in the rear yard of the beachfront house or under the beachfront house and is their going to be a turn around area or is this staff going to be a place for 6 cars to line up.

Mr. Cox said the intent is to provide a garage on the beachfront house as well, so that we can provide storage space inside for 1 car and 1 car outside. There will not be enough room for a turn around due to the side of the lot and set-backs.

MR. Rice said we need to come up with something to address dormers, the amount, size and shape, put that in, then we can avoid everyone coming in for a variance.

MR. Szymanski said the bulk of this ordinance will come before the zoning board, this board will only handle it if there is a sub-division involved. What ever changes are going to be made have to be done in a very clear simple manner so that the members of the other board understand it and know how to apply it.

Mayor Winterstella moved to refer this back to the sub-committee who came up with the original design criteria for recommendation for the next meeting and we go ahead with a certain amount of allowable space to be determined by that committee for dormers, seconded by MR. Schmeling, followed by the following vote: "YES" Mayor Winterstella, W.Schmeling, R.Zanes, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe and D. Place.

The Board started the regular session at 7:45 p.m.. Chairman Christopher Rice, stated this was an open public meeting held in accordance with the Open Public Meeting Act and held

according to law.

ROLL CALL: Mayor Winterstella, W.Schmeling, R.Zanes, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe and D.Place.

A motion was made to approve the minutes of September 5, 1995, seconded and unanimously carried.

APPLICATION - 13-95 - Janice Tarantino - 137 Atlantic Ave. has been withdrawn. Reason was applicant omitted to give notice to all property owners within 200 ft. They will be coming before the Board on November 14, 1995.

RESOLUTION - 12-1995-Transatlantic Cable Terminal Bldg. (Sprint) A motion was made for a favorable resolution by Mr. Schmeling, seconded by Mr. McCabe, followed by the following vote: "YES" Mayor Winterstella, W.Schmeling, R.Zanes, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe and D.Place.

Mayor Winterstella said the Borough of Manasquan received a plaque and honorable mention for their downtown redevelopment. and basically tied with Spring Lake.

Mayor Winterstella also said there are 2 vacancies on the Board of Adjustment, so if any one knows of anyone who would like to serve on that Board give them an application.

Mayor Wingerstella spoke about the Ira Schulman case that came up before the Board of Adjustment.

Mr. Szymanski went over Definitions - Zoning Ordinance. Building Coverage, Impervious Surface, Lot Coverage and Deck. These definitions will be reviewed by the committee and presented next month.

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

A motion to adjourn the meeting at 8:10 p.m. was made, seconded and unanimously carried.

Very truly yours,



Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

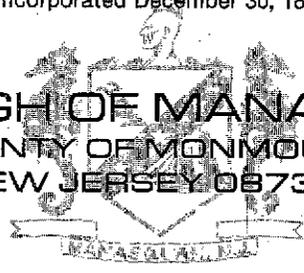
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908-223-0544
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JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk



*Meeting
Cancelled
due to storm
Jan. E. [unclear]*

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the October 3, 1995, regular meeting of the Manasquan Planning Board. Please consider the following agenda for the November 14, 1995 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N.J..

MANASQUAN PLANNING BOARD
AGENDA - NOVEMBER 14, 1995 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

1. - INFORMAL- John Papandrea - 29 Willow Way,
Re: Manasquan Board of Education-Parking
2. - INFORMAL - Bay River Holding t/a Goodloe Liquors.
CANCELLED - 11/13/95
3. - INFORMAL - Mike Parziale - Ordinance 1657-95

7:30 P.M. - REGULAR SESSION

1. - APPLICATION - 13-1995 - Janice Tarantino
137 Atlantic Avenue

OLD / NEW BUSINESS

Very truly yours,

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

MANASQUAN PLANNING BOARD

DECEMBER 5, 1995 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 5, 1995, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:00 p.m.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law. He asked all in attendance to join in the Salute to the flag.

ROLL CALL: W.Schmeling, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe and D.Place.
For the record, R.Zanes arrived at 7:15 p.m.

INFORMAL - John Papandrea - 29 Willow Way, came forward to speak on the proposed parking in the rear of the Industrial building of the High School. He and his neighbors feel that some of the concerns they have had, have not been adequately addressed by the Board of Education. The proposed parking area will abut a fresh water stream. The residents have concerns about the environmental impact of the lot and are alarmed that no natural buffer will be in place between the parking lot and residences. They don't feel the necessary precautions have been taken in regards to drainage, runoff flooding and pollution. "We're residents of the town and not looking for conflict or litigation," Mr.Papandrea said. "My feeling is we should pull out all the stops to resolve this amenable." The Board agreed, and said they will send a letter to the school board asking that the borough planning board be advised of each step of the plan. Mr. Schmeling said if we bring it to their attention that we're concerned, we may get more cooperation. Mrs. Dunne noted that the Environmental commission had received notice that the school board has applied for a stream encroachment permit.

INFORMAN - Michael Parziale came forward and asked the Board to seriously reconsider Ordinance 1657-95, which governs building height and setback requirements at the beachfront. He feels they are restrictive and discriminatory against beachfront residents. Specifically, he was concerned about a 17.6 foot wall with 30 degree slope limitation on building heights. Speaking on behalf of several beachfront residents, he asked why was this ordinance implemented? Mr. Parziale said "the buildings are devalued because they are restricted. If this ordinance will stay, then we want a devaluation of taxes." Mr. Rice explained the planners had designed the ordinance to let in more light and air at the crowded beachfront area. Mr. Rice told the beachfront residents, there is a major density problem down there and we're still working with it. This ordinance was not created on a whim, it has been discussed for a long time.

Mr. Schmeling stated one of the reasons the ordinance was adopted is that the beachfront area is a little bit different from other areas in town given the proximity of houses on top of each other. The intent was to give some space to clean up this area. When the ordinance was adopted initially the committee tried to put some restrictions on it, but when the first case came before the Board, they realized there were some considerations that had to be taken into account. When the subcommittee comes up with a more formal plan they might like to discuss it with some of the beach residents. The committee is aware of the concerns and they are trying to address it. Mr. Schmeling stated there will be some kind of restrictions down there but certainly different from what it is now.

Mr. Diana stated that all the Board members were not in favor of that ordinance when it was proposed that way. People who pay \$60.00 a square foot for their property certainly shouldn't be handicapped on building, especially when the lots aren't that wide and that deep.

Mrs. Dana stated it was discriminatory against the beachfront property owners. She feels there are enough restrictions on the beachfront that they have to go by without making these new restrictions.

Mr. Rice stated "we are not trying to throw more restrictions at you, we are trying to solve a problem at the beach". We will be back to you and keep you informed.

INFORMAL - Jean Fox Grande, Judith Fox - 123 South Street. Judith Fox came forward to speak on behalf of Jean Fox Grande. She stated this property is in an R-2 Zone on the corner of South St. and Lakewood Rd. and if the Board would look favorably upon a sub-division. Ms. Fox stated they are looking to subdividing into 2 lots. It would require the lot line to be slightly shifted at the rear, which would create a 1x25 ft. plot. She stated if the Board frowned upon that kind of a lot line, which she is guessing they would, then an additional variance would be required because it would then be deficient of the 5000 sq. ft. required. There is an existing front yard set-back. The proposed new home would meet all of the set-backs.

Mr. Rice said he would like to see them straighten out the line and accept it as a variance. Her next question was whether the front edge would be considered as all on Lakewood Rd., in which case the variances would differ slightly than if the existing dwelling is considered fronting on South Street and the proposed dwelling would be fronting on Lakewood Rd.. It depends on how it is presented to the Board. Mr. Szymanski stated there is a building coverage and a lot coverage.

INFORMAL - Lynn Perro (Randolph) - 142 Union Avenue.
Lynn Perro came forward to ask if they can have a separate driveway. She stated she had contacted the Dept. of Transportation, and they said they didn't see any problem in having a separate driveway. Mr. Iannelli said her Dad got permission from the DOT to put the driveway in. The Board has no problem with them putting in a separate driveway.

REGULAR SESSION- was called to order at 7:41 p.m.

APPLICATION - 13-1995 - Janice Tarantino - 137 Atlantic Ave.
Attorney John Deppeler put himself on record as representing Ms. Tarantino.

Janice Tarantino was sworn in by Mr. Cramer. She testified she owns the property at 137 Atlantic Avenue, and it was built by her parents in 1955, and when her Mother died in 1978 the title was put in her name in 1979. She contracted to purchase the back yard property at 133 Atlantic Ave. from her neighbors Rose and George Norris. Mr. Norris passed away in March. Mrs. Tarantino testified the property she proposes to purchase goes back to the bicycle path lot size is 50 x 184 and she will purchase the back part of the property. The property is in an R-2 Zone. One variance is to preserve 20.6 ft. and the other variance is an impervious surface variance, as the Norris lot will have an impervious surface coverage of 64% were the maximum under the new ordinance is only 45%. Mrs. Tarantino testified the back lot is overgrown and Mrs. Norris is not able to take care of it, so Mrs. Norris decided to sell it. Mrs. Tarantino testified she will take care of it and make a garden out there, and have a bigger yard, as all the neighbors have nice yards.

Mr. Triggiano feels that the 20 ft. from the line that they have is sufficient and he feels that they should have what their looking for.

Mr. Diana made a motion to approve the sub-division and the required variances, seconded by Mr. Place, followed by the following vote: "YES" - J. Iannelli, F. Diana, C. Triggiano, C. Rice and D. Place. "NO" - R. Zanes, P. Dunne, P. Walsh and T. McCabe.

A motion to approve the minutes of October 3, 1995 was made by C. Triggiano, seconded by P. Dunne followed by the following: "YES" - R. Zanes, J. Iannelli, F. Diana, C. Triggiano, P. Dunne, P. Walsh C. Rice, T. McCabe and D. Place
For the Record Mr. Schmeling left at 8:00 P.M..

Mr. Iannelli stated the Construction Official has spoken to the Mayor about a zoning matter, regarding zoning 107-31 on the side yard regulation in the new zoning schedule, Chapter 107. The entire section was repelled, which dealt with set-

backs. Mr. Ratz is having problems and Mr. Iannelli wanted to know why it was dropped.

Mr. Szymanski explained this goes back to May 1993 and that section had 3 sections. One is the front yard set-back, where if you didn't meet the ordinance you could show your averaging based on what's 200 ft. on each side. Then there were 2 other sections dealing with side yard requirements, corner lots and something for set-backs along the railroad lines. Those became redundant because of other revisions that were made. The committee at that time agreed lets eliminate the averaging, if someone needs a variance they can come in for a variance. It wasn't applicable in the R-4 Zone, which is not the beachfront zone for some reason.

In the situation where all houses are 22 ft and the house that wants to have an addition on the back that conforms in the back, but is at 22 ft. in the front shows that at the averaging, then the construction official can handle it and they do not have to come before the Board. If the house is 20 ft. from the road and is in front of the average then they are non-conforming and they would have to go before the Board. If they go back to the averaging then that would be their only variance, the front yard setback.

Mr. Zanes and Mr. Diana thought it made a lot of sense to put it back in the ordinance.

Mr Szymanski said in order to put it back in, you would only have to add a foot note to the schedule.

Mr. Szymanski will look it over and present it at the January meeting. He also said a typing error in the B-1 Zone, a 4 became a 1 for the lot building coverage, limited under adopted ordinance of 10% lot area rather than the 40% it was intended to be. He stated that should also be changed.

Mr. Diana moved that the planner investigate the matter and report back to the Board seconded by P. Walsh, followed by the following vote: "YES" R. Zanes, J. Iannelli, F. Diana, C. Triggiano, P. Dunne, P. Walsh, C. Rice, T. McCabe and D. Place.

OLD / NEW BUSINESS

Mr. Rice stated on the R-4 Zone, as it stands now, the building wall on 3 elevations, the north, south and west elevations, the building wall can climb 17 feet 6 inches, at that point the building has to slope inward to extend the building at 30°. That creates a building envelope, that the house can be built within. If some one decides to build their house within the setback lines, they would obviously be allowed to go higher than 17'6". That 17'6" as it stands is to be measured from the setback line or the building wall if it sets outside the setback lines. To allow dormers, we decided to allow 2 options - A and

B.
Option A is the original 17'-6", but we would allow dormers on the west, east and north or south elevations. The dormers would be limited to the North or the South but not on the east and west. They would be limited to the lineal footage of each dormer, they would be totaled and cannot exceed more than 15% of the total roof lineal footage. No one dormer can be more than 10 lineal feet. Example - 20x30 ft. house would have 100 lineal feet of roof, their allowed 15% or 15 lineal feet, but cannot be put into one dormer, which would take away from what we are trying to do, so one dorner cannot be bigger than a 10, so applicant would have to do a 10 ft. and a 5ft. or 8'and 7' or three 5'.

Mrs. Dunne thought if there were some models to see, it would be a lot easier to understand. Mr. Rice said he would make one to have on display.

Mr. Rice asked the Board how they felt about the fact that they are taking this direction, as opposed to leaving it the way it was. Mr. Diana said he thinks it is an improvement. Mr. Triggiano said the committee is doing a great job with the recommendations and they are on the right track.

Nomination committee was picked - Patricia Dunne is chairman with Jerry Iannelli and Carmen Triggiano.

A motion was made to retain Geoffrey Cramer as council for the coming year by J. Iannelli, seconded and followed by the following vote: "Yes" - R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C. Rice, T.McCabe and D.Place.

A motion was made to retain Paul Szymanski as planner for the coming year by C.Triggiano, seconded by P. Dunne, followed by the followiang: "YES" - R.Zanes, J. Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe and D. Place.

There was discussion by the Board on combining the Board of Adjustment and the Planning Board together.

A motion to adjourn the meeting at 9:25 P.M. was made by P.Dunne, seconded by T.McCabe, followed by the following: "YES" - R.Zanes, J.Iannelli, F.Diana, C.Triggiano, P.Dunne, P.Walsh, C.Rice, T.McCabe and D.Place.

Very truly yours,

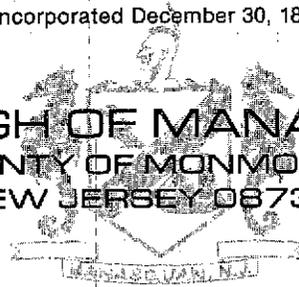
Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk



*Meeting cancelled
due to weather*

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for the December 5, 1995 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the January 2, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - JANUARY 2, 1996 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 P.M. - WORK SESSION

1. INFORMAL - John & Ruth Dowling - 44 First Ave.
45 Beachfront

7:30 P.M. - REGULAR SESSION

1. Approval of December 5, 1995 Minutes
2. Reorganization
 1. Resolution re: 1996 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. RESOLUTION - 13-1995 - Janice Tarantino
137 Atlantic Avenue

OLD / NEW BUSINESS

Very truly yours,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board