

January 16, 1964 1/16/64

A ~~REGULAR~~ regular of the Manasquan Planning Board was held in the Borough Hall on Thursday evening January 16th, 1964, at 8 o'clock P. M. with Charles Tassini, presiding. Members Howes Tassini, Baker and Jorgensen were present.

Councilman Hancock, Carlson and attorney Wooley were also present.

Mr. ~~CANNON~~ Baker moved, seconded by Councilman Jorgensen that The Preliminary Sub division of the property of James Blair dated Nov. 27, 1963, on Block 189 Lot 2A, be Classified as a major subdivision and approved by this planning board.

All present voted "Yes", and Mr. Voorhees called on the phone voted "Yes" in abstentia.

The subdivision of lots 8/9 in block 169D were received, but approval was withheld for the following reasons.

January 17, 1964

Mr. Albert M. Maraziti  
1000 Main Street, Boonton, N. J.

Re: Proposed subdivision of Lots 8/9, Block 169D

Dear Mr. Maraziti:

The Planning Board of the Borough of Manasquan, withheld approval of the subdivision as it appears on the map submitted, for the following reasons:

1. The dimensions shown, and lot lines proposed, along Outlet Creek, when compared with the Tax Map, indicate a part of Lot 7 which is not owned by applicant has been included.

2. Proposed lot line controls when plotted within lots 8 and 9 as shown on Tax Map would change the shape of the lots to such an extent that the center lot might be too narrow and probably not contain 5,000 square feet

3. The type of lot line controls used would be difficult to check for compliance. Metes and bounds controls based on an outline survey is recommended, especially in view of the plus or minus distances indicated on Tax Map.

4. Proof that existing building would clear proposed lot line by five feet minimum is not furnished.

Mr. Halsey was present and explained the progress he had made on land use map.

meeting adjourned.

Miller Preston  
Secretary

March 9, 1964

A meeting of the Manasquan Planning Board was held on Monday evening March 9th, 1964 in the Council Chambers, Borough Hall, on Monday with Charles Tassini presiding.

Members Longstreet, Mayor Mount, Dr. Tassini, Charles Howes, Raymond Baker, George Jorgensen, and Fred Steckhahn were present. John Wooley, attorney, Councilman Carlson were also present.

Mr. Owen B. Pearce was present representing the Mc Greevey family, on their sub-division, and George N. Jorgensen, engineer for Mc Greeveys was also present, and spoke to the planning board regarding the major subdivision plan filed with the Borough.

Dr. Tassini asked if anyone present had any objections to the sub-division and no one objected to same.

~~Councilman~~ <sup>MR.</sup> Baker moved, seconded by Councilman Howes that the hearing on the Mc Greevey major sub-division be adjourned and continued to Monday evening March 23, 1964 at 8 o'clock p. m. in the Council Chambers.

Motion was carried, with all present voting "Yes".

The matter of a minor subdivision at the north end of the beach of Mr. Butler was referred to the sub-division committee.

Councilman Howes moved, seconded by Councilman Longstreet that the following letter be approved and accepted and that the Chairman of the Planning Board be authorized to sign same.

March 9th, 1964

Housing and Home Finance Agency, Community Facilities Administration  
Widener Building, Room 1004, Chestnut & Juniper Streets,  
Phila. 7, Pa.

Reference: Accelerated Public Works Program, Application for Grant  
Construction (extension) & Reconstruction of Existing Stone  
Jetties at Manasquan Beachfront.

Gentlemen:

The Planning Board, at its meeting of March 9th, 1964, has reviewed the above referenced application for Accelerated Public Works Grant.

After full discussion and consideration, the plan was unanimously approved by this Board. It was determined that the project is needed and is consistent with the existing locally approved Comprehensive Master Plan of the Borough of Manasquan.

Favorable consideration of this Application for Grant by your agency will be appreciated by the Planning Board and the Citizens of the Borough of Manasquan.

Very truly yours,

Dr. Charles Tassini, Chairman of the Planning Board.

Meeting adjourned to Monday evening March 23rd, 1964.

V. Miller Preston, Secretary.

*V. Miller Preston*

### RESOLUTION

WHEREAS, Elizabeth A. McGreevey has made application for a subdivision of lands owned by her, situate on the southwesterly corner of North Main Street and Sea Girt Avenue, in the Borough of Manasquan, known and designated as Lot 1, Block 44, of the Tax Map of said Borough, in accordance with a preliminary plat or plan and specifications dated February 5, 1964, revised March 22, 1964, prepared by by George N. Jorgenson, P.E., and George C. Jorgenson, P.E. & L.S.

The following facts appear from evidence produced in a public meeting of the Planning Board of the Borough of Manasquan, held on March 23, 1964:

1. Eight (8) copies of the said preliminary plat or plan were filed with the Borough Clerk on February 6, 1964, together with completed applications and a deposit of \$100.00.

2. Copies of the preliminary plat or plan were forwarded by the Secretary of this Board to the following persons:

- a) Secretary, Monmouth County Planning Board.
- b) Manasquan Borough Engineer.
- c) Secretary, Manasquan Board of Health.
- d) Borough Attorney.

3. All property owners within two hundred (200) feet of the extreme limits of the subdivision, as their names appear on the municipal tax records, were notified by certified mail, that a public hearing would be held on March 9, 1964, before this Planning Board and that a copy of the subdivision plat or plan was available for public inspection at the Borough Clerk's Office.

4. On March 9, 1964, a public hearing was held before

engineer, and the subdivision was classified as a major subdivision by the Board. All persons present at said hearing were given an opportunity to be heard but no objections were made to the subdivision. The hearing in the instant matter then adjourned until March 23, 1964.

5. Notice of the hearing was duly published in the Coast Star, the official newspaper of the Borough of Manasquan.

6. On March 23, 1964 the applicant appeared by her attorney, at which time testimony was heard as to the recommendations of the Borough Engineer concerning the subdivision. The engineer for the applicant submitted a revised preliminary plat or plan showing compliance with the recommendations of the Borough Engineer. The applicant's engineer further testified that application had been made to the State Water Policy Commission for a permit for the erection of an inlet conduit and head walls in the creek or stream flowing through the subdivision to the westerly line of Mac's Pond. All persons at the adjourned hearing were given an opportunity to be heard, but no objections to the subdivision were made.

It is the finding of this Board that the preliminary plat or plan dated February 5, 1964, revised March 22, 1964, complies with the terms and conditions of the Zoning Ordinance of the Borough of Manasquan, and of N.J.S.A.40:55-1.1 et seq.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN:

(1) That the preliminary plat or plan of the subdivision filed by Elizabeth A. McGreevey, dated February 5, 1964, revised March 22, 1964, be and the same do hereby

That the applicant secure a permit from the State Water Policy Commission for the erection of the inlet conduit and head walls leading through the subdivision to the westerly end of Mac's Pond and will construct said conduit and head walls in accordance with the permit when issued.

(2) That the preliminary plat or plan of the subdivision be referred to the Mayor and Council of the Borough of Manasquan with the recommendation of this Board that the same be approved.

\* \* \*

This is to certify that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the Borough of Manasquan on March 23, 1964.

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V. MILLER PRESTON  
Secretary  
PLANNING BOARD  
BOROUGH OF MANASQUAN

March 23, 1964

A regular meeting of the Manasquan Planning Board was held on Monday the 23rd day of March 1964 at 8 o'clock p. m., with Dr. Tassini presiding. Mr. Baker, Howes, Steckhahn, Voorhees and Mayor Mount were present.

The hearing on the Mc Greevey sub-division had been adjourned and continued to this meeting from March 9th, 1964.

Mr. Owen B. Pearce presented the sub-division to the Planning Board, and Mr. George N. Jorgesen, engineer further explained the engineering details to the Board.

A hearing was held and there were no objections to the sub-division.

Mr. Steckhahn offered the following resolution and moved its adoption, seconded by Mr. Baker.

March 23, 1964

The motion to adopt the resolution was carried by the following vote. "Yes", Messrs. Tassini, Baker, Howes, Steckhahn, and Wheeler and Mount voted "Yes", "No", None.

The Planning Board approved the plan and program of the Mayor and Council to purchase land on the west side of the rail-road for street purposes.

The planning board recommended a study be made of the traffic flow and other items to study the matter of placing a crossing over the rail road at Marcellus Avenue.

meeting adjourned.



V. Miller Preston  
Secretary.

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May 25, 1964

A meeting of the Manasquan Planning Board was held in the Borough Hall, on Monday evening May 25, 1964 with Dr. Charles Tassini presiding.

Members Howes, Steckhahn, Jorgensen, Baker and Mayor Mount were present.

Councilman member Howes moved, seconded by Mayor Mount that the plan of the Mac Greevey subdivision Emerald Manor - Section 1 dated May 24, 1964, for purposes of filing with the County Clerk and further approval of the Mayor and Council. (final plat, section 1), be approved and accepted.

The chairman put the motion and on roll call, Mayor Mount, Dr. Tassini, Messsrs. Howes, Steckhan and Baker voted "Yes," "No", None.

Mr. Halsey of the Cross Co. were present, and is coming back to a meeting on June 8th, 1964 for further discussion of our master plan progress.

On motion meeting adjourned.



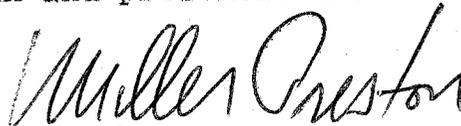
V. Miller Preston  
Secretary.

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JUNE 8th, 1964

A meeting of the Manasquan Planning Board was held in the Borough Hall on Monday evening, June 8th, 1964 at 8 o'clock P. M. with the following members present. Longstreet, Voorhees, Baker, Jorgensen, Mayor Mount, Steckhahn and Howes.

The Cross Co. men were present and stated their recommendation of the town, in a long talk and presentation.



V. Miller Preston  
Secretary

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August 3, 1964

A meeting of the Manasquan Planning Board was held on the 3rd day of August 1964 at 8 o'clock P. M. with Dr. Charles Tassini presiding.

Members Voorhees, Mayor Mount, Howes, Baker, Jorgensen, Longstreet and Tassini were present. Attorney Wooley and Councilman Carlson were also present.

Councilman Howes moved, seconded by Mr. Baker that the subdivision of George C. Jorgensen, dated July 24, 1964 on Block 47 Lot 64 be approved and accepted and that the Chairman of the Adjustment Board and the Secretary be authorized to sign same in approval thereof.

All members present voted "Yes", except Mr. Jorgensen who didn't vote.

Mr. Voorhees moved, seconded by Mr. Jorgensen that the following ordinance, prepared by the Borough attorney be accepted and approved by the planning board.

All members present voted "Yes", "No", None.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "AN ORDINANCE LIMITING AND RESTRICTING TO SPECIFIED DISTRICTS AND REGULATING THEREIN BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF MANASQUAN AND PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS HEREIN CONTAINED AND FIXING PENALTIES FOR THE VIOLATIONS THEREOF."**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF MANASQUAN:**

That Section III of the Ordinance referred to in the title hereof shall be amended and supplemented by the addition of the following paragraphs:

B. In addition to the zones hereinbefore specified, there shall be a zone to be known and designated as Zone (G) **PARKING ZONE.**

C. **ZONE (G) PARKING ZONE** shall consist of the following tracts or parcels of land as designated on the tax map of the Borough of Manasquan -

1. All that lot known and designated as "Stockton Plaza" in Block 163 on said tax map, bounded on the east by Second

Avenue, on the north by the [redacted] of the New Jersey State  
Encampment and on the west by Lot 1 in Block 163 on the aforesaid  
tax map.

2. All that lot known and designated as Lot 11, in  
Block 169C on the aforesaid tax map.

3. All that lot known and designated as Lot 30, Block  
169B on the aforesaid tax map.

4. All that lot known and designated as Lot 1, Block  
173 on the aforesaid tax map.

BE IT FURTHER ORDAINED by the Mayor and Council of the  
Borough of Manasquan that the Ordinance referred to in the title  
hereof shall be amended and supplemented by the addition of the

following section:

#### SECTION VIIA

#### USE AND REGULATIONS CONTROLLING PARKING ZONES.

A. In a parking zone, land and premises shall be used  
for the parking of vehicles and as a municipal parking lot. Park-  
ing in said zones may be for consideration or such fees as the  
Borough of Manasquan may from time to time establish.

This Ordinance shall take effect when finally passed  
and published according to law.

Mr. Cross was present and explained the zoning map to  
the planning board, and a general discussion was held regarding  
changes etc.

On motion meeting adjourned.

*V. Miller Preston*  
V. Miller Preston  
Secretary

August 17th 1964

A meeting of the Manasquan Planning Board was held on the 17th day of August 1964, at 8 o'clock P. M. with Dr. Charles Tassini presiding.

Members Mount, Howes, Baker, Tassini, Steckhahn, Longstreet, and Jorgensen were present. Others present were, Attorney Wooley Councilmen Hancock, Carlson and Morgan.

Mr. Cross presented a tentative Master Plan and discussion was held on same.

Mr. Baker moved, seconded by Mr. Longstreet that this preliminary draft be accepted as amended. All present voted "Yes", "No", None.

On motion ~~of the~~ meeting adjourned.



V. Miller Preston, Secretary

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August 31st, 1964

A meeting of the Manasquan Planning Board was held on Monday evening August 31, 1964, at 8 o'clock P. M. with Dr. Charles Tassini presiding.

Members, Longstreet, Howes, Mount, Tassini, Voorhees, Baker and Jorgensen were present. Councilmen Carlson and Hancock were present, and Joseph H. Williams.

Mr. Cross and two of his aides were present and explained zoning plans to the officials present.

Meeting adjourned.



V. Miller Preston  
Secretary

Sept. 9th, 1964

A meeting of the Manasquan Planning Board was held in the Borough Hall, on Wednesday evening Sept. 9th, 1964 with Dr. Tassini presiding. Members Howes, Tassini, Baker, Jorgensen, Longstreet and Steckhahn were present. Chief Nock, Joe Williams, Sgt. Whitehead and attorney Wooley were also present.

A discussion was held regarding Capital Improvements for Manasquan by the Cross Co.

Mr. Baker moved, seconded by Mr. Longstreet that the improvements as amended be accepted by the Planning Board. All present voted "Yes", except Mr. Steckhahn who abstained.

On motion meeting adjourned.

*V. Miller Preston*

V. Miller Preston, Secretary.

October 13, 1964

A meeting of the Manasquan Planning Board was held in the Council Chambers, on Tuesday the 13th day of October 1964 at 8 o'clock P. M., with Dr. Charles Tassini presiding. Members Howes, Jorgensen, Longstreet, Mayor Mount and Tassini were present.

Dr. Tassini opened the hearing on the development of Glimmerglass Manor, April 18th, 1964 by Engineer, Geo. W. Henn, by James J. Blair, on which the preliminary plan had been filed.

Mr. Louis H. Green, attorney, representing Mr. Blair, filed proof of publication and proof of service on owners within 200 feet of the development.

There were no objectors, or objections.

Mr. Jorgensen moved, seconded by Mr. Longstreet that the preliminary plan dated April 18, 1964 and May 23, 1964 submitted by James J. Blair be approved by this planning board, subject however to the inclusion of that portion of Lot 9 in Block 189A, lying within proposed turn a round being included as a street right of way, and subject also to the grade of the proposed street (Deep Creek Drive) being revised to a .05 % Minimum.

On roll call members Longstreet, Tassini, Jorgensen, Howes, and Mount voted "Yes", "No", None.

Meeting adjourned.



V. Miller Preston  
Borough Clerk

November 16, 1964

A meeting of the Manasquan Planning Board was held in the Borough Hall, 15 Taylor Avenue, Manasquan, N. J. on Monday evening November 16, 1964 with Dr. Charles Tassini presiding.

Members Baker, Steckhahn, Howes, Tassini and Mount were present.

Mr. Howes moved, seconded by Mr. Baker that the final plan of Glimmerglass Manor, Dated April 18, 1964 prepared by George Henn, Engineer, and owned and developed by James J. Blair, be approved and accepted, subject to the approval of the borough engineer.

The Chairman put the motion and on roll call Members Baker, STECKHAHN, Howes, Tassini and Mount voted "Yes", "No", None.

Mr. Steckhan moved, seconded by Mr. Mount that the final plan of Section 2 of Emerald Manor, prepared by George C. Jorgensen and dated October 20, 1964 be approved and accepted, subject to the approval of the borough engineer.

The Chairman put the motion and on roll call members Baker, Steckhahn, Howes, Tassini and Mount voted "Yes", "No", None.

On motion Meeting adjourned.



V. Miller Preston  
Secretary