

February 2, 1956

A regular meeting of the Planning Board was held in the Council Chambers, Borough Hall, on Thursday evening Feb. 2, 1956. President or Chairman of the Board George C. Jorgensen presided. Planning Board members, Baker, Edick, Green, Jorgensen, Dempsey Voorhees and Tassini were present.

Councilmen Applegate, Netterman, Steckhahn and Van Schoick were present at the request of the Planning Board.

Borough Attorney Lloyd E. Newman was also present.

Mr. Paul Cranmer, attorney and William Engle presented a plan for a large housing unit contemplated on the Mueller tract. Mr. Cranmer and Mr. Engle explained the proposed project to the planning board.

On motion the planning board decided to further discuss the matter at a meeting to be held on the 16th of February 1956.

Mr. Carl Yard was present, and was asked to please furnish the Borough with land for parking in the Third Avenue area. A parking area is essential in this area, and should be furnished by Mr. Yard, or rather the American Timber Co.

Mr. Yard is to report back to the Timber Co. as soon as possible, and again confer with the planning board.



W. Miller Preston
Secretary

p/

February 16, 1956

A special meeting of the Manasquan Planning Board was held on Thursday evening, February 16, 1956 with Chairman of the Board, George C. Jorgensen presiding. Members Baker, Edick, Dempsey, Green, Tassini, Voorhees and Schafer were present.

Several persons were present and wished to be heard on the matter of a building project on the Mueller tract.

Mr. Jorgensen stated that he did not believe this board any jurisdiction in the matter, but that the board would hear the people who had come out this evening.

Mr. Glenn Swader, Mr. Raymond Mc Greevey, Mr. Chase P. Withrow, Mr. Carl Yard and several others spoke against the project.

Mr. William Engle was present and spoke for the project.

Mr. Tassini moved, seconded by Mr. Schafer that in the opinion of this board, we do not have any jurisdiction in this matter, and therefore cannot render any decision.

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motion carried/all present voting "Yes", that is
Messrs, Baker, Dempsey, T assini, Voorhees and Schafer. "No",
None.

It was decided that the convening time of the Board will be on the first Thursday of each month at 8:30 o'clock P. M.

On motion Council adjourned.

Miller Preston

V. Miller Preston
Secretary

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March 1, 1956

A regular meeting of the Planning Board of the Borough of Manasquan, N. J. was held in the Council Chambers on Thursday the first day of March 1956 with George C. Jorgensen, presiding.

Members present were Schafer, Tassini, Edick, Jorgensen, Baker, Dempsey and Voorhees.

The Secretary was instructed to write to the Van Brunts that Manasquan would expect them to arrive at their figures at once on the contemplated moving of the house.

The Secretary was instructed to see Mr. Anderson regarding the former Goddard house on Main Street being added upon in front and also to confer with the Mutual Aid regarding set backs at the corner Union and Main Street.

The Clerk was instructed to see Mr. Seaman about what progress had been made on the lots to be deeded to the Borough on the parking area plan.

The Secretary was instructed to confer with Mr. Carl Yard and has some kind of an answer to the planning board regarding parking area in the inlet to Brie lle Road section.

A discussion was held regarding the application of the Monmouth Consolidated water Co. drawing 17,000,000 gallons of water from the Manasquan River. The Secretary was instructed to be sure to call Councils attention to the fact that many angles were present to look into. Mayor Edick instructed the Secretary to find out what Brielle was going to do in the matter.

Mr. Jorgensen has spent some time on planning a way in which the matter could be facilitated and the six present deeds in Mr. Newman's hand to be acted upon at once, and property acquired immediately.

On motion ~~MEETING~~ Adjourned.



V. Miller Preston
Borough Clerk or rather Secretary
of the Planning Board.

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April 5, 1956

A regular meeting of the Manasquan Planning Board was held on the 5th day of April 1956. (Thursday)

George Jorgensen presiding with members Voorhees, Edick, Baker, Green and Dempsey present.

Mr. Carl Yard was present and discussion was again held regarding parking areas in the beach section.

It was decided to have a special meeting on Thursday April 12, 1956 with Mr. Yard again.

The Clerk was instructed by the Mayor to have Mr. James Mc Afee make an appraisal for the Van Brunt property on Union Avenue.

On motion meeting adjourned.



W. Miller Preston
Secretary

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May 3, 1956

A regular meeting of the Manasquan Planning Board was held on May 3, 1956 at 8:30 P. M. with George C. Jorgensen, presiding. Members, Edick, Baker, Dempsey, Green, Jorgensen, Schafer, Tassini and Voorhees were present.

A great many people from the Third Avenue section were present as a result of a letter from the American Timber Co.

Mr. Yard was requested to give the decision of his Co. as to the widening of Third Avenue.

Mr. Y ard stated that his Company could not approve of the widening of Third Avenue.

A great ma ny people spoke regarding the widening of Third Avenue, and everyone present was allowed time to speak.

The persons present were excused and the Board went on to other business, and discussed the situation in the beach area and the Euclid Avenue extension.

∅ It was decided to meet again in two weeks to make a decision as to recommendation to Council regarding the widening of Third Avenue.

Meeting adjourned.



V. Miller Preston
Secretary

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May 17, 1956

A special meeting of the Planning Board met on Thursday evening May 17, 1956 at 8:30 P. M. with George C. Jorgensen presiding.

Members Voorhees, Tassini, Schafer, Baker and Edick were present.

Mayor Edick moved, seconded by Dr. Tassini that the Board recommend to Council that Third Avenue between Brielle Road and the inlet be widened an extra 56 feet by gift, or condemnation, for future needs of the Borough.

On roll call Members Voorhees, Jorgensen, Edick and Tassini voted "Yes", although Dr. Tassini stated when voting "Yes", that he would like to see a long explanation on the reason for widening same be explained in detail to Council and the public. Mr. Schafer did not vote on the question, and Mr. Baker had been excused before the motion.

It was agreed to again meet on May 24, 1956 at 8 o'clock to have a more detailed motion on the matter.

Meeting adjourned.

Miller Preston

W. Miller Preston
Secretary

p/

May 24, 1956

A regular meeting of the planning board was held on the 24th day of May 1956 at 8 o'clock p. m. with Mr. George C. Jorgensen presiding. Members Schafer, Baker, Jorgensen, Tassini, Green, Dempsey, Voorhees and Mayor Edick were present.

Proposed letter was read regarding the widening of Third Avenue and it was agreed on motion with all present voting "YES", "No", "None" that Mr. Jorgensen and Mr. Green duly complete such letter and that same be presented and forwarded forthwith to the Mayor and Council as this Board's recommendation that Third Avenue be widened to a total width of 116 feet and that necessary steps be taken to acquire this land by gift, purchase or condemnation.

A copy of the recommendation is attached hereto as the copy to be sent to the Mayor and Council as our recommendation.

Meeting adjourned.



V. Miller Preston
Secretary

Planning Board
Borough of Manasquan

Recommendation
re: Third Avenue

May 24, 1956

Mayor and Council
Borough of Manasquan

Gentlemen:

Your Planning Board recommends acquisition by gift, purchase, or condemnation of a strip of land at least fifty-six (56) feet in width along the westerly side of Third Avenue, extending from Brielle Road to Riverside Drive, for the purpose of increasing the right-of-way width from the present sixty (60) feet to a proposed minimum one hundred sixteen (116) feet.

The land from which the proposed 2.3-acre parcel would be taken is a 19.3-acre tract owned by the American Timber Company which is in excess of 400 feet in depth. The only improvements affected at this time would be three bungalows at Brielle Road and a business building at the south end.

Your Planning Board believes this strip for future widening should be acquired at this time to preclude occupancy of this area by additional buildings which would make costs of acquisition prohibitive at a later date. It further believes that the actual relocation of the existing buildings involved could perhaps be postponed for quite some time if amicable negotiations could be concluded rather than condemnation.

A right-of-way width of 116 feet would, at any future time deemed desirable, allow construction of dual 23' roadways with 34' center strip, the usual 10' sidewalk areas, and 8' parking shoulders to provide exactly the same amount of curbside parking as would be provided if only the present sixty-foot width were fully developed. The center strip could be maintained as a grass-covered, graveled, or black-topped island with metered or unmetered head-on or angle parking allowed in accordance with the needs of the time or policy of future Borough Councils. A center strip in a dualized Third Avenue, if used for parking cars head-on and allowing a crowded 8 feet per car, would provide room for an extra 490 cars at the most, and considerably less if cross-overs at intersecting streets are provided or if angle parking is permitted.

We desire to make a complete statement as to the background leading to this recommendation so that the residents, summer as well as year around, will understand the reasons motivating it and to correct erroneous impressions which apparently have achieved wide circulation.

Approximately two years ago we considered the beach situation and what could be accomplished but came to the conclusion that little, if anything, could be done; the beach has grown without any attempt to plan that growth, and bungalows occupy too much of the available land, resulting in very crowded conditions. In this connection it might be observed that no other development could be expected when the building had to be done on land leased for short terms. Originally the buildings were shacks built upon wooden piers to facilitate moving in the event the landlord refused to renew the lease or unduly increased the rent. Over the years the lease holders have come to feel a sense of security and gradually the character of the buildings have improved, but the overcrowding conditions still prevail and probably always will. Improvement is noted in the area where the individuals own their land. However, the land south of Brielle Road is still owned by the American Timber Company and all bungalows must be built on land leased for a short term, with all of the uncertainty inherent in such a situation.

The parking situation at the beach has always been a problem and we cannot refrain from remarking that a little intelligent planning by the land companies would have prevented the situation developing, which we must now attempt to alleviate. About two years ago we considered means of providing more parking space. The development of the Third Avenue parking area and the new lot on the south side of Main Street west of Fourth Avenue helped tremendously. We feel that all has been done in the center area of the beach that reasonably can be done.

This Board felt that something had to be done in the area south of Brielle Road and Mr. Carl Yard of the American Timber Company was invited to meet with the Board to explore the possibilities and possibly find a solution to the parking problem in that area.

Mr. Yard met with the Board on numerous occasions and made several suggestions in a tentative manner, being always careful to state he would have to consult with his Board of Directors. We feel it will be helpful to outline these suggestions.

One suggestion was that the Company set aside an area for a firehouse with an adjoining parking lot so that the firemen could run the parking lot and presumably derive an income therefrom. Mr. Yard never committed himself, or his company, to any specific proposition or said whether this would be an outright conveyance or a continuation of the short term lease policy. However, Mr. Yard was reminded that a fire company at the beach was seriously considered years ago but the idea abandoned because there were not sufficient permanent residents in this area to form a company or man the equipment.

Mr. Yard also stated that Mr. John Hogan would construct a private parking area on the west side of Third Avenue at the Inlet to accommodate about 200 cars. However, the Board felt that this plan could contain no guaranty of permanence and might

be discontinued and the land devoted to some other use, which would in turn add to our parking problems.

Mr. Yard also proposed that the company set aside a rectangular plot on the west side of Third Avenue, but we felt that such a plot of the size proposed would accommodate too few cars when allowance was made for necessary access lanes and room to maneuver into the parking spaces.

After fruitless meetings and prolonged discussions with Mr. Yard, the Board expressed the opinion that the plan to widen Third Avenue was the only feasible one, taking into consideration the number of cars that could be accommodated in a minimum of space. However, it was agreed that we would postpone our recommendation to give him the opportunity to discuss the matter once more with his Board of Directors and to report back to us on May 3, 1956.

Instead of reporting back to this Board as agreed, Mr. Yard saw fit to send a circular letter to his tenants urging them to attend our meeting. This was done without the knowledge or consent of this Board. Approximately 100 persons attended and we put aside other urgent business and heard all who desired to speak on the question.

This circular letter contained several misstatements of fact. It purported to show that we advocate a widening of Third Avenue to provide four lanes of angular parking while the fact is, that we advocate parallel parking at the sides with two rows of head-on or angular parking in the center. It is the feeling of the Board that provision for ultimately parking 400 extra cars in this section of the beach will no more than take care of the tenants of the American Timber Company, their friends and guests, when the rest of the undeveloped area along Third Avenue is built up.

Mr. Yard also pictured our purpose to construct a 1,000 car area "to be used mainly by transient daily visitors to our end of the beach". This is not now and never has been our purpose and Mr. Yard had no basis to make such an unwarranted assumption.

Mr. Yard also stated that we wished to obtain this area "without restrictions, without attendant and free". Mr. Yard was told we wanted this area as a street, to be controlled and used as future conditions might warrant, that we did not want crippling restrictions that would prevent future Councils from controlling this street area as future conditions might dictate. "Free" was used in this sense and not as Mr. Yard implied.

The American Timber Company has allowed its land to be developed without any planning, except in the new areas where the Zoning Ordinance became effective. The area is so covered with buildings that existing streets cannot handle necessary parking for the tenants and their visitors. To cite a specific instance, narrow lots running from First Avenue to the beach have

two dwellings and some even have three. We believe it is certain that there is an average of one automobile to each dwelling and when week end visitors are considered the average will be much higher. It should be noted that the east side of First Avenue is largely taken up with garages or garage apartments, which for all purposes practically removes the east side of First Avenue from consideration as a parking street. The American Timber Company has never provided any off street parking for its tenants and actually opposes our efforts to do something about the situation. Also, the newer areas being developed by the Company provides for 40 foot lots and when driveways are considered there is only one usable parking space in front of each lot.

This Board resents the implication by the American Timber Company that we are planning parking facilities for hordes of transient daily beach visitors. We do feel, however, that residents of Manasquan whose taxes are also used for beach improvement and preservation are also entitled to enjoy bathing, fishing or just to get a little sea breeze on a hot day or evening. If there is no parking space for them they might as well live 30 miles inland for all good the beach does them.

We sympathize with the point of view of beach residents and their problems with the daily transient visitors. We realize the difficulties inherent in trying to give preference to local residents in public places, the beach and parking facilities, but believe that a comprehensive study of regulations and ordinances of other shore towns may provide the answer to the problem.

Respectfully submitted,

MANASQUAN PLANNING BOARD

George C. Jorgensen

Chairman

Miller Preston

Secretary

June 7, 1956

A regular meeting of the Planning Board was held in the Council Chambers, Borough Hall on Thursday evening June 7, 1956 at 8:30 P. M. with George C. Jorgensen presiding.

A discussion was held regarding the procedure to be used in studying new zoning for the Borough and it was rather decided that the work would be done at each meeting over the table on maps. Many interesting points were brought out by the members present regarding a marine or yatch basin.

Members present were Green, Baker, Schafer, Jorgensen, Dempsey, Voorhees and Tassini.

Meeting adjourned.



W. Miller Preston
Borough SECRETARY

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July 5, 1956

A regular meeting of the Planning Board was held on the 5th day of July 1956 (Thursday) with George C. Jorgensen presiding. Members Tassini, Woorhees, Edick, Jorgensen, Baker and Schafer were present.

Long discussion was held regarding zoning changes and revisions in the zoning map and law.

The Secretary was instructed to ask the borough attorney what deeds had been signed on the parking area.

Meeting adjourned.



V. Miller Preston
Secretary

P/

August 2, 1956

A regular meeting of the Manasquan Planning Board was held in the Borough Hall on Thursday the 2nd day of August 1956 with the President of the Board, George Jorgensen presiding.

Members: Jorgensen, Green, Tassini, Baker and Schafer were present.

The Secretary was instructed to call Mr. Seaman and the borough attorney to find out what is being done on the acquiring of property for the parking lot area.

Meeting adjourned.



W. Miller Preston
Secretary

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September 6, 1956

A regular meeting of the Planning Board was held in the Council Chambers on Thursday evening Sept. 6, 1956 with George Jorgensen presiding.

Members Voohtrees, Jorgensen, Mayor Edick, Tassini, Schafer and Baker and Green were present.

Le Roy Schafer moved, seconded by Raymond Baker that the Borough be asked to fill in some of the parking lot area land at once. motion carried all voting "Yes",

The planning board will meet with Engineer Seaman and Attorney Newman on Sept. 20, 1956.

Meeting adjourned.



W. Miller Preston
Borough Clerk & Secretary

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~~October~~ SEPTEMBER 20, 1956

A special meeting of the Manasquan Planning Board to receive progress reports from the Borough Attorney and Borough Engineer was held in the Borough Hall on Sept. 20, 1956 at 8:30 P. M.

All members except Mr. Schafer were present.

Attorney Newman reported that of the original descriptions furnished, O'Connoer, Jecklin, O'Haney, Tassini and Longstreet deeds were signed and in his hands. Jorgensen deed was considered no problem and the Pearce deed was not forthcoming as yet. Van Brunt condemnation had been started but due to subsequent death of Mrs. Van Brunt, would require a fresh start.

It developed that Mr. Pearce was now demanding completion of the grading on his land before delivery of deed and it appeared a complete understanding would be in order, therefore an appointment for 11 A. M. the following morning was made for Voorhees, Newman and Seaman to meet with Pearce to attempt an understanding.

Engineer Seaman delivered descriptions for Manasquan Bank, Paperth, Raffetto, Acme, Newbury, Messick, Wilson, Zajkowski and Cafiero. He promised delivery of the remaining five in one week, they being, Skokos, G&K Realty Co. Lewis, Hartranpft and Newman (Williams).

Attorney Newman agreed to place signed agreements on record for Cafiero, Zajkowski, and any others not likely to be signed immediately.

Attorneys Green and Newman reported on a recent negotiations with Mrs. Messick during which she indicated a willingness to enter into a formal agreement with the Borough to convey the required parcels for a consideration of \$3,000 plus the Borough to pipe the brook through her remaining lands east of the project and relocate the brook within the project within one year from the date of such agreement. After much discussion of the costs of such piping compared to the value of property to be conveyed and the need for an easement to construct and maintain such a pipe a roll call vote was taken on the question of whether or not such an agreement should be drawn up and submitted for approval by the Borough with Jorgensen voighting "No", and aliother present voting "Yes".

Mayor Edick announced that a letter had been received by Council offering a certain property to the Borough for 125,000.00 or offering a part thereof. He asked the opinion of the Board on the matter and it was decided to have the Clerk seek a-firming of the offer in writing and also a price on the various portions of the property.

Meeting adjourned.


V. Miller Preston
Secretary

October 4, 1956

A regular meeting of the planning board was held on the 4th day of October 1956 at 8:30 P. M. (Thursday) with President of the board, George Jorgensen presiding.

Members Tassini, Schafer, Baker, Dempsey, Green and Jorgensen were present.

The Secretary was instructed to find out about a proposed letter that Mr. Pearce required from the Mayor or Council.

The Secretary was instructed to inform Mr. Newman that a progress report would be appreciated for the next meeting of the planning board.

Meeting adjourned.

Miller Preston

V. Miller Preston
Borough Clerk

p/

January 5, 1956

The reorganization meeting of the Manasquan Planning Board was held on the 5th day of January 1956 (Thursday) with members Dempsey, Green, Jorgensen, Schafer, Tassini and Voorhees present. Mayor Edick and Mr. Baker were absent.

The following officers were duly elected for the year 1956.

Chairman George C. Jorgensen

Mr. Green moved, seconded by Mr. Dempsey that V. Miller Preston be Secretary at a fee of 100.00 per year. The motion was carried, all Voting "Yes", "No", None.

The Secretary was instructed to request Mr. Carl Yard to be present at the next meeting of the Planning Board to be held on February 2, 1956.

Mr. Green was thanked for his term of Chairman of the Board and for his thought that others should take their turn as the presiding offer.

On motion meeting adjourned.



V. Miller Preston
Secretary

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