

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

JOHN L. WINTERSTELLA, Mayor
COLLEEN SCIMECA, Municipal Clerk

ZONING BOARD OF ADJUSTMENT AND PLANNING BOARD

MANASQUAN PLANNING BOARD

ADDENDUM TO AGENDA

JANUARY 7, 1996

7:30 P.M. - REGULAR SESSION

6. RESOLUTIONS - For Adoption of Ordinances
1691-96
1706-96
1710-96
1711-96

Yours truly,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMECA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes for The December 3, 1996 regular meeting of the Manasquan Planning Board, also the Special Meeting minutes of December 19, 1996. Please consider the following agenda for the January 7, 1997 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - JANUARY 7, 1996 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 P.M. - WORK SESSION

1. INFORMAL - Chris & Tara Robinson - 50 Broad St.

7:30 P.M. - REGULAR SESSION

1. Approval of Minutes
2. REORGANIZATION
 1. Resolution re: 1997 meeting dates
 2. Resolution re: Chairman & Vice Chairman
 3. Resolution re: Board Secretary
 4. Resolution re: Board Attorney
 5. Resolution re: Board Planner
 6. Resolution re: Board Engineer
 7. Resolution re: Official Newspapers
3. APPLICATION - 8-1997 - American Timber Co.-309 First
4. APPLICATION - 9-1997 - Siegfried Slater- Rt. #71
5. RESOLUTION - 15-1996 - MFS Cableco US Inc.

OLD/ NEW BUSINESS

Yours truly,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMECA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD
DECEMBER 3, 1996 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 3, 1996, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Vice Charirman Robert Zanes opened the work session at 7:00 p.m. stating this is an open public meeting held in accordance with the Open Public Meeting Act and held according to law.

INFORMAL - Siegfried O.Slater - Route # 71.

Mr. Slater came forward and stated he has a Good Year store in Forked River since 1989 and would like to open one on Rt. # 71. He stated he owns the business in Forked River not Good Year and he owns the property. He said he and Good Year always wanted to come into this area to build another business.

His son wants to go into business with him, so that is why he is looking to come to Manasquan. He is looking at the property owned by Immediate Medical Center, which is a natural setting, he will not have to do anything to this site-plan, except the sidewalk that is in front of the building which his bays will use. He stated his rendering which was given to the Board, will fit just the way it is on this site-plan which was previously approved. It is an ideal location, with plenty of parking. It will be a block building, the roof will be about 29 ft. high. There will be storage on the second floor.

Mr. Mastrian said he would have to hear more testimony before he would comment. Mr. Schmeling, had no problem providing it meets all requirements. Mr. Triggiano asked if it was strictly going to be tire sales, recapping tires etc? Mr. Slater said it will be strictly a business for tires for light trucks. They will not store cars or tow cars. There will be no impounding of cars. This is a certified auto care by Good Year, and I have to live up to certain restrictions, as to how I can operate and how I can't operate.

Mr. Ratajack wanted to know how long the old tires stayed on the property. Mr. Slater said they are picked up weekly.

Mrs. Dunne asked about the parking.

Mr. Slater will submit a revised site-plan and return at the next meeting.

Board Vice Chairman Robert Zanes, opened the regular session at 7:50 p.m.. He stated this is 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,C.Triggiano, P.Dunne, N.Hamilton, J.Mastrian, R.Ratajack. ABSENT: Mayor Winterstella, C.Rice, P.Walsh and D.Place.

A motion to approve the minutes of November 12, 1996 with a correction on page 2 was made by C.Triggiano seconded by P.Dunne, and unanimously carried.

OLD / NEW BUSINESS

The subject of Bed & Breakfasts was brought up by Mr. Zanes. All Board members were given a copy of the Freehold Ordinance and Mr. Zanes thought it was very interesting. Mr. Mastrian said he thought they would have to look at it again, and the Freehold ordinance is kind of interesting and if we use that as a guide line we might be able to establish a guide line for a bed and breakfast.

Mr. Schmeling stated the Board has talked about bed and breakfasts before and it is something that the Board has to do. He said to start is to draft an ordinance that would allow those establishments who have rooming house licenses to turn them into a bread & breakfast license. They would have to meet certain requirements.

Mrs. Dunne said she read the Freehold ordinance, but there was noting in there that said where they should or could be. That gave her some concern. Putting a bed and breakfast next door to a residential area neighbor, she didn't think it was very desirable and she didn't think it was good planning. She believes if some one has a good plan they should go before the Board of Adjustment. Mr. Ratajack and Mr. Hamilton thought we should look at some model ordinances from communities that are similar to Manasquan.

T. J. Coan, 81 Curtis Avenue came forward and said the Board brought up some good points and he would just like to follow up. With regards to the avenue that exists now in the Board of Adjustment, it is rather riskie for someone to open a bed and breakfast, basically the Boro is not leading them in with open arms, by saying yes we have an ordinance and if you meet these requirements - its a blind application. You don't know how the neighbors are going to react, you don't know what the requirements are, so you can only submit what you guess might be feasible, sight plans, attorneys, it's very expensive. He stated Belmar has a very good ordinance.

Brian Schulte, 73 Curtis Avenue came forward stated he can appreciate your argument T.J., however, Mr. Coan is addressing the issue from a developers view point and the brunt of the many arguments is "better use". His question before the Planning Board is, is 81 Curtis Avenue a better use than a single family dwelling in an R-2 single family zone? Mr. Schulte lives 2 houses away from Mr. Coan.

On the master plan, Mr. Szymanski stated you have revised submission to begin reexamination of the master plan. And the things included in that, is the municipal land use law is a recommendation of the Planning Board concering the incorporation

of redevelopment plans pursuant to the local redevelopment and housing law, State of New Jersey 1992 into applications in the past. The key isn't as much for Manasquan as he sees it, as doing a redevelopment plan. It's the Planning Board that does the aesthetics for the municipal, which determines whether the area qualifies under the state law. The redevelopment plan itself that's created could be created by the Planning Board, but it's really adopted by ordinance by the governing body of the municipality, so the borough council is involved. Mr. Mastrian as being a member of the Beach Association for many years, stated the Beach Association on many occasions requested the Council to declare an ordinance to actually condemn certain areas on the beach as a blighted area, and to propose to them that they consider what this mayor did in Long Island. He said that it is something that you have to look at because if your just going to improve houses that are there, upgrade them and continue them as group rentals, your really not going to change that area that much. If your trying to change the character, your really going to have to look at some dramatic movement on the part of the town.

No action was taken on the Bread & Breakfasts until the next meeting when a full board will be back.

Mr. Schmeling stated at council meeting last night they introduced at first reading several ordinances which are amending the zoning ordinance. Before they can be adopted for second reading, the Planning Board needs to pass on them.

Ordinance 1691-96 - An ordinance to amend Chapter 107 (Zoning) to establish Maximum Height Limitations in the R-4 Beachfront one-family Residential Zone. Mr. Schmeling stated this is one they have talked about over a year, in fact a sub-committee was set up consisting of Mrs. Walsh, Mr. Zanes & Mr. Schmeling. It limits the volume of the building. It will allow some dormers which previously were not allowed.

Mr. Schmeling made a motion to adopt a favorable resolution of this ordinance for Borough Council, seconded by C.Triggiano, followed by the following vote: "YES"- W.Schmeling, R.Zanes, C.Triggiano, P.Dunne, N.Hamilton, J.Mastrian and R.Ratajack.

Ordinance 1706-96 - An ordinance to establish regulations for storage of a boat and boat trailer in a rear yard. Mr. Schmeling stated they received a great number of complaints. After doing some site inspections through out the town, it became obvious that while the town is trying to become more attractive it would look better for boats to be in the rear yard, but there are a lot of places where they can't do it. It is a compromise where boats can be parked in the side yard, they have to meet some requirements. They cannot exceed 16 ft. in length and they must be placed as far back as possible, cannot be in the front yard area.

Mr. Mastrian wanted to know if there could be more than 1 boat?

Mr. Triggiano questioned the Motor Homes - you have 16 ft. on boats and trailers, does that include Motor Homes 16 ft. or can you put a 32 ft.. Mr. Schmeling said going around town the motor home is more objectionable than a boat. Mr. Zanes, Mr. Triggiano and Mr. Hamilton felt Motor Homes should be added in this ordinance.

Mr. Schmeling made a motion to adopt a resolution approving this ordinance, seconded by P.Dunne, followed by the following vote: "YES" - W.Schmeling, R.Zanes, P.Dunne. "NO" - C.Triggiano, N. Hamilton, J.Mastrian and R. Ratajack.

Ordinance 1710-96 - Ordinance to Establish Procedures and Regulations to obtain a Construction Permit and Zoning Permit and Establish Penalties of any violation of this ordinance.

Mr. Schmeling stated this ordinance requires obtaining a Zoning permit before obtaining a building permit. At the present time all plans are reviewed by Sandy Ratz, to make sure they comply with all the zoning requirements, now the Zoning permits will go to the Zoning Officer Vito Marinaccio, and Sandy Ratz will make sure the plans meet the building code.

Mr. Schmeling made a motion for a resolution to approve this ordinance seconded by Mr. Triggiano, followed by the following vote: "YES" - W.Schmeling, R.Zanes, C.Triggiano, P.Dunne, N.Hamilton, J.Mastrian, R.Ratajack.

Ordinance 1711-96 - Came up for 2nd reading last night asking for the adoption of a favorable reading making the changes that were previously discussed at the November meeting.

Mr. Schmeling made a motion for a favorable resolution, seconded by Mr. Triggiano, followed by the following vote: "YES"- W.Schmeling, R.Zanes, C.Triggiano, P.Dunne, N.Hamilton, J.Mastrian and R.Ratajack.

There were two changes made in the calendar - August was changed to the 12th and September was changed to the 9th.

Mr. Schmeling made a motion to adopt the calendar with the 2 changes, seconded by Mrs. Dunne and unanimously carried.

Mr. Triggiano made a motion to table the nominations until the January meeting, and hold every one over until that particular time, when we have a full board, seconded and unanimously carried.

There being no more business, the meeting was adjourned at 9:05 p.m.

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

Dear Manasquan Planning Board Members:

Enclosed in your January meeting packet which was canceled due to the weather, were the minutes from the December 5, 1995 regular meeting. Please consider the following agenda for the February 6, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - FEBRUARY 6, 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 Avenue
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

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

February 1, 1996

MANASQUAN PLANNING BOARD

ADDENDUM TO AGENDA
FEBRUARY 6 1996

7:00 P.M. - INFORMAL - John Randolph - 140 Union Avenue
Questioning marker on Rt. 71 and Morris
Avenue, (Survey)

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

February 2, 1996

MANASQUAN PLANNING BOARD

SECOND ADDENDUM TO AGENDA
FEBRUARY 6, 1996

7:00 P.M. - INFORMAL - Bay River Holdings - 119 Taylor Ave.
Updating on two minor developments
relating to the approved site plan.

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
FEBRUARY 6, 1996 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J..

The Manasquan planning Board held their work session and regular meeting on February 6, 1996, 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.G.Triggiano, C.Rice and T. McCabe.

INFORMAL - John & Ruth Dowling - 44 First Ave & 45 Beachfront
Attorney Ricard Maguire put himself on record as representing Mr. & Mrs. Dowling.

Mr. Maguire explained that Mr. & Mrs. Dowling propose to subdivide the property which fronts on the beachfront. It will be a front to back sub-division. Mr. Dowling purchased the property in 1970 when it was sub-divided at that time into 2 lots. Mr. Dowling has made many improvements to the property since he purchased it. In April 1971 he rebuilt the entire property on 44 First Avenue. Mr. Maguire said both properties are in excellent condition. Mr. Dowling would like to sub-divide for the purpose of some estate planning which he would like to give the First Avenue property to his children. When Mr. Maguire and Mr. Dowling met with the Committee, they suggested certain things could be done to improve the property. The Dowlings are certainly agreeable to some adjustments suggested by the Board's Committee, such as omitting the shower enclosure, some aesthetic improvements with plantings, structuring easements for the garage, so that there would be additional parking for the beachfront and First Ave.. The utilities are separated and there is an easement along the North side of the property and a structure easement on the south side. Mr. O'Malley has been retained to do a complete survey so that the impervious surfaces and any other conditions that exist on the lot, in order to make a determination as to where best to place the sub-division line. There is some gardening in the back which Mr. Dowling would like to retain to some point. The informal request was to get some feel as to how the Board might consider possible conditions, as Mr. Maguire is going to represent to the Board that Mr. Dowling is going to upgrade this property in any fashion that the Board might deem necessary.

Mr. Rice stated the Board Committee met with Mr. Dowling and their concerns were - where are you going to draw the line, how many variances was that going to create, and if there was anything on the property that maybe could be improved upon.

Mr. Rice stated he thought it was pretty attractive down there, but there was an outside enclosed shower which sat right on the property line, which he suggested it should be relocated, other than that there was some beautification that could be done.

Mayor Winterstella questioned the sub-division line. Mr. Maguire said the sub-division would run approximately down the middle of the stairs between the two buildings. Mayor Winterstella notes that in his opinion, a planning board should offer input, but not in such a way that the applicant is "stymied" "I think this is what we have been asking for and we should support it". Mr. Maguire stated the owners will proceed with plans to obtain a survey and subsequently file a formal application. Mr. Maguire said there will be easements for utilities, passage to the beach and use of the garage.

INFORMAL - John Randolph - 140 Union Avenue

Mr. Randolph was referred to the Board by Council. He would like the Boards suggestions, on what he terms an "infringement" on his property by his neighbor Sean Coffey. Stating that their properties lie in a flood plain, Mr. Randolph advised the Board that Mr. Coffey has placed about eight railroad ties on his property in an effort to raise the elevation. Based on Mr. Randolph's measurements, Mr. Coffey's foundations are 2 to 2½ inches on his property. Mr. Randolph's lawyer sent a letter to Mr. Coffey, but Mr. Coffey did not respond. Mr. Randolph stated this whole problem came from when sidewalks and curbs were installed on Morris Avenue. He explained that when he sub-divided his property, four different surveyors selected the pin he selected as the correct property marker. Mr. Randolph wondered if the town would normally change a marker, being there is such a discrepancy. Mr. Cramer was not convinced that the pin was moved, he viewed the matter as a "disagreement between two professionals," who view the point of beginning differently. He suggested that Mr. Randolph's surveyor and the engineer who surveyed Mr. Coffey's property work out the details of where the monumented pin lies.

INFORMAL - Bay River Holdings, Inc. - 119 Taylor Avenue.

Mr. DiRenna owner of Bay River Holdings and Mr. Richard Grasso came forward to explain two "slight alterations" to a previously approved site plan for 119 Taylor Avenue. Mr. DiRenna came before the Board to ascertain whether a trailer could be erected on the site for temporary storage of construction materials and to get feedback on their plan to eliminate three dormers and modify the roof line of the proposed building. Mr. DiRenna said the changes will not affect the structure's colonial theme.

Mr. DiRenna stated one of the reasons we have had to trim the budget is that the site plan was more expensive than we anticipated. He stressed there will be no change to the footprint, no changes in elevation, and no change from the perspective of state Highway 71.

Planning Board members, regarding everything from aesthetics to whether approval of this type can be made at an informal meeting, suggested that Mr. DiRenna draft a letter of application to change the design of the original plan. Mr. Cramer and Mr. Rice urged Mr. DiRenna that it be to his benefit to follow this route. Mr. Cramer stated, "it would be for your own protection."

To expedite the matter, Mr. Cramer said he would be amenable to preparing a resolution which could be adopted the same night the board reviews Mr. DiRenna's application letter, if approval of the changes is granted. An informal poll of the board was taken as to the agreement with the proposed changes; "YES"- Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, C. Rice and T.McCabe, however, the absence of members Councilman William Schmeling, Mrs. Walsh and Mrs. Dunne may add a new dimension to the board's voice in March.

Board Chairman Christopher Rice, opened the regular session at 8:25 p.m.. He stated this was an open public meeting held in accordance with the Open Public Meeting Act and held according to law.

A motion to approve the minutes of December 5, 1995 was made by C. Triggiano with a change on page 5 from Chairman to Chairperson, seconded and followed by the following vote; "YES"-R.Zanaes, J.Iannelli, F.Diana, C.Triggiano, C.Rice and T.McCabe. ABSTAIN - Mayor Winterstella.

The meeting was turned over to the Nominating Committee, Mr.Triggiano took over and read the resolutions.

RESOLUTION - # 1- Appointment of Chairman - Christopher Rice. Nominations were open, there were no nominations from the floor so nominations were closed. A motion was made and seconded to approve the resolution; the motion was carried by the following vote: "YES"- Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggian, C.Rice and T.McCabe.

RESOLUTION - # 1- Appointment of Vice Chairman - Robert Zanes. Nominations were open, there were no nominations from the floor so nominations were closed. A motion was made and seconded to approve the resolution; the motion was carried by the following vote; "YES" - Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, C.Rice and T.McCabe.

RESOLUTION - # 2 - Appointment of Attorney - Geoffrey S.Cramer. Nominations were open, there were no nomination from the floor so nominations were closed. A motion was made and seconded to approve the resolution; the motion was carried by the following vote; "YES" - Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, C.Rice and T.McCabe.

Appointment of Special Counsel - John T. Pandolfe, Jr. Esq. Nominations were open, there were no nominations from the floor so nominations were closed. A motion was made and seconded to approve the resolution; the motion was carried by the following vote; "YES" - Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, C.Rice and T.McCabe.

Resolution - # 3 - Public Meeting Dates for 1996. The resolution established that the Board would meet the first Tuesday of the month unless there was a holiday: in case of a holiday, the meeting would be held the second Tuesday. A motion was made and seconded to approve the resolution and unanimously carried.

RESOLUTION - # 4 - Official Newspapers. The Coast Star is designated to be the official newspaper and the secondary newspapers would be the Asbury Park Press and the Herald. A motion was made and seconded to approve the resolution and unanimously carried.

RESOLUTION - # 5 - Appointment of Secretary Marie Applegate. A motion was made and seconded to approve the resolution; motion carried by the following vote; "YES"- Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, C.Rice and T.McCabe.

RESOLUTION - # 6 -Planning Board Engineer - T & M Engineering. Nominations were opened, no nominations from the floor, nominations were closed. A motion to approve the resolution was made and seconded, carried by the following vote; "YES"- Mayor Winterstella, R.Zanes, J.Iannelli, f.Diana, C.Triggiano, C.Rice and T.McCabe.

RESOLUTION - # 7 - Planning Board Planner - Paul Szymanski. A motion was made and seconded to approve the resolution; motion carried by the following vote: "YES" - Mayor Winterstella, R.Zanes, J.Iannelli, F.Diana, C.Triggiano, C.Rice and T.McCabe.

RESOLUTION - 13-1995 - Janice Tarantino - 137 Atlantic Avenue A motion was made and seconded to approve the resolution; motion carried by the following vote; "YES" - R.Zanes, J.Iannelli, F.Diana, C.Triggiano, C.Rice and T.McCabe. ABSTAIN - Mayor Winterstella.

A motion was made by Mayor Winterstella to pay all bills, seconded and carried by the following vote; "YES" Mayor Winterstella, R.Zanes, J. Iannelli, F.Diana, C.Triggiano, C.Rice and T. McCabe.

Mayor Winterstella made a motion at 8:55 p.m. seconded by Mr. Triggiano to adjourn the meeting; motion carried unanimously.

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 February 6, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the March 5, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - MARCH 5, 1996 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

1. INFORMAL - Construction Officials inquiry concerning East Main Streets recreational use.

7:30 P.M. - REGULAR SESSION

1. RESOLUTION - Bay River Holdings, Inc.
119 Taylor Avenue

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

MARCH 5, 1996 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 5, 1996, 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, C.Triggiano, P.Dunne, C.Rice, T.McCabe and D.Place. For the record, P.Walsh arrived at 7:05p.m.

Board Attorney Mr. Cramer introduced an informal discussion regarding Board member Jerry Iannelli's inquiry about the permitted use of a miniature golf course, on top of a laundermat. Mr. Cramer quoting ordinance 107-13A "any recreational facility has to be situated wholly within a structure". Mr. Szymanski in his opinion stated, this wording does not seem to permit such a use as a completely "open to the sky" rooftop use because, wholly seems to say "completely", "entirely", etc. Mr. Szymanski noted that, in his opinion, the language of the ordinance relates to uses under a roof. Mr. Cramer stated if an application is received by the building dept. it would have to be sent to the Board of Adjustment for an interpretation.

Mr. Triggiano stated the interpretation is correct, they should go before the board to check on an open golf course on top of the building, but Mr. Triggiano objects to the terminology that Mr. Szymanski uses in his letter to Jerry Iannelli of January 19, 1996 where he describes the B-3 General (Highway) Business Zone. Mr. Triggiano said there is no Highway Commercial Business Zone in Manasquan and he doesn't think he should be using the word highway when he is describing anything in this zone.

Mr. Szymanski said he wouldn't use it any more but he is not changing it now.

Mr. Cramer advised the Board that Mr. Newman, the owner of property at Third Avenue and Pickell Alley, must be notified that the time to make recommended upgrades to his sub-division has expired. Mr. Newman was given a list of deficiencies in June of 1995 and also was given a six month extension. Mr. Newman reported that the work had been done.

Mr. Szymanski noted that the trees were planted, but he questioned their viability as the branches broke when he touched them. The driveway has been cut back, but railroad ties have to be put in and fastened down, as that was a requirement, vinyl

edging was put on the grass, but not of a high quality, and the lawns are rotted and need to be reseeded.

The Board suggested Mr. Cramer write to Mr. Newman telling him what has to be done and the length of time he has to do it in otherwise there is no sub-division.

There was discussion on the problem with properties on which upgrades are a part of their approval, but are not followed up on.

It was suggested by Mr. Schmeling that the secretary contact T & M Associates, to see what files are still open.

Chairman C.Rice opened the regular session at 7:40 p.m. stating this is an open public meeting, held in accordance with the Open Public Meeting Act and held accordance to law.

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

Mr. Triggiano made a motion to approve the minutes of the February 21, 1996 meeting seconded by Mr. McCabe, followed by the following vote: "YES" - W.Schmeling, R.Zanes, C.Triggiano, C.Rice, T.McCabe. ABSTAIN - P. Dunne, P.Walsh and D.Place.

RESOLUTION - Bay River Holdings, Inc. - 119 Taylor Avenue. Mr. Raymond DiRenna and Mr. Richard Grasso were sworn in by Mr. Cramer.

Mr. Cramer stated at the last meeting, Mr. DiRenna and Mr. Grasso, appeared before the Board and indicated that due to some very heavy costs associated with this construction, there was a desire to scale back in two areas. One was the delineation of three dormer windows from the north elevation of the property and the second was delineation of the hip roof, also a request for a trailer on the site for temporary storage while construction is going on. These items will not affect the foot print of the building, will not affect the parking and are nonfunctional of the design elements and could be handled by a modification of the Board's prior resolution.

Mr. Triggiano said he could go along with the other changes, but he would like to see two dormers up on the roof, other wise it looks like a barn. He doesn't believe two dormers would cost that much more. Mr. DiRenna testified they are still in mid process of reviewing the funding on the project, which means we are still cutting costs. Mr. Triggiano, Mrs. Dunne and Mrs. Walsh were against eliminating the dormers, as the roof line would be very unattractive. When Mr. DiRenna first came before the Board and presented his application he stated the Good Loe building is the "entrance way to Manasquan" and they do not feel the building meets their expectations without the dormers.

Mr. DiRenna testified he feels the building looks better with the 3 dormers. If he can find the money he will put the dormers up there.

Mr. Rice in addressing Mr. DiRenna, said he feels if they put the 2 dormers on the roof the Board members might feel the other changes are minimal and they can act on your letter tonight and pass on the resolution.

A motion was made by Mr. Triggiano, to approve their application with a change of two domers with glass not louvers, seconded by Mrs. Dunne, followed by the following vote: "YES" - W. Schmeling, R. Zanes, C. Triggiano, P. Dunne, P. Walsh, C. Rice, T. McCabe and D. Place.

OLD / NEW BUSINESS

The Board had some discussion on an Ordinance to supplement Chapter 107, to permit the repair, alteration, enlargement or extension of certain nonconforming buildings or existing conforming buildings on nonconforming lots.

Mr. Rice discussed the Revised R-4 Beachfront Residential Zone Building Height Regulations with the Board and a discussion followed.

The Board took a vote on whether the dormers are allowed on the West & East and the North or South but not both, or if dormers would be allowed on all elevations, in other words dormers would be allowed at that 15% or the 8% in option B in any elevation, leaving it up to the homeowner. The vote turned out 4 yes - 4 no.

Mr. Szymanski discussed his memo on Manasquan Shoreline Study with the Board.

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

A motion to adjourn the meeting at 9:55 p.m. was made by Mr. Schmeling, seconded by Mrs. Walsh 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

Dear Manasquan Planning Board Members"

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

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

7:00 P.M. - WORK SESSION

1. T.J. Cowan - Bed & Breakfast Ordinance

7:30 P.M. - REGULAR SESSION

1. APPLICATION - 9-1996 - John & Ruth Dowling
44 First Ave. - 45 Beachfront

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 2, 1996 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 2, 1996, 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, P. Dunne, P.Walsh, C.Rice, T.McCabe and D. Place. ABSENT - Mayor J. Winterstella, C.Triggiano.

(Record reflects Mr. Diana arrived at 7:20 p.m.)

Thomas J. Coan, 81 Curtis Avenue, came forward with a presentation on Bed and Breakfasts. Mr. Coan asked the Board to consider the adoption of an ordinance which would allow property owners to convert a rooming house license to a bed and breakfast license, based on an ordinance set forth by the planning board. Mr. Coan's property is one of a list of 14 rooming house licenses currently in the borough. He believes a bed and breakfast would have a positive impact on the neighborhood in which it operates, by discouraging transients which are often associated with rooming houses. The Board's concerns were with noise and parking. Board member Mrs. Walsh stated a bed and breakfast, with proper standards, is much more attractive than a rooming house.

Brian Shulte, 73 Curtis Ave., who has lived next door to Mr. Coan for 14 years, cautioned the Board to "please go slow with this ordinance" as he feels there is a great impact on the neighborhood. His concerns were over privacy, codes and fire escapes, adding there is a high turnover of occupants. After discussion by the Board, it was decided to hold it over to another meeting.

Mr. Rice opened the regular session 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: Present - W.Schmeling, R.Zanes, J.Iannelli, F.Diana, P.Dunne, P.Walsh, C.Rice, T.McCabe and D. Place.
ABSENT - Mayor Winterstella and C.Triggiano.

A motion was made that the minutes of March 5, 1996 be approved as submitted, motion seconded and passed by the following vote:
"YES - W.Schmeling, R.Zanes, J.Iannelli, F.Diana, P.Dunne, P.Walsh, C.Rice, T.McCabe and D.Place.

A letter was read from Kenneth Newman requesting a 60 day extension. After discussion by the Board and Mr. Szymanski, it was agreed the Board Attorney would write a letter, stating all fees must be paid if extension is granted.

A memorandum from Paul Szymanski regarding Periodic Master Plan Re-Examination Proposed Scope of Services was read by Mr. Szymanski. Mr. Szymanski stated the New Jersey Municipal Land Use Law suggests that a community prepare such a report at least every six year. Manasquan's last re-examination was prepared eight years ago. The 1992 master plan, which included an updated Land Use Plan Element, a Housing Plan Element and Recycling Plan Element was based on this re-examination. Mr. Szymanski stated this would be a re-examination of the master plan not a new master plan. Mr Szymanski's proposed price was \$3,000. After some discussion, the Board voted to accept his proposal to re-examine the master plan, but not at his proposed price. After some discussion, the board voted to have Mr. Szymanski re-examine the master plan at a minimal fee
A motion was made and seconded followed by the following vote:
"YES"- W. Schmeling J. Iannelli, F. Diana, P. Walsh, C.Rice, T.McCabe, D. Place. "NO" - R.Zanes, P.Dunne.

Mr. Diana read his letter of resignation which was to take effect immediately. Mr. Diana excused himself and left the meeting at 9:00 p.m..
His resignation was accepted with a motion and second, followed the the following vote: "YES" - W.Schmeling, R.Zanes, J.Iannelli P.Dunne, P. Walsh, C.Rice, T.McCabe and D.Place

There being no further business, a motion was made, seconded and carried unanimously to adjourn at approximately 9:30 p.m..

Respectfully submitted,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board
5/1/96

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 of the April 2, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the May 7, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD
AGENDA - May 7, 1996 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J..

7:00 P.M. - WORK SESSION

1. INFORMAL - Manasquan Board of Education.
2. INFORMAL - Darren McClave - Kayak Rental
3. INFORMAL - Beachtree Assoc. - Robert A. Strenz
4. INFORMAL - Pop Warner Little League - R. Gerlach
5. INFORMAL - Manasquan Savings - Keith Henderson, ESQ.

7:30 P.M. - REGULAR SESSION

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

MAY 7, 1996 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 7, 1996, 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, C.Triggiano, C.Rice, T.McCabe and D.Place.

(Record reflects Mr. Schmeling arrived at 7:25 p.m.)

INFORMAL - Beachtree Associates, Robert A. Strenz

Mr. Strenz came before the Board for the purpose of getting a little back ground on 187 Parker Avenue location. He would like to go over some of the items on the existing resolutions. It was purchased in 1984 as an industrial building and it was sub-divided into 13 units from one large unit. They had a problem with parking as it was not marked out. They now have marked parking for each tenant, which has helped. Another issue he has is that some tenants are limited by the number of hours that they can have a car parked in the parking lot. In the resolution it says 48 hours. He stated Motor Works, if they are working on a car and need a motor, the car might be there for a week or two until the motor can be replaced. Mr. Strenz stated he is asking the Board how the resolution can be changed so they have a more normal parking situation. Another issue is that there are different resolutions that deal with the hours of operation in the building in different sections. Mr. Strenz stated it seems to him that one of the ways to change it around is to allow what ever the normal operations are for each as long as it doesn't interfere with the neighbors. Each tenant should be able to use their space for as long as they want to use it.

Mayor Winterstella stated he wouldn't want to see normal hours of operation, he would rather see a specific hour of operation. Mr. Szymanski said he would like to see all issues addressed again. Mr. Rice and Mr. Zanes agreed with Mr. Szymanski.

INFORMAL - Manasquan Savings Bank - Main Street

Attorney - Keith Henderson and Bank President Thomas Blake came forward with plans to gut the inside of the Branch office on Main Street for renovations. Mr. Henderson stated the existing footprint of the bank would not be changed and the aesthetic look will remain. Mr. Henderson said there would be no

variances required only site plan approval by the Board. The plan includes the construction of a vestibule in the rear of the building, which will allow customers to enter the bank from the rear parking lot. Right now the only entrance to the bank is on Main Street, which will remain as is.

Mr. Henderson stated the only exterior change is the vestibule construction, all other changes are interior. All signage will remain the same, will not increase. The construction will also make the building handicapped accessible. Mr. Henderson also asked the Board for approval for a temporary modular building to be placed in the rear of the existing parking area. Mr. Henderson said the temporary building is necessary to operate the bank while the renovations are being done. The work is expected to take about 3 or 4 months, to begin in the fall. A renovation specialist will handle the renovations. The plans include the installation of a new vault which will handle safe deposit boxes and a five teller counter. One teller station will meet Americans with Disabilities Act requirements.

Mr. Iannelli Board member said the plan is a wonderful project. Mr. Henderson said he hopes to bring a formal site plan before the Board by next month. The building was built in 1939. They will have 19 parking spaces in the rear. Mr. Henderson said as soon as they can get a formal site plan prepared they will be back before the Board

Mr. Iannelli stated they want to put a Kayak rental on Brielle Road, which is a B-2 resorts, marine business. Mr. Iannelli told Darren McClave that it is a permitted use. The hours for operation are from 9 to 4, he's going to use the bait office and he's going to use one dock.

Mr. Szymanski stated Mr. McClave is going to have 6 one man Kayak rentals and 4 two man kayaks. He said there could be 10 cars parked at one time during that one hour and then 10 minutes before the first renters come in there could be 10 more cars waiting for rentals, which could create an aggregate of 20 parking spaces. He thought it would be something the Board should review, to see if there will be enough parking, as there is a restaurant and bait store there also.

Mayor Winterstella didn't understand why they are discussing this as it is a permitted use, identically the same to the use that is already going on in the property.

At 7:30 Mr. Rice called the regular session to order.

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

A motion to approve the minutes of April 2, 1996 was made by Mr. Iannelli, seconded by Mr. Zanes followed by the following vote: "YES" -W.Schmeling, R.Zanes, J.Iannelli, C.Rice, T.McCabe and D. Place. ABSTAIN - Mayor Winterstella and C. Triggiano.

OLD BUSINESS

Mr. Zanes complemented Mr. Iannelli on the way Mr. Carsillo improved his property on Pickel Alley.

Mr. Zanes told the Board a Pastry Shop owner who plans to occupy space in the Algonquin Arts building, contacted him and wanted to know if she could put tables and chairs out side of the pastry shop. Mayor Winterstella said it has been allowed in the past. "It's a nice atmosphere, to be able to have a little cannoli and espresso outside." The Board suggested she write to the Mayor and Council with a map as to where the tables will be placed and the size.

Mr. Schmeling stated at the council meeting on May 6, 1996, they introduced for the first time the ordinance which has to do with adding a conforming addition to a non-conforming building. It is required that the Planning Board give their opinion to the zoning change prior to the second reading.

Mr. Schmeling discussed the ordinance. It was drafted as a way to give some relief to homeowners who want to improve their homes without the cost and time involved with a board of adjustment hearing.

Mr. Szymanski stated that there is a requirement now, that's required by Assembly Bill # 638 that was adopted last September and signed by the Governor, that when ever theres a zoning change, that affects the district or what ever, you will have to give personal notice to everybody by regular and certified mail that's within the district and within 200 feet of the district, unless you covered those zone changes in the master plan reexamination report.

Mr. Iannelli made a motion for a favorable response to Mayor and Council to adopt this ordinance supplement chapter # 107 on zoning, seconded by Mr. Triggiano, followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, C.Rice, T.McCabe and D.Place..

Mayor Winterstella stated in order for the Borough to apply for Community Block Grants, we have to have a Community Block Grants Citizens Review Board. At the June meeting he will run an add announcing there will be a review board at 7:15 p.m. The project will be to put a water line from Osborn Avenue up

into the front of the High School. The reason is that they can't get enough water pressure if there was a major fire at the High School. If Mayor Winterstella is not able to be at the meeting, Councilman Fitzsimmons will present it.

Mr. McCabe bought up the mercantile license. Mr. Schmeling said before the summer is over they will have an ordinance that will require zoning permit. The zoning permit will be required for all construction and will help to determine any changes for down town or Beach Tree or any situation. This will be distinguishable from a merchantil license. Mr. Schmeling said it would be called a zoning permit. It will be a review by the Zoning Officer, the only time it would go beyond that if the zoning officer found it should go before one of the boards The permit will cost \$25.00.

Mayor Winterstella is very sensitive to creating any kind of requirements that are going to make it more difficult for people to come in. He believes the whole Board has a responsibility to be extremely sensitive to the business community. He stated Manasquan is getting very good rents, there is a little bit of a parking problem, but it doesn't take a lot for a business to leave here and move out.

A motion was made for Mr. Cramer to draw up a policy for applications for Board of Education property by Mayor Winterstella, seconded and unanimously approved.

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

Motion to adjourn was made, seconded and unanimously approved at 8:50 P.M.

Very truly yours,

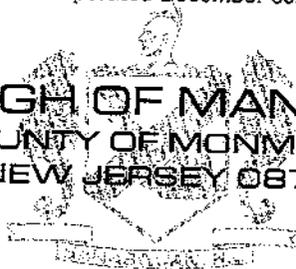
Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMECA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes of the May 7, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the June 11, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N.J..

MANASQUAN PLANNING BOARD

AGENDA - June 11, 1996 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

1. INFORMAL - Harcourt & Karen Ward - 11-15 Wyckoff Avenue
2. COMMUNITY BLOCK GRANTS CITIZENS REVIEW

7:30 P.M. - REGULAR SESSION

1. APPLICATION - 9-1996 - John & Ruth Dowling - 44 First Avenue
45 Beachfront
2. APPLICATION - 11-1996 - Manasquan Pop Warner Football

OLD / NEW BUSINESS

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

June 10, 1996

MANASQUAN PLANNING BOARD

ADDENDUM TO AGENDA
June 11, 1996

7:00 P.M. - INFORMAL - First Union Bank - 240 Parker Avenue

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

JUNE 11, 1996 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 11, 1996, 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 is 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.

Mayor Winterstella presented a proposal for review by the planning board, as well as the public, to apply for a Community Development Grant. The requirements for a Grant are that it must be within a designated target neighborhood, or referred to the Act of the DTN. The DTN extends up to the high school and Osborn Ave. and generally excludes an area North of Main St. east of the tracks, and South of Main St. west of the tracks. He stated this year they would like to apply for a grant for almost \$200,000. to put in a new water line that would basically run from Elizabeth Avenue in back of the Lutheran Church and come off a line on North Main St. and go east on Atlantic Avenue and come down and go North on Broad St. and it would service both the high school and grammar school. There is sufficient water pressure for the older fire equipment, but the new pumpers have twice the capacity and their draw creates a vacuum in the line. According to the Mayor, most of the lines have already been enlarged. The DTN is determined by census figures which ear-mark low and median-income neighborhoods. An annual income of less than \$39,000 is considered median for purposes of eligibility for this grant.

Carol Broderick, Parker Avenue asked why the "water pressure wasn't considered when they wanted to add on to the high school?". The Mayor said there was enough pressure, but we don't always have the right pipe diameter for these new pumpers.

Board member Mr. Iannelli stated the difference between the old and new trucks is 700 versus 2,500 gallons of water per minute.

The Mayor plans to present the proposal to the borough council on Monday, and invited public input on the proposal.

INFORMAL - Harcourt & Karen Ward - 11-15 Wyckoff Avenue
Mr. Ward came forward and stated after talking to Mr. Ratz and Mr. Iannelli, they were told to come before this Board. Mr. Szymanski after reviewing the application, suggested that the application was not complete and they needed variances. They purchased the property back in the fall and checked with the Borough officialson the useability of the land and was given

the advise that it was 2 lots and would require a minor sub-division on lots 11.01 and 11.02. The house has been in existence on the lot since 1912 and built as a 2 family house. Mr. Cramer Board Attorney told Mr. Ward the Board is not trying to put up any roadblocks, but if you intend to maintain the use as a two family, you must go to the Board of Adjustment. If you plan to abandon the two family use, the Planning Board would need an application for a sub-division.

Mr. Ward, who intends to maintain the 2 family use, was advised by Mr. Cramer to appeal to the Board of Adjustment for interpretation. Mr. Szymanski said the borough assessor could be another source of guidance. Mr. Cramer said there was no easy way.

INFORMAL - First Union National Bank - 240 Parker Avenue (Rt. # 71)

Joe Abate, attorney for the bank, came forward to review their application for one sign for Block 52 Lot 49. The change over of the banks from First Fidelity to First Union has been accomplished and all signs at the site have been permitted with the exception of this single pylon sign. The existing sign stands at 16 ft. height and is 4'9" in width. There are four panels with that, the total square footage is approximately 72 sq. ft. The proposed sign stands at 18 ft. height and the dimensions are 8 ft. x 6 ft. It sits on a 2 ft. clad pylon and it will be in the same central location as the existing pylon sign. It is approximately 52 sq. ft. Mr. Abate will supply the date the Fidelity Bank was purchased at the next meeting.

Board member William Schmeling commented that his research revealed no record of a site plan approval by the planning board. Mayor Winterstella commented that he believes the building was built prior to the borough's site plan ordinance.

Mr. Schmeling had no problem with the size of the sign, Mr. Zanes would like to see it lower and smaller. Mr. Place would like to see it smaller. Mr. Mastrian felt it should be lower and smaller. Mayor Winterstella would like it a little smaller. Mrs. Dunne would like it lower and smaller. Mr. Rice would like to see it come down a little, but the 8 ft. width bothers him the most. Mr. Iannelli stated definitely it should be a lot lower.

Mr. Abate thanked them for their input and said he would see them next month.

REGULAR SESSION - Called to order at 8:00 P. M.
Board 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, J. Iannelli,
P. Dunne, C. Rice, D. Place.

Mayor Winterstella introduced our new member, James Mastrian.
He stated Mr. Mastrian has served on the Board of Adjustment
and as president of the Beach Association for 8 years, also
worked for the Borough.

Mr. Cramer Board Attorney swore in Mr. Mastrian.
Mr. McCabe will be first alternate and Mr. Mastrian will be
second.

APPLICATION - 9-1996 - John & Ruth Dowling - 44 First Avenue
45 Beachfront

Attorney Richard Maguire came forward with Mr. Dowling and Mr.
Geller. Board Attorney Mr. Cramer swore in Mr. Dowling and Mr.
Geller.

Mr. Maguire testified this is an application by John & Ruth
Dowling who want to sub-divide their premises into 2 lots.
Mr. Dowling who lives at 316 Washington Blvd. Sea Girt and 45
Beachfront, Manasquan testified he purchased the Manasquan
property in 1971. Mr. Dowling testified since purchasing the
property, he has made quite a few improvements, which won the
contractor John Gassner, the National Award for renovating 44
First Avenue. Pictures were marked into evidence as A-1 and
A-2. He testified they will remove the shower enclosure on the
south side of the beachfront house. In regard to the parking,
there are 2 parking places in the garage, one to the beachfront
house and the other to the First Ave. house and then there is
a parking spot that will not encroach over the sidewalk. Mr.
Dowling testified he is willing to move the dividing line to
the east, which will make the First Avenue lot 2100 sq. ft.
Mr. Dowling testified the easement on the north side of the
property is to give access to the property owners on each side
of the easement to the beach and to the street and also to
provide enough room for fire apparatus. He also testified the
easement on the south side which they are proposing, will be
an easement so the people on the beach house can get up to the
beach house and the people on First Avenue can get to their
house. Water for both properties is along the south line and
electric is underground.

Mr. Dowling testified the purpose of the sub-division is for
Estate planning purposes. This is considered under the Internal
Revenue Code, an investment because we have never lived in it.
They can therefore pass it on to their children each year
proportionally, which you can't do if you live in it.

Michael Geller from Gravatt & Geller Associates, a professional
engineer and professional planner, testified on the proposal.

For the record Mr. Geller stated if the Board approves this sub-division they will have Mr. O'Malley reconcile the numbers with the new sub-division line and present the right numbers on the final plat.

Keith Henderson from Lautman, Henderson & Wight, came forward who represents the neighbors to the south, the Schulmans who are objecting to the proposal. Mr. Henderson agrees with Mr. Geller, this is not something the applicant is entitled to, unless they can show the benefits to this project out-weigh the detriment. Mr. Henderson and his client do not see much benefit to this proposal, but they see a very distinct detriment, and that is they see a parking problem. It is true nothing is changed on this structure but it seems to them that unless that garage is physically divided and keys given out separately and easements specifically spelled out for the one stall, there is going to be an unforseeable situation up there, as to who ever gets into that garage first. Mr. Henderson notes that the applicant has agreed to remove the outside shower from the beach front house, which they never got a permit for, as they would have had to get a variance and we were never notified. Mr. Geller answered Mr. Henderson's objections.

A motion to close the public portion was made by Mayor Winterstella, seconded by Mr. Schmeling, followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, P.Dunne, C.Rice, D.Place and J.Mastrian.

Mr. Schmeling has a problem with the third parking space. He would rather see the space left open. Mayor Winterstell supports the sub-division and disagrees with Mr. Schmeling on the parking space. He doesn't have any objections if the Board wants to eliminate that parking space but he thinks it's an advantage as opposed to a disadvantage to have that extra parking spot. He does have a problem with wanting to put a clause in there on hanging baskets Mrs. Dunne has a problem with the parking space, which she believes will block the way for emergency equipment. Mr. Mastrian has a problem with the garage. He would like to see a double door and some kind of a dividing wall.

A motion by Mayor Winterstella to approve the application with Planner Szymanski's suggestions for the planter boxes in front of the garage building also for the approval of the bulk variances, seconded and followed by the following vote: "YES"- Mayor Winterstella, R.Zanes, J.Iannelli, P.Dunne, C.Rice and D.Place. "NO" - W. Schmeling, J.Mastrian.

APPLICATION - Manasquan Pop Warner Football
Richard Gerlach and Larry Hahn came forward. They propose to construct a six foot addition to the food stand located on the Manasquan High School football field.

Mr. Cramer noted that the planning board does not have jurisdiction over the property in question, it is controlled by the state and the Manasquan board of education, but may make suggestions regarding amenities.

Mr. Schmeling asked that they keep the venting in mind when the building is constructed, in consideration of the homes located directly behind the food stand.

Mr Hahn noted that the project will be a volunteer effort. It will be paid for by Pop Warner as a donation to the board of education for the use of their facilities. They have 228 kids involved this year, 100 cheer leaders, 144 ball players.

J. Iannelli made a motion to approve the addition to the Pop Warner Football seconded by D.Place, followed by the following vote: "YES" - Mayor Winterstella, W. Schmeling, R.Zanes, J. Iannelli, P. Dunne, C.Rice, D. Place and J.Mastrian.

The Board decided to have Paul Szymanski check all plans of applications after the resolution is read to make sure all things are done before plans are signed off.

A motion to approve the minutes of May 7, 1996 was made by J. Iannelli, seconded by D.Place followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, C. Rice, D. Place. ABSTAIN - P. Dunne, and J. Mastrian.

A motion to pay all bills was made by P. Dunne, seconded by J.Iannelli, followed by the following vote: "YES" - Mayor Winterstella, W. Schmeling, R.Zanes, J.Iannelli, C.Rice, P.Dunne, D.Place and J. Mastrian.

A motion to adjourn at 9:45 p.m. was made and seconded and unanimously carried.

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 of the June 11, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the July 2, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD

AGENDA - July 2, 1996 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.
7:00 P.M. - WORK SESSION

1. EXTENSION - Summit Bank - Kenneth Newman

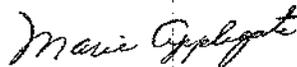
7:30 P.M. - REGULAR SESSION

1. APPLICATION - 10-1996 - First Union National Bank
240 Parker Avenue (RT.71)

2. RESOLUTION - 9-1996 - John & Ruth Dowling -44 First Avenue
45 Beachfront

OLD / NEW BUSINESS

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

908-223-0544
Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

July 2, 1996

MANASQUAN PLANNING BOARD

ADDENDUM TO AGENDA

July 2, 1996

7:00 P.M. - INFORMAL - Susan & Frank Culkin - 127 Morris Avenue

Yours truly,

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
JULY 2, 1996 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 2, 1996, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Vice Chairman Robert Zanes, opened the work session at 7:00 p.m.. He stated this is 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: PRESENT - W. Schmeling, R.Zanes, J. Iannelli, C.Triggiano, P.Dunne, P. Walsh, T. McCabe, D. Place and J. Mastrian. ABSENT: - Mayor Winterstella, C. Rice.

For the record, Mayor Winterstella arrived at 7:25 P.M..

INFORMAL - Susan & Frank Culkin - 127 Morris Avenue
Susan Culkin and her husband Frank came in, with a request to change the roof line to extend the main roof to the end of the existing building, on the carriage house. Being they cannot have a cellar, to substitute they need storage space so that would be the intention of extending that roof line. They want to know if there could be an amendment to the resolution.

Mr. Schmeling stated one of the problems with the property is that if you go back to the sub-division, because of the location of the carriage house, the problem becomes with the front and back yard set-backs. Any kind of work that is going to be required is going to require a variance. Mr. Schmeling also stated had this been pointed out to us at the time, we probably would have granted some relief at that time.

Mr. Szymanski said right now it may not be the problem of the Planning Board resolution, but may be with the decision of the Construction Official or Zoning Official in this regard. The problem is to appeal that decision, unless this Board can give the Construction Official the information. The appeal of that goes to another Board.

Mr. Culkin said what is happening, we just want to extend that roof line 20 feet straight out over the existing building. The floor would have to be raised 3 feet because of wet land requirements.

Mr. Cramer stated if the Board chooses to modify the resolution, there should be a formal request from the applicant. You may have to get the current owner of the property to sign the application with you. Mr. Cramer suggested that they get in touch with the owner and have him adjoin with you and sign the request for the modification of the resolution. He stated the

proper thing to do, is submit the application to the secretary, and notify every one within 200 feet, publication of the notice of the hearing at least 10 days before the hearing. Your seeking modification of a resolution by this Board, so you have to come before this Board.

Mrs. Walsh would be interested in knowing what the extent of the non-conformances are, because there may be cause for a variance.

SUMMIT BANK - Kenneth Newman - Extension

Mr. Newman would like a 6 month extension of time to upgrade his subdivision on Third and Pickel Avenues. The Board agreed to deny Mr. Newman his extension. Improvements to the property have not been made and attorney's and planner's fees have not been paid are at issue. At the March planning board meeting Mr. Newman was given a list of deficiencies to the property. Mr. Crmer told the board he had instructed Mr. Newman by letter, to pay the outstanding fees. He received a letter from Lawyer Kevin Thomas stating he would no longer represent Mr. Newman. Mr. Szymanski said "as long as Mr. Newman is able to collect rent, he won't care because he has income. Your only leverage is to at some point take away occupancy of the building." Board members were concerned that Mr. Newman will not make the promised improvements.

Mr. Cramer said, "if he choses not to perfect the application, then he has no rights. If he wants to sell the property, then he has to come back to this board."

A motion by Mr. Iannelli that no extension be given, seconded by Mr. Schmeling followed by the following vote: "YES"- W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, P.Walsh, T.McCabe, D.Place. ABSTAINED - Mayor Winterstella and J.Mastrian.

Vice Chairman Mr. Zanes, open the regular session of the meeting at 7:40 P.M.. He asked all in attendance to join in the salute to the Flag.

APPLICATION - 10-1996 - First Union Natinal Bank - 240 Parker Avenue

Attorney for the Bank, Joe Abate came forward with a request to replace an existing sign with a new sign. He stated the change is necessary because First Fidelity Bank has been purchased by First Union National Bank. The sign will measure 27 square feet, a difference of 18 square feet from the maximum size of nine square feet set by the borough ordinance. The applicant is asking for a variance for the size and height of the sign. Mr. Christopher Lindberg, Corporate Real Estate, project manager was sworn in by Mr. Cramer.

Mr. Szymanski asked that the bank make arrangements to trim the greenery around the sign for aesthetic purposes. The Board agreed the sign would be an improvement.

A motion was made by Mr. Iannelli, seconded by Mr. Schmeling to approve the application for the size of the sign presented before the Board, followed by the following vote: "YES"- Mayor Winterstella, W.Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, P.Walsh, T.McCabe, D. Place and J.Mastrian.

Mr. Cramer stated he has proposed a draft which was given out to all board members, and which with a few modifications can be adapted for tonights approval. Mr. Cramer will fax a copy to Mr. Abate tomorrow. Mr. Abate thanked Mr. Cramer and the Board for the accomodation.

RESOLUTION - 9-1996 - John & Ruth Dowling - 44 First Ave.
45 Beachfront

Attorney Mr. Maguire applicants attorney came forward with a few minor changes to the resolution.

A motion to approve the resolution with the changes was made by Mayor Winterstella, seconded by P. Dunne, followed by the following vote: "YES" - Mayor Winterstella, R.Zanes, J.Iannelli, P.Dunne, T.McCabe, D. Place. "NO"- W.Schmeling, J.Mastrian. ABSTAIN - C.Triggiano, P. Walsh.

For the record, Mr. McCabe listened to the tapes of the June 11, 1996 meeting.

Mr. Iannelli made a motion to approve the minutes of the June 11, 1996 meeting seconded and followed by the following vote: "YES"-Mayor Winterstella, W. Schmeling, R.Zanes, P.Dunne, T.McCabe, D.Place and J.Mastrian. ABSTAIN - C.Triggiano and P. Walsh.

A letter received from Attorney Keith Henderson, requesting a special meeting for his applicant Manasquan Savings Bank was read. After some discussion by the Board, it was decided to have the special meeting on either July 16, or July 30th which ever is convenient for Mr. Henderson.

Mr. Triggiano talked about free standing signs. He made reference to the Ritz Bakery. He stated they have banners hanging all over.

Mr. Zanes picked a committee to go over all the applications to see that they comply with the resolution, the planners report and the engineers report. The committee is Carmen Triggiano, J. Mastrian and Tom McCabe.

A motion to memorialize the resolution for the First Union National Bank was made, seconded followed by the following vote: "YES"- Mayor Winterstella, W. Schmeling, R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, P.Walsh, T.McCabe, D.Place and J.Mastrian.

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

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

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

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes of the July 2, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the August 6, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD

AGENDA - AUGUST 6, 1996 REGULAR MEETING

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

1. Mayor Winterstella - Reconstruction of Railroad Station.
2. INFORMAL - John Curtis - 35 Euclid Avenue
3. INFORMAL - Anthony & Carmela Mendolla - 85 Pearce Avenue

7:30 P.M. - REGULAR SESSION

1. APPLICATION - 13-1996 - Wee People Day Care Inc.
75 Main Street
2. RESOLUTION - 12-1996 - Manasquan Savings Bank

OLD / NEW BUSINESS

Yours truly,



Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH HALL, 15 TAYLOR AVENUE
POST OFFICE BOX 199

Incorporated December 30, 1887

908-223-0544
Fax 908-223-0587

JOHN L. WINTERSTELLA
Mayor


BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

August 5, 1996

MANASQUAN PLANNING BOARD

ADDENDUM TO AGENDA

AUGUST 6, 1996

7:00 P.M. - WORK SESSION

4. INFORMAL - Leslie Smith - Deep Creek Marina

Yours truly,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

JOHN L. WINTERSTELLA
Mayor

COLLEEN SCIMECA
Municipal Clerk

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

MANASQUAN PLANNING BOARD

JULY 30, 1996 SPECIAL MEETING MINUTES

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan Planning Board held a special session on July 30, 1996, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the special meeting at 7:30 p.m.. He stated this is 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: PRESENT - Mayor Winterstella, W.Schmeling, C.Rice, R.Zanes, C.Triggiano, P.Dunne, D.Place and J.Mastrian. ABSENT:- J.Iannelli, P.Walsh and T.McCabe.

APPLICATION - 12-1996 - Manasquan Savings Bank - 185 Main Street

Attorney Kevin Henderson of Lautman, Henderson & Wight, came forward as representing the applicant. The following witnesses were sworn in by Board Attorney Mr. Cramer - Thomas Blake, President of Manasquan Savings Bank, Hal Simoff, 466 Southern Blvd., Chatham, N.J. Engineer, and Rene Merghart, BVI Industries, Contractors, 4667 Somerton Rd. Travose, Pa.

Mr. Henderson stated the application is for a site plan approval to some changes to the existing bank on 185 Main St. operated by Manasquan Savings Bank, Block 65, Lot 22. He stated no disclosure of share holders is required as they are a Mutual Savings Bank.

Mr. Henderson said this application involves a construction of a 9 ft. wide by 7 ft 10 inches deep vestibule for the rear of existing building. Purpose is to provide customer access to the rear of the building. The project is being undertaken as an overall rehabilitation of the existing building. In addition to that they will need a temporary modular bank building to be utilized during the construction, which is shown on the plans. The other changes shown on the plans are an additional 20 ft. light fixture and the elimination of one parking stall. Other than that there are no exterior changes.

Mr. Henderson stated Mr. Szymanski was kind enough to review our plans in advance and provide us with a report well in advance and they have addressed his concerns and have provided an overlay on the original plans. Mr. Henderson stated when the Board sees what they are doing with the planting, they will actually be decreasing the impervious coverage by 743 sq. ft. thereby rendering the application more conforming. Insofar as the Planners comments are concerned, they are prepared to stipulate as to item 4 which is the requirement that they give a deed

of consolidation to consolidate the lot into a single tax lot so it can be shown that way on the tax map. Mr. Henderson said they have no problem with that.

Mr. Henderson called his first witness - Hal Simoff, 466 Southern Blvd. Chatham, N.J. - a licensed Professional Engineer, licensed Professional Planner, and a Graduate Civil Engineer. Mr. Henderson asked if he had an opportunity to review Mr. Szymanski's letter and subsequent to the review of that, did you have occasion to do further revisions to the plans. Mr. Simoff said yes and he prepared an overlay to the plans, to address the comments of the Board's Planner. Landscaping has been added to both sides of the drive-thru building, along the existing hedge, shade trees and landscaping the back of the building.

Mr. Szymanski suggested flower boxes in the front of the building. Mr. Triggiano said there is a problem with flower boxes, people use them as trash receptacles. He doesn't think they need the flower boxes.

Mr. Cramer marked the overlay exhibit as A-1. Mr. Henderson would like the set of plans submitted marked as A-2, the hard copies of the plans were marked as A-3-is the rear and side elevation, A-4-is the front and rear elevation of the modular building.

Mr. Rice had concerns about the safety of customers while the construction was going on as the modular building is close to the construction site. Mr. Simoff testified it would be fenced off and all precautions taken.

Mayor Winterstella stated he thought the Planner & Planning Board are over stepping the zoning responsibility. Traditionally it has always been left to the construction officer and he thinks it is a very poor precedent to start now in assuming the responsibilities of the construction officer. He stated it is his job for the onsite construction and for us to step in there he didn't think it was the Boards business. Mr. Rice agreed with the Mayor.

Mr. Rene Merghart of B.V.I. Industries, Travose, Pa. the contractors for the Bank, testified the work is scheduled to begin after Labor Day and projected it will be completed in approximately four months.

Mr. Szymanski noted that a survey of the property was not received by the Board and the state statute requires a survey must be submitted with the site plan.

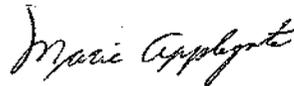
Mr. Henderson stated so far as they can figure out, the engineer upon which that was based was based on a survey that was done

in connection with the previous site plan which was on file in the Borough. Mr. Henderson said they do not have any sealed copies. If it's a requirement of law we can probably get one if Lee Birdsall prepared one. Mr. Cramer said he will look at the statute to see if this is a mandatory requirement that cannot be released.

Mr. Triggiano made a motion to approve the application with the changes that were suggested and approved, seconded by Mr. Mastrian, followed by the following vote: "YES" - Mayor Winterstella, W.Schmeling, C.Rice, R.Zanes, C.Triggiano, P.Dunne, D.Place and J.Mastrian.

A motion was made and seconded to adjourn the meeting at 8:20 p.m. and unanimously carried.

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

MANASQUAN PLANNING BOARD

SPECIAL MEETING AGENDA

JULY 30, 1996 7:30 P.M.

On Tuesday July 30, 1996, the Planning Board of the Borough of Manasquan, will hold a special meeting at 7:30 P.M. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N.J..

AGENDA

FORMAL ACTION WILL BE TAKEN ON THE FOLLOWING:

APPLICATION - 12-1996 - Manasquan Savings Bank - 185 Main St.

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

AUGUST 6, 1996 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 6, 1996, 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 is 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, C. Rice, R. Zanes, C. Triggiano, P. Dunne, P. Walsh, T. McCabe, D. Place and J. Mastrian. William Schmeling arrived at 7:05 p.m..

Mayor Winterstella - Reconstruction of Railroad Station.
Mayor Winterstella said the 120 year old station, which was restored in 1982 to its original grandeur by the citizen group Save our Station, was destroyed by a fire in March. We will never have the old station back, but we will try to have something that will be of value to the community - a combination of function and aesthetics. The mayor said plans include a building that will fit in the same footprint of the previous building and be handicapped accessible. The first floor will contain a 31 x 22 foot meeting, two bathrooms, a kitchen and a waiting area. The proposed new station would be a masonry structure which would blend in with the buildings across the tracks. There would be a climate-controlled basement area for record storage. The second floor would have a meeting area and two offices. Whether the Squan Village Historical Society museum would occupy this space as they did in the original train station has not been determined. The Stamp Club, Democratic and Republican Clubs and the Squan Village Historical Society are among organizations which may be interested in using the building for meetings. The Mayor said "we do not envision leasing it out". The value of the building from an insurance standpoint is \$200,000. The New Jersey Transit owns the building, but it would not be fair for them to receive the insurance payment, since the station was renovated by Manasquan residents. The railroad has indicated it would share the insurance settlement. It is yet to be determined whether New Jersey Transit or of Borough of Manasquan will be the lead agency. The Mayor believes it behooves the borough to be the lead agency, so we can have some say. The Mayor said as soon as we hear from New Jersey Transit we would like to get the project on the road.

For the record, Mayor Winterstella left at 7:15 p.m.

INFORMAL - John Curtis - 35 Euclid Avenue.
Attorney Tim Middleton came forward on behalf of Shore Transportation and John Curtis. Board member Mrs. Walsh stated

JOHN L. WINTERSTELLA
Mayor

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COLLEEN SCIMECA
Municipal Clerk

MANASQUAN PLANNING BOARD

SEPTEMBER 10, 1996 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 10, 1996, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J.

Board Vice Chairman Robert Zanes, opened the work session at 7:00 P.M.. He stated this is 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.Zones, J.Iannelli, C.Triggiano, P.Dunne, D.Place, J. Mastrian.

INFORMAL - Thomas & Leslie Smith - Deep Creek Drive.

Leslie Smith came forward with a continuation of the complaint on the Marina. She stated they are returning to the Board to see if they can't get a site plan review for the Manasquan Marine Center. They are still having concerns with the operations of the marina, a lot of which they feel is the expansion of their operation resulting in the expansion of their docks in 1992.

Mr. Cramer, stated the property was a non-conforming use in this particular zone. With the 1994 amendment to the Borough of Manasquan Zoning ordinance, Marina's became permitted uses in the B-2 Marine Business Zone. As a permitted principal use, the activities that are ordinarily associated with a marina, are activities that are permitted at that location. If there is an expansion of the marina activities, that is something that is permitted of a principal use. If it had remained a non-conforming use every time he sought to expand or enlarge the marina he would of had to come to the Board of Adjustment, for a use variance. The marina operator is allowed to expand his business, come into the construction office get permits for construction activities related to the marina and it's not a situation that requires a review by either the Board of Adjustment or Planning Board. However looking back at the history of this particular property, Mr. Cramer stated he spoke with Mr. Moore who is the owner of the property and Mr. Christensen who is the tenant of the property, and they are willing to do what ever to satisfy the complaints of the neighbors. Mr. Moore has owned the property since 1966.

The prior operators prior to Mr. Christenson was a Thomas Hirst, and it appears that Mr. Hirst was the one who put some additional slips into this Marina. It also appears what ever approvals Mr. Hirst should have gotten, but didn't get, are now being persuded through the N. J. Dept. of Environmental Protection, through their area of coastal tidal accounts. There is a application pending before that body for that approval. Mr. Carmer stated it can be a long drawn affair, but he is before the D.E.P. seeking what ever approvals he has to get.

Mark Cummins, 22 Deep Creek Drive came forward and said there was a significant addition of 12 slips and no additional parking. They were very cooperative and moved the boats that were sitting over the sidewalk so we could get out, but now they are all back.

Mr. Donovan, 6 Deep Creek Drive, stated he is a vol. fireman in the Boro and the fire lane is blocked, and he would like to see it cleared as it is dangerous.

Mr. Iannelli stated we have all kinds of information on this and every time we try to get in touch with the Coastal Resources and the DEP we're told they have a budget problem and they can't give us an answer. We will appreciate any thing you can get us.

Mayor Winterstella, stated some of the issues being brought before the Planning Board, belong in front of the Council. When the application is put in that is the time to take care of this. The complaints brought in tonight by Mr. Cummins and Mr. Donovan the Mayor said he will check up on them. Mayor Winterstella said he has to agree with Mr. Iannelli, on a number of occasions we have tried to get answers from the DEP. Any help we can get from Mr. Donovan we will appreciate.

Mayor Winterstella commenting on the Manasquan Saving Bank application stated the engineers report came in after the Bank received approval which has quite a problem for the bank to meet some of the requirements which were in the engineers report. Mayor Winterstella feels it is totally inappropriate for the bank to have to meet all the engineers requirements. He feels it should be suspended. He feels we want good clean money in this town and we should work with the people. The Mayor excused himself at 7:30 p.m. as he had another meeting to attend.

INFORMAL - Manasquan Board of Education.

Board of Education Attorney, Eliabeth Farley and Bernard Bigley Supervisor of Buildings-Maintenance and Custodians came forward. Ms. Farley stated they were before the board as they want to convert a vacant lot into a practice field and erect an eight foot vinyl coated chain link fence around the property. The long, rectangular piece of land is "too narrow for games." She added that an informal poll by former Board of Education member Thomas McCabe revealed that the neighbors were evenly divided in their preference for either an eight or six foot fence. Board member James Mastrian asked what type of sport would be encouraged on this field and if neighbors would be disturbed by wayward balls.

Ms. Farley assured the board that baseball and softball would not be played on the field. Mr. Bigley said students would gain access to the property through the girls hockey field,

and for maintenance the property can be reached through a gate located on Sea Girt Avenue. The field will only be used during school hours. The latest it will be in use is 5:30 or 6:00 p.m.. A poll of the board was made and there were no objections.

Board Vice Chairman Mr. Zanes opened the regular session. He stated this is 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: R.Zanes, J.Iannelli, C.Triggiano, P.Dunne, D.Place and J.Mastrian.

RESOLUTION - Wee People Day Care Inc. - 150 Main Street

Mr. Mastrian stated he has a problem with the resolution that he doesn't understand. He stated we were to approve the application subject to the Chief of Police and Traffic Inspector, satisfying the circulation pattern and the wall being built in the rear of the building. Board Attorney Mr. Cramer said that Police Chief John Trengrove walked through the proposed site and addressed questions regarding ingress, egress and traffic safety which had been contingencies to the applications approval. The Chief also suggested that large metal pipes filled with styrafoam which will withstand a 20 mile an hour impact, be placed between the play area and the parking area.

Mr. Cramer stated it is in paragraphs 4 and 5 of the resolution. The resolution will be changed to 3 ft. for the height of the wall.

A motion to approve the resolution with a correction of a height of 3 feet, was made by D.Place seconded by J.Mastrian, followed by the following vote: "YES"- R.Zanes, C.Triggiano, D.Place. "NO" - J.Iannelli and J.Mastrian. "Abstain" - P.Dunne.

Carol Broderick, Parker Avenue expressed to the board her disappointment with their decision to approve the application.

"I am still against this whole thing with children playing in the back". She told the board that she had been in contact by telephone with Felix DelValle of the Division of Youth and Family Services (DYFS) in Trenton, and he was not aware of the heavy traffic pattern behind the proposed center and its close proximity to the borough's fire whistle. Mr. DelValle said he would speak to Mrs. Tivenan-Savage and let her know of my concerns. Mrs. Broderick said the DYFS representative advised her that children cannot play within 20 feet of the back wall of the playground. She feels that the Planning Board doesn't care about the childrens welfare, and that your only concern is with the use of the building.

Mr. Iannelli and Mrs. Dunne agreed that it is a bad place for a child care center. Mr. Mastrian reminded the board that the building could have easily been put to another use and that

the owner testified before the board, that he had several other options for the property. He thinks the board should look at these things a little harder than we are and also with the Board of Education he doesn't think that we can let the Board do what ever they want to do. Mr. Mastrian said he didn't get his list of what the board is going to use that property for.

Ms. Farley returned and stated Mrs. Morris said there would be no baseball played on the field. Mr. Mastrian said he would prefer to have a list of what was going to be played on that parcel of land. Mrs. Dunne did not like the 8 ft. fence. Mr. Triggiano had no problem as long on their not going to play baseball or softball.

Mr. Triggiano made a motion to approve the resolution for an 8 ft. fence and that there be no baseball or softball played on the property, seconded by Mrs. Dunne, followed by the following vote: "YES" - R.Zanes, C.Triggiano, P.Dunne, D.Place. "NO" - J.Iannelli, J.Mastrian.

Mr. Cramer stated in going back to the Mayors statements about T&M reports coming in late, Mr. Cramer suggested that Paul Szymanski bird dog T & M. because Paul is very good about getting in reports before the deadline, and perhaps he can reach out to who ever is doing the report for T & M , get their input and include that in his report, and that way avoid the delays that we have with T & M., because this board moves faster than T & M can respond to your request for input.

Mr. Triggiano suggested that we have our regular session first as the people who pay should be heard first and then have our work session second.

Carmen Triggiano gave a committee report concerning signs in the borough. He noted that The Ritz Bakery was authorized to have one sign and that they now have two ~~and are flying banners.~~ The board will send a letter to the construction official and zoning officer to advise them of the possible violations.

A motion to approve the minutes of August 6, 1996 was made, seconded and unanimously carried.

A motion to approve the payment of bills, seconded and unanimously carried.

A motion to adjourn the meeting at 8:50 p.m. was made by P.Dunne seconded by C.Triggiano

Very truly yours,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

there was a former employment relationship between her husband and Mr. Curtis, so she is stepping down. Shore taxi lost its offices when the Manasquan Railroad Station was destroyed by fire and there were complaints that they were moving to 35 Euclid Avenue. Mr. Middleton told the board that the taxi cabs will not be dispatched from 35 Euclid Avenue. Mrs. McDevett owner of Shore Taxi, said she has no intention whatsoever of having any kind of cars except her own car on the property. If a car comes by, it would simply be to pick up a package for delivery. The taxis are garaged at various locations, none of which are on Euclid Avenue. Board Attorney Mr. Cramer will discuss the matter with code enforcement officer Neil Hamilton.

INFORMAL - Anthony & Carmela Mendolla - 85 Pearce Avenue. The Mendollaa propose to build a home on a sub-divided lot and sell the home they currently occupy on the site. Environmental issues, the lack of sidewalks, density of the area and the borough's requirement of 50 foot frontage for a new lot were among the board's concerns. An informal vote by the board indicated that the proposed sub-division of 85 Pearce Ave. by owners Anthony and Carmela Mendolla would not meet with their approval.

Chairman Chris Rice advised the Mendollas to consider the variances that will be required if they proceed with their plans and to be sure they are not creating any variances which will apply to the new lot.

INFORMAL - Thomas & Leslie Smith, Deep Creek Drive. The Smiths came before the Board about concerns related to their neighbor, Deep Creek Marina, to request a review of the site plan to see if the site is structured in a way that this business could be conducted on the property instead of on the street. Mr. Smith told the Board, that the business operation spills out onto Brielle Rd. and Deep Creek Drive, and that a number of retail boat slips have been added at the marina. Mr. Smith stated there is no launching area.

Diane Donovan, Deep Creek Drive, has been a resident for 20 years and has never had a situation such as this, where boats are lined up on the road. She stated you can't see cars coming over the bridge, and they are washing boats in the street. Neighbors also cited insufficient on-site parking at the marina.

David Robinson, the owner of Anchorage Marina, said there are time in the course of a weekend when we or our customers cannot get out of our driveway. Parking signs are not enforced. Mr. Cramer said he will investigate the matter further and board member William Schmeling said he will speak to Police Chief Trengrove.

Board Chairman Mr. Rice opened the regular session at 7:55 P.M.. He stated this is 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, C.Rice, R.Zanes, C.Triggiano, P.Dunne, P.Walsh, T.McCabe, D.Place and J.Mastrian.

APPLICATION - 13-1996 -Wee People Day Care Inc.-75 Main Street. Mr. Rice and Mr.Zanes stepped down and will not vote on this application. Mr. Place was voted in to take Mr. Rice's place as chairman for this application.

Attorney Robert Conforti, Spring Lake, put himself on record as representing the applicant, on behalf of Michael Rabino who filed the application.

Witnesses sworn in by Mr. Cramer were Richard Grasso, Architect, 171 Main St. Manasquan, Mary Jo Tivenan Savage and Bernard Farber.

Mr. Conforti stated this application pertains to 150 Main Street. Mr. Cramer marked the survey of the property as A-1. Mr. Cramer stated one of the issues being raised by Mr. Szymanski, the Boards special planner as well as by the Borough Attorney is a title search in respect to this property. Mr. Cramer said a title search seeks to identify any interests in the property. There may be an easement that runs in favor of the Boro of Manasquan, as to that portion of the property lying between the 2 buildings, the alley way between the restaurant and the diner.

Mrs. Mary Jo Tivenan-Savage testified she is presently the owner of the Wee People Day Care. Her present address is 75 Main St. and she has been there 4 years. The age range of the children is ages 0 to 6 years. She is licensed by the State and Human Services. She is planning to use the new location as a satellite day care, as there is a waiting list of children under the ages of 2½ that she can't accommodate at the location she has now. She testified this building will be an I-2 which means she can have more than 5 children under 2½. This building will be used for children mostly under 3 years old. She testified she has had the building inspected by the State. Mary Jo testified she will be open Monday thru Friday 7:00 a.m. to 6:00 p.m.. There will be 3 to 4 people working at the peak of enrollment, usually less at 4:00P.M. She testified the hours set up are 30 hrs. 18 hrs. and 12 hrs. and the parents own that lock time. Some do 7 to 12, 12 to 5, 7 to 4, times are staggered. The maximum number of children is 30, which is done by the square footage of the building. Mary Jo testified each child is signed in by a parent, and they are picked up and dropped off in that fashion. Parents sign them out when they are picking up, which is a security measure. She will accommodate the Board as to which pick up and drop off site, the front or back. Parking will be in the back

there are 6 spaces. Report from the state was marked A-2 and the revised site-plan was marked A-3. Mr. Szymanski suggested they put window boxes on the front of the building.

Kathleen Labolla - 553 Trout Avenue, Manasquan, came forward and stated she has been dropping her son off for 2½ years now and she has never had any problem with parking. Mr. Schmeling would like to see the drop off and pick up be in the back. Carol Broderick, 21 Parker Ave. came forward and had questions for Mrs. Mary Jo Tivenan-Savage. She does not think this is a good building for children, as the parking lot is bad for a play area for children, garbage trucks are in there at 7:00 in the a.m. which will be interfering with parking, police cars which will be rushing to a call, all kinds of delivery trucks, pollution and the biggest thing is the horn. Mr. Triggiano wanted to know about the sign. Mr. Grasso stated it will be painted on the building.

Mr. Schmeling made a motion to approve the application subject to their satisfying the chief of police and traffic director with regard to the circulation pattern and that the wall built in the rear of the property is sufficiently safe as to any cars crashing into it at a speed of 20 miles per hour, and basically incorporate the other representations made in regard to any kind of improvement they make to the property in regards to landscaping and signs, seconded by Mr. Triggiano followed by the following vote: "YES" - W. Schmeling, C. Triggiano, T. McCabe, D. Place. ABSTAIN - P. Dunne, P. Walsh. NO - J. Mastrian.

Chairman C. Rice returned.

A motion to approve the special meeting and regular meeting minutes was made by Mr. Triggiano, seconded by Mrs. Dunne, followed by the following vote: "YES" - W. Schmeling, C. Rice, R. Zanes, C. Triggiano, P. Dunne, P. Walsh, T. McCabe, D. Place and J. Mastrian.

RESOLUTION - 12-1996 - Manasquan Savings Bank

A motion to approve was made and seconded, followed by the following vote: "YES" - W. Schmeling, C. Rice, R. Zanes, C. Triggiano, P. Dunne, P. Walsh, D. Place, J. Mastrian. ABSTAIN - T. McCabe.

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

For the record W. Schmeling, P. Dunne and P. Walsh left at 9:30 P.M..

A motion to adjourn was made, seconded 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

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes of the August 6, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the September 10, 1996 meeting, 7:00 P.M. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD

AGENDA - SEPTEMBER 10, 1996 REGULAR MEETING

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

7:00 P.M. - WORK SESSION

INFORMAL - Thomas & Leslie Smith - Deep Creek Drive

INFORMAL - Manasquan Board of Education - Fence

7:30 P.M. - REGULAR SESSION

RESOLUTION - 13-1996 - WEE PEOPLE DAY CARE INC.
75 Main Street

OLD / NEW BUSINESS

Yours truly,

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 of the September 10, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the October 1, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

MANASQUAN PLANNING BOARD

AGENDA - OCTOBER 1, 1996 REGULAR MEETING

MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N.J.

7:00 P.M. - WORK SESSION

7:30 P.M. - REGULAR SESSION

APPLICATION - 14-1996 - Ahern Blue Printing, Inc.
217 Hwy. # 71, Manasquan

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
OCTOBER 1, 1996 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 1, 1996, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Vice Chairman Robert Zanes, opened the work session at 7:00 P.M..

There was discussion on the front yard set back which is 25 ft.. Mr. Zanes proposed that the board send an ordinance to the borough Council allowing front yard averaging on certain streets. Mayor Winterstella stated it is reasonable from a planning stand point but it is also reasonable from a residents stand point. All the Board agreed. Paul Szymanski will write up an ordinance for Council.

Mr. Zanes introduced our new board member Robert Ratajack. Mayor Winterstella stated he was with the New York Labor Dept. and was one of the original members of our environmental commission and the conservation commission.

Board Chairman Christopher Rice arrived at 7:10 p.m. and took over the meeting. Congratulations are in order, as he is the father of his first, a boy named Matthew.

Mr. Szymanski stated under the revised ordinance we do have a total building coverage for residential homes. He stated in the R-4 Beachfront area, there the ordinance requires only a 10 foot front yard setback. In the R-5 Zone, which is the west side of First Ave. and Second Ave. a 10 ft. set back is required there also.

Mayor Winterstella stated he isn't sure we have a problem in some of the areas discussed. The north side of Brielle Rd. talking about a common line, all those houses are in line. What we're talking about is more in the East Virginia, Morris and Marcellus where there is more of a set back needed and there we already have some 2 story houses. It will have more of an impact on the older section of town.

Mr. Szymanski said he will resurrect that memo because it did only apply in the R1-2-3 Zone. He stated he did not draft it for the R-4 and 5 Zones, or any other residential Zones.

MR. Suzymanski stated the issue is, take a street and if everyone is set back only 3 ft. in the R1-2-3 zone, the question is most of those lots may be deep anyway so what if you come back to the 3 feet, but in other instances you may want to require the 10 ft. and 25 ft., so maybe there are legitimate comments in terms of certain areas that we may want to retain review, but I will bring the ordinance back and the draft back.

Mayor Winterstella, said we should look at the step issue. Pat Walsh stated the Board of Adjustment is having problems, as Mr. Ratz does not take them into consideration.

Board Chairman Christopher Rice, opened the work session 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. He asked all in attendance to join in the Salute to the Flag.

ROLL CALL - Mayor Winterstella, W. Schmeling, C.Rice, R.Zanes, C.Triggiano, P.Dunne, P.Walsh, D.Place. ABSENT- J.Mastrian

Mayor Winterstella introduced Robert Ratajack as his appointment to the position of alternate planning board member. He stated he has been actively coming to council meetings, and I am sure he will be a very good member.

Mr. Cramer swore in Mr.Robert Ratajack as an alternate and David Place was sworn in as a regular member.

APPLICATION 14-1996 - Ahern Blue Printing, Inc.-217 Hwy. # 71
Mr. Richard Wight, put himself on record as the Attorney representing the applicant. The following were sworn in by Mr. Cramer: Matthew Ahern, the applicant, Michael Munroe, Architect and John Maczuga, Planner, of Bay Point Engineering.

Mr. Szymanski made some comments based on his review of the application which include: the elimination of off-street parking, the addition of a barrier-free parking stall, the addition of a 10x40 foot unmarked space for off hour deliveries, and signs indicating the location of barrier-free parking spaces.

Matthew Ahern came forward and testified his family has owned the property since 1977. The operation is 80 percent blue printing, 20 percent walk-in for Xerox and color copies. The area of the first floor expansion will be strictly blue printing, in the back of the building. He testified they are not enlarging the customer area at all, we're basically adding a blue print machine. He testified he does not expect the addition to increase traffic, because almost all traffic is on a pickup and delivery basis. The second floor apartment, where the Aherns reside, will remain a two-bedroom apartment. They are expanding the bedrooms and the bath and putting a deck on the back. He testified it will remain a one family two bedroom apartment. There will be an unfinished basement under the building.

Michael James Monroe, an architect, licensed in New Jersey for 7 years and also licensed in the State of New York, came forward. In testimony he addressed concerns expressed to him by Mr. Szymanski, which includes the elimination of off-street parking

the addition of a barrier-free parking stall, the addition of a 10x40 foot unmarked space for off hour deliveries, and signs indicating the location of barrier-free parking spaces. Photos submitted will be marked exhibit A-1.

John Maczuga of Bay Point Engineering came forward and testified the site is well landscaped and there is a 6 foot stockade fence from the rear of the building line west to the property line. There is a hedge which forms a buffer between the garden apartments behind the Ahern property and their dumpster. Mr. Maczuga testified granting the variances the applicant is requesting, will not effect the adjacent property owners in any fashion.

Mr. Szymanski raised the possibility of installinmg sidewalks, curbs and a grass strip. Mrs. Walsh agreed, stating that high school students walk through the area on their way to practice fields at Sea Girt Camp.

Mr. Rice stated in this case he doesn't think they have to put them in. Mr. Schmeling agreed with Mr. Rice.

A motion for approval was made by Mr. Triggiano seconded by Mr. Schmeling, followed by the following vote: Mayor Winterstella, W.Schmeling, C.Rice, R.Zanes, C.Triggiano, P.Dunne, D.Place, R.Ratajack. NO - P. Walsh.

Mrs. Walsh stated that she voted against approval because, "We are requiring sidewalks and curbs." She asked the board to keep in mind the importance of continuing the sidewalk process when they have the opportunity to do so.

A motion to approve the minutes was made, seconded and unanimously approved.

A favorable resolution for the Board of Education was read and approved unanimously.

W. Schmeling stated that he was approached by a member of the Board of Adjustment who suggested that all members of the board be required to take a planning course within one year of their appointment.

Mayor Winterstella said he would encourage education, but there are two downsides. He noted that some planning board members are the result of mayoral appointment and the municipal land use law doesn't have educational requirements. The Board expressed a favorable reaction to Mr. Schmeling's suggestions and he will bring the matter to the attention of the Borough Council.

There was conversation on the Manasquan Marina. Mr. Cramer stated the last time he spoke with the marina owner, he was meeting with the DEP. One consideration was taking the docks

out. He doesn't know the outcome but will check it out. The Board seems to agree that the problem is enforcement. Mr. Zanes stated a lot of positive things are happening there.

Mr. Hamilton came forward and said he spoke with people in the Sanctuary. People who moved into the area should have recognized the situation before they bought their houses. The Marina was there well before most of the people on Deep Creek moved in, only a fraction of them are year round residents. Mr. Hamilton thinks the owner is "a fair individual", "I don't think the neighbors have been fair to him".

Mr. Zanes said the neighbors on Deep Creek have spent a lot on their homes, and he doesn't think marina owner or neighbors should take it personally.

After some discussion, the Board decided to leave the meetings the way they are - informals at 7:00 p.m. and regular at 7:30 p.m.

Chairman Chris Rice read into the record the following proclamation praising Mr. Iannelli.

PROCLAMATION HONORING
GENNARO M. (JERRY) IANNELLI

On September 20, 1996 the Borough of Manasquan was saddened by the sudden death of Code Enforcement Official Jerry Iannelli: and

WHEREAS, whether serving as Code Enforcement Officer or Planning Board Chairman, and current Planning Board Member, Jerry Iannelli exemplified the highest qualities of competence, dedication and good will in his 20 years of public service to the people and businesses of the Borough of Manasquan: and

WHEREAS, all members of the Planning Board feel a sense of immeasurable loss and sorrow at the sudden passing of fellow member Jerry Iannelli as well as a deep sense of gratitude for his years of service to the Borough and to its' citizens as a member of the Planning Board, Code Enforcement Officer and Director of the Manasquan Emergency Management Committee: and

WHEREAS, Jerry Iannelli will be always remembered for his good humor, his insight and fearless expression of opinion as well as his common sense approach to Resolution of complex issues, all of which will be sorely missed:

NOW THEREFORE, the membership of the Planning Board of the Borough of Manasquan expresses for itself and the citizens of Manasquan its' deepest and most heartfelt condolences to members of the Iannelli family on the loss of their beloved father and

husband, Jerry Iannelli and places on the record of these proceedings the Board's gratitude for the years of service and contributions provided by Jerry Iannelli as Chairman and member.

CHRISTOPHER RICE, Chairman
Manasquan Planning Board

MARIE APPLGATE, Secretary

Members, Manasquan Planning Board

Mr. Rice said it was ironic that he received a fax a few weeks ago from the New Jersey Planning Officials League of Municipalities asking him to nominate an exceptional person or project in town for a New Jersey Planning Officials League of Municipalities award. He submitted Mr. Iannelli's name for consideration as posthumous recipient of the the award, which was accepted.

All board members spoke very highly of Mr. Iannelli and how he will be missed.

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

A motion to adjourn was made, at 9:30 p.m. seconded and unanimously carried.

Very truly yours,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736
JOHN L. WINTERSTELLA, Mayor
COLLEEN SCIMECA, Municipal Clerk

ZONING BOARD OF ADJUSTMENT AND PLANNING BOARD

Dear Manasquan Planning Board Members:

Enclosed please find a copy of the draft of the minutes of the October 1, 1996 regular meeting of the Manasquan Planning Board. Please consider the following agenda for the November 12, 1996 meeting, 7:00 p.m. in Manasquan Borough Hall, 15 Taylor Avenue Manasquan, N. J..

MANASQUAN PLANNING BOARD

AGENDA - NOVEMBER 12, 1996 REGULAR MEETING
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J..

7:00 P.M. - WORK SESSION

INFORMAL - Henry Trost - Glimmer Glass Circle

7:30 P.M. - REGULAR SESSION

RESOLUTION - Ahern Blue Printing, Inc. 217 Hwy. 71

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
NOVEMBER 12, 1996 WORK SESSION AND REGULAR MEETING MINUTES
MANASQUAN BOROUGH HALL, 15 TAYLOR AVENUE, MANASQUAN, N. J.

The Manasquan Planning Board held their work session and regular meeting on November 12, 1996, in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

Board Chairman Christopher Rice, opened the work session at 7:05 P.M.. He stated this is 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: C.Rice, R.Zanes, C.Triggiano, P.Dunne, J.Mastrian, R.Ratajack. ABSENT: Mayor Winterstella, W.Schmeling, P.Walsh and D.Place.

INFORMAL - Henry Trost - 149 Glimmer Glass Circle.

Mr. Trost explained the reason he came before the Board. six years ago he came before the Board for a minor sub-division on a piece of property he owns on Ocean Avenue 50 x 125 ft., 2 houses and a cottage in the back. He made a formal application and the fee was \$600.00. He put up another \$450.00 in escrow for the professional fees. The sub-division was approved. Now 6 years later he received a notice from the civil court from Mr. Cramer for Mr. Szymanski, claiming that he was being sued for an additional \$522.00. He would like to make it clear he never received any notice from Mr. Szymanski that he owned him an addition \$522.00. He called his attorney Mr. Thomas, who never sent him any notices, I called Mr. Cramer on 2 or 3 occasions and he said the bills were sent out and he then called and Mr. Cramer said he would sent another bill out, but it never came. As of now I have paid over \$1,000.00 to the Board, and can't imagine what he did that I owe him another \$522.00.

Mr. Cramer stated there is a separate fee schedule for a minor sub-division. There is also a secondary fee schedule that pretains to the cost to the municipality of having these plans reviewed by its planner and its borough engineer. At this particular time all plans of a sub-division nature will be submitted routinely to the borough engineer and planner for their comments. The fees associated with those reviews were passed on to the applicant. Each applicant is asked to sign a statement agreeing that any charges associated with the review of these plans by the professionals would be paid by the applicant. MR. Cramer stated there was a copy of bill attached to the complaint.

Mr. Trost stated he called Mr. Cramer and told him he hadn't gotten any copies, and was told he would send him copies, but Mr. Trost said he had never gotten any. MR. Trost said he was annoyed and upset that in six years he never received anything from anyone to let him know he owed this money, until he received the summons from the court.

MR. Trost stated when it comes to Mr. Szymanski's bill, he has 8 hours spent on the review of his property, and he finds it very difficult that he did that. My property is 50 x 125 ft., he can not imagine any one taking that long to inspect this property, unless he crawled around on his hands and knees. He stated he did take photos of the fence the back porch and driveway, and Mr. Trost doesn't know why he did that, as the house is inspected twice a year by code enforcement for rental. At \$100.00 an hour MR. Trost doesn't know why he has to waste my money on that. MR. Trost would like to know what took him 2 hours to do this. The Board felt that Mr. Szymanski should be here before going over all this. He was told to wait to see Mr. Szymanski when he comes in later on.

Board Chairman Christopher Rice, opened the work session at 7:30 p.m.. He stated this is 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 - C. Rice, R.Zanes, C.Triggiano, P.Dunne, J.Mastrian and R.Ratajack. ABSENT - Mayor Winterstella, W.Schmeling, P. Walsh and D.Place.

A motion to approve the minutes of November 12, 1996 was made, seconded and unanimously approved.

Resolution 14-1996 Ahern Blueprinting Inc. the Zone was changed from B-1 to B-3.

A motion to approve the resolution was made by P.Dunne, seconded by C.Triggiano, followed by the following vote: "YES" C.Rice, R.Zanes, C.Triggiano, P.Dunne, J.Mastrian and R.Ratajack.

Mr. Neil Hamilton was sworn in as a new member to replace Jerry Iannelli by Mr. Cramer.

Leslie Smith - 26 Deep Creek Drive came forward regarding the Marine Center. She stated this is now our third trip to the Board to get the operation of the Marine Center cleaned up. She stated on September 10th, the owner of the Marine Center Mr. Hank Moore, stated his intention to obtain an application for a site-plan review, to address the issues of parking and on street traffic. Since that time Mr. Moore has apparently not done anything. She stated through conversation she has been told Mr. Moore is in violation with the DEP regulations, as he installed floating docks and additional slips without their approval. She stated he has done nothing with the DEP to meet their approval and in fact has stated that he intends not to open himself up to any Boro regulations. She stated this week and the past week the problems have been severely bad on Deep Creek and Brielle Rd.. There were 3 or 4 boats on trailers

blocking Brielle Rd.. She believes a site-plan application is the only thing that will help this matter.

Mr. Cramer stated the Board can only act and hear applications that come before the Board. Basically neither the owner or the tenant of the Marine have made application to this Planning Board for any type of approval. The Board cannot therefore hold a hearing for an application that is not before it. One thing that can be considered, as it appears to be a failure to get site-plan approval by a property owner, when he should get site-plan approval when he expands his docks and slips, he should be coming before the Board for site-plan review.

There may very well be violation of the site-plan ordinance of the Boro, and the authority for enforcement of that ordinance resides in the Chief of the Code Enforcement Dept..

Mr. Cramer stated he did meet with the Marine Operator Mr. Christenson and the Marine Owner Mr. Moore approximately a week ago and at the time both gentlemen informed me they were extremely concerned that if they are to get the appropriate permitting requirement from the State DEP, they are going to have to make substantial changes to the marina, specifically in the area of adding bathrooms. Both men were very reluctant to incur the expense to put these bathrooms on. They indicated to Mr. Cramer, their intention was to bring themselves into compliance by pulling the docks that were added subsequent to the adoption of the site-plan ordinance by the Boro.

Mr. Hamilton stated Mr. Christenson indicated at the meeting they had with the Attorney that they were going to take the docks where they are now, put them back in the exact way they were prior to his purchase, that would meet with the legal specifications under the guide lines of the DEP and Army Corp.. That would reduce 70 feet in length which became the legal portion that was properly permitted by the previous owner. He is under contract from what was gathered at that meeting from a marine bulk header who is going to assist in the replacement of the floating docks. The poles will not be pulled until Spring. Councilman Schmeling directed me today, so that we have it for the record, to go down visit Mr. Christenson and issue a violation notice to him that this Board and the Code Office has it on Council that he is current in violation and to give him a time frame to accomplish his intent that it doesn't go through the course of the winter. This will be done tomorrow Nov. 13, 1996. The violation will be for 60 days.

Mr. Hamilton stated in fairness to the individual, he bought the property knowing that it was a low volume property and many of you who are here this evening bought your home prior to his purchase and the marina was low volume. When he bought the property he paid top dollar and his taxes are very high and his intent was to build a business to support his family and certainly pay a backer. He has over grown the property and is well aware of that. He is trying to do what he can to max the

property to make a living and make a profit, which doesn't sit well with the residence on Deep Creek Drive, or the Sanctuary. Mr. Hamilton stated he did make a suggestion at that meeting, by making a diagram and in that he suggested that the traffic coming into the ramp come in off of Deep Creek Drive. They would enter into the property in front of Mr. Cummings house, come in there, make a right turn towards Brielle Rd., back into the ramp, launch their boat and when they pull out their not tying up traffic. We don't want to increase any more vehicular traffic and boat waiting traffic or engines sitting on Deep Creek Drive early in the morning in front of a residential zone, that zone will be marked as a no standing zone. The no standing zone which is approved by the Boro Council and Police Dept. will be on Brielle Rd. so what would happen, is a boat could be on the ramp launching, he could have a boat in the area where he pulls in off Deep Creek Dr. waiting his turn and if need be the third or fourth boat would be sitting on Brielle Rd. waiting to move in. This would probably take care of a big problem there. There has to be a little give and take on both the residence and the owner of the Marina to try and solve the situation.

Mrs. Dunne felt by putting a fence up would give the neighbors some screening and block some noise.

Mrs. Smith feels they are storing boats on Boro property, as they hang over the sidewalk, and she is afraid some one will get hurt with the propellers. She called T & M Associates, and spoke to Mr. Rooney, and he informed her the Marina property line is 4 feet from the edge of the sidewalk, south on Brielle Rd. and west on Deep Creek, so in fact he is currently using Boro property and has been for a long time.

Terrence Donovan - 6 Deep Creek came forward stating he lives directly across from the Marina. He wants to know where the Fire Zone is and why it's not marked? He asked Mr. Hamilton if he has any knowledge of the mound of dirt across from his house, which is a safety hazard. Children play on it and on the water side you cannot see them, should they fall in the water now, with the windows and doors shut no one would hear them. Mr. Hamilton said he spoke to the Fire Inspector and he said the Marina is not required to have a marked fire zone.

Mr. Szymanski arrived and will answer Mr. Trost about the bill from him. Mr. Szymanski stated all the details were in the original bill explaining what was done, which was approved by this Board. He thought most questions have been answered as it's been the subject of litigation. Mr. Trost had 5 years to ask any questions, and there was some offer made to reduce one of the bills to take out travel time and there is no more to say. Mr. Cramer will try to arrange a conference call to get it absolved.

It was decided to have some one from the Conservation Foundation come in and speak at one of the meetings. Mr. Rice will write a letter to the Conservation Foundation stating we will allot time for their representative to come to one of our meetings.

Averaging of front set-back. Mr. Szymanski was asked to amend the building ordinance regarding the averaging of the front set-back for the R-1-2 and 3.

Mr. Rice questioned the letter H, front yard set-back may be reduced to be the average front yard set-back of developed property. Mr. Rice thought it should be of all developed properties. Mr. Szymanski said to insert "all" developed properties.

Mr. Rice stated the R-4 Zone will be introduced at Borough Council at their next meeting.

Mr. Rice stated on the re-examination of the Master Plan, the Board was going to have Mr. Szymanski do a miniature instead of a full blown report. Mr. Szymanski said he was going to present the Board with a modified proposal. He stated he can do that but the Master Plan was adopted in May of 1995, and while he can prepare a straight forward re-examination thing, but if there are things we want to get to into update the Master Plan we might want to consider doing it all at one time, rather than have this study done and then up-date.

Mr. Rice asked Paul what the cost would be to do a straight forward plan.

Mr. Rice suggested putting aside 20 or 30 minutes at every meeting to talk about the Master Plan, or put one meeting aside every 4 or 5 months the whole meeting, to discuss the master plan or we add a special meeting every 3 months.

Mr. Mastrian suggested taking it peacd meal to understand it a little better rather than trying to do it 3 or 4 hours at a time. He would be more in favor of 20 or 30 minutes every other meeting.

Mr. Zanes suggested the Board do something to try and stabilize, modify the tax burden, and the obvious area where that can be done since we don't have any industrial land and our commercial land is pretty much eaten up, is east of the creek.

Mr. Szymanski will get a copy of the State Redevelopment Legislation to the Secretary.

Back in April Bed & Breakfasts were discussed and Mr. Rice would like to know how the Board can go about it. Mr. Szymanski will furnish some information.

Mr. Rice spoke about opening interviews for the planner and attorney. If so a sub-committee will be picked.

Mr. Rice will take over and check on the Good-Loe building project.

Mr. Rice spoke about the reports from T & M coming in after the meetings, and discussion about them not being represented at the meetings.

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

A motion to adjourn the meeting at 9:05 p.m. was made, seconded and unanimously carried.

Very truly yours,

Marie Applegate

Marie Applegate, Secretary
Manasquan Planning Board

MANASQUAN PLANNING BOARD
SPECIAL MEETING - DECEMBER 19, 1996

The Manasquan Planning Board held a special meeting on December 19, 1996 in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, NJ. Board Chairman Christopher Rice called the meeting to order at 7:00 p.m. in accordance with the Open Public Meetings Act.

ROLL CALL - Present: Councilman William Schmeling, Board Members Christopher Rice, David Place, Neil Hamilton, James Mastrian and Robert Ratajack

Absent: Mayor John Winterstella, Board Members Robert Zanes, Carmen G. Triggiano, Patricia Dunne and Patricia Walsh.

The record notes that Mayor Winterstella arrived at 7:10 p.m. Also in attendance were Board Attorney Geoffrey Cramer, Planner Paul Szymanski and Acting Secretary Sharon Bogie.

PRELIMINARY AND FINAL SITE PLAN APPLICATION - MFS Cableco US, Inc.- Camp Drive (Sea Girt Armory) - The Board Chairman recognized the applicant's attorney Robert Blasi, who in turn introduced Alan Hilla Sr., Birdsell Engineering, Belmar, and Frank Sally of Cableco. Mr. Hilla was sworn in to offer testimony on the application, which requested relief(site plan approval and variances) so an international fiber optic cable terminal could be constructed.

Mr. Hilla offered testimony on the seven page set of plans which he prepared, marked A-1 for the record. It was noted a revised cover sheet providing requested zoning information. Mr. Hilla discussed the size (16,674 square feet) and characteristics of the site as well as jurisdictional/ownership issues. It was noted the proposed building would be 7446 square feet in area; an artist's rendering, marked A-2, was addressed.

Variance issues and the review by Mr. Szymanski were addressed. Mr. Hilla discussed landscape issues as set forth by Mr. Szymanski, who made note of the transitional character of the property. Mr. Hilla stated he had spoken to neighbors about the issue. The rarilroad and north sides of the property were also discussed in terms of buffering.

Parking issues were also discussed. It was stated that there were no plans to use Camp Drive for parking.

Maintenance bond issues were discussed with Mr. Hilla noting that since this was state land, it really should not be of concern to the Borough.

Mr. Szymanski brought forth the issue of a possible use variance because of the zoning requirement for one principle structure

per lot. Mr. Blasi addressed this issue by stating his position that the site is the encampment and that the applicant was only leasing part of it. The issue was lot line vs. lease line.

The discussion of landscape options also continued, with Mr. Szymanski stressing the need for some landscaping to "break up" the site. Mr. Szymanski also questioned the size of the building. He noted that Mr. Hilla had stated there was not a need for a large number of parking spaces because of the low number of people working there; such being the case, he inquired, why was there a need for such a large building with a conference room, etc.?

Mr. Sally, senior director of MFS Cableco's Network Development Group, was introduced, having been sworn in with Mr. Hilla. He offered testimony on the actual building layout and equipment which would be on site. He also offered an overview of the operations, including, at the Mayor's request, information about waste disposal from the property and information on number of employees and hours of operation. He also discussed the projected lease from the state.

Mr. Szymanski asked about drainage issues; Mr. Hilla stated drainage would be toward the rear of the building.

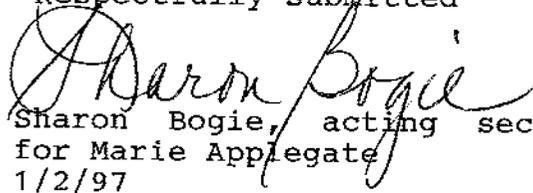
Mr. Mastrian asked if parking issues would be addressed in the lease between Cableco and the State.

There being no further questions from the Board, the floor was opened to any public questions or comments. There being no questions or comments, the public hearing was closed.

Mayor Winterstella spoke in favor of the application. A motion was made by Councilman Schmeling to approve the application with the notation that plans with revisions as discussed would be submitted prior to the January 7, 1997 meeting. Motion seconded by Mayor Winterstella and carried by the following vote: "Yes" Mayor Winterstella, Councilman Schmeling, Board Members Rice, Place, Hamilton, Mastrian and Ratajack. "No" none.

The Board voted unanimously to pay bill as submitted by the Board Secretary. There being no further business, a motion was made, seconded and carried unanimously to adjourn at 8:30 p.m.

Respectfully submitted


Sharon Bogie, acting secretary
for Marie Applegate
1/2/97

BOROUGH OF MANASQUAN

COUNTY OF MONMOUTH

NEW JERSEY 08738

JOHN L. WINTERSTELLA, Mayor

COLLEEN SCIMECA, Municipal Clerk

ZONING BOARD OF ADJUSTMENT AND PLANNING BOARD

MANASQUAN PLANNING BOARD

SPECIAL MEETING AGENDA

DECEMBER 19, 1996 - 7:00 P. M.

On Thursday December 19, 1996, the Planning Board of the Borough of Manasquan, will hold a special meeting at 7:00 P.M. in Manasquan Borough Hall, 15 Taylor Avenue, Manasquan, N. J..

AGENDA

FORMAL ACTION WILL BE TAKEN ON THE FOLLOWING:

APPLICATION - 15-1996 -M.F.S. Cableco U. S., Inc. - Camp Drive

Very truly yours,

Marie Applegate, Secretary
Manasquan Planning Board