

February 6, 1967

A meeting of the Manasquan Planning Board was held on Monday the 6th day of February 1967 at 8 o'clock P. M., with Dr. Tassini presiding. Members Mayor Carlson, Howes, Baker, Tassini and Lockenmeyer were present.

, Attorney Wooley and Councilman Blair were present.

Dr. Tassini was duly elected Chairman of the Board for 1967, and V. Miller Preston, Secretary.

Letter dated 1/4/67 was read from James J. Sheeran, that he was preparing sub division lot, after approval of the Manasquan Adjustment Board. No official action was taken pending receipt of the map/

Dr. Tassini appointed the following sub-division committee.

Raymond Baker, Chairman  
Abram D. Voorhees  
Charles H. Howes, Jr.

Meeting adjourned.



V. Miller Preston  
Secretary

MARCH 6, 1967

PLANNING BOARD OF THE BOROUGH OF MANASQUAN

MINUTES

A regular meeting of the Planning Board of the Borough of Manasquan was held in the Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey, on March 6, 1967 at 8:00 p.m.

Charles

Dr. ~~James~~ Tassini, Chairman, presided.

The following members were present:

Raymond Baker  
Charles Howes, Jr.  
Frederick H. Steckhahn  
William C. Longstreet  
Axel B. Carlson, Jr.  
Fred E. Lockenmeyer  
Abram D. Voorhees

The Chairman announced that the application of James J. Sheeran for approval of a minor sub-division of Lots 22-A and 21-B in Block 162, Tax Map of the Borough of Manasquan was ready for consideration by the Board.

The applicant, Mr. James J. Sheeran, appeared and presented a certified copy of a resolution of the Board of Adjustment of the Borough of Manasquan, dated December 14, 1966, which resolution granted the applicant a variance from the terms of the Zoning Ordinance of the Borough of Manasquan, to permit the subdivision applied for as shown on a survey plot or plan, dated January 30, 1967, made by James S. Van Nuys, P.E. Scale 1" = 30', and entitled "Plan of minor subdivision, Lot 21-A, Block 162" property of James J. Sheeran.

The applicant produced photographic exhibits of the neighborhood involved and testified as to the dimensions of various lots and the number and kind of structures thereon, which

3/6/67

were in the immediate vicinity of the applicant's premises.

After discussion among the members of the Planning Board as to the propriety of the application, motion was made by Raymond Baker, seconded by William C. Longstreet, that the application for the minor subdivision as shown on the survey of January 30, 1967, be approved.

Vote by Roll call followed:

Raymond Baker  
William C. Longstreet  
Axel B. Carlson, Jr.,  
Abram C. Voorhees

Voted yes.

Frederick H. Steckhahn  
Charles Howes, Jr.  
Fred E. Lockenmeyer  
~~Louis~~ Tassini  
Charles

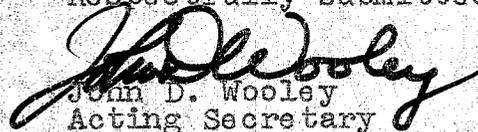
Voted no.

The Chairman declared that the motion was not carried due to the 4-4 tie vote, and therefore the application would be denied.

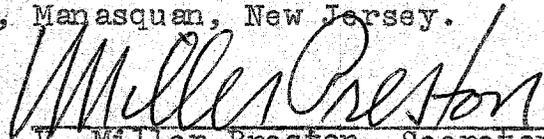
There followed a discussion by the Members of the Board as to various houses and structures in the Borough which were alleged to be dilapidated and unsightly. It was agreed that the matter should be referred to the Mayor and Council for appropriate action.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

  
John D. Wooley  
Acting Secretary

I certify that the foregoing is a true copy of the minutes of the Planning Board of the Borough of Manasquan, at its meeting held on March 6, 1967 at 8:00 p.m. in the Borough Hall, 15 Taylor Avenue, Manasquan, New Jersey.

  
V. Miller Preston, Secretary

JUNE ~~12~~<sup>17</sup>, 1967

MINUTES OF THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN

The regular meeting of the Planning Board of the Borough of Manasquan was held on June ~~12~~<sup>17</sup>th, 1967, at the Council Chambers, at 8:00 p.m. Charles Tassini, Chairman, presided and the members present were:

Abram D. Voorhees  
Raymond C. Baker  
Frederick E. Lockenmeyer  
Charles W. Howes

After the meeting was called to order, Mr. Tassini announced that the Borough Attorney, John D. Wooley, wished to present the new Zoning Ordinance as proposed by the Mayor and Council for the consideration of the Board. Copies of the proposed Ordinance were distributed to all members and Mr. Wooley explained the changes in the Zoning Map, requirements of the various zones and the significant differences between the proposed Ordinance and the old Ordinance.

After considerable discussion, it was decided that the following changes be recommended to the Mayor and Council:

(1) That the three properties owned by Newbury, Mount and Brown on the north side of Euclid Avenue between Union Avenue and the railroad, be retained as a Residential Zone, R-2.

(2) That Section 33 of the Ordinance be amended to delete that portion which would permit porches to be enclosed by glass, jalousies, sash or louvered windows.

There followed a general discussion, after which, <sup>on</sup>/motion

of Councilman Howes, seconded by Mr. Baker, the meeting was adjourned, to be reconvened on June 26th, 1967, in order to afford the members an opportunity to study the proposed Ordinance.

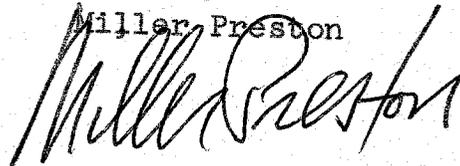


V. Miller Preston, Secretary

This motion was also passed at this meeting of 6/12/67.

Mr. Baker moved, seconded by Mr. Lockenmeyer that the property of the Block Ice and Cold Storage, north of Stockton Lake Boulevard, remain in the residential area. The motion was carried by the following vote. "Yes", Dr. Tassini, Baker, Lockenmeyer and Howes voted "Yes", Mr. Voorhees voted "NO".

Miller Preston



MINUTES OF THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN

The regular meeting of the Planning Board of the Borough of Manasquan was held on June 26th, 1967, at the Council Chambers, at 8:00 p.m. Charles Tassini, Chairman, presided and the members present were:

Abram D. Voorhees  
Raymond R. Baker  
Frederick E. Lockenmeyer  
Charles H. Howes, Jr.  
Mayor Axel B. Carlson  
Frederick Steckhahn  
William C. Longstreet, Esq.

Herbert Swift, 105 Atlantic Avenue, Manasquan, N.J., appeared before the Board, and requested that the Board initiate action to cause the right-of-way of the Freehold Jamesburg Railroad, west of North Main Street, to be made into a street so that abutting owners could develop their land. He was advised by the Borough Attorney and Mayor Carlson that his proposal involved a local improvement, the cost of which must be borne by the property owners benefited, and that all owners must request the improvement before the Borough would consider the project.

Next, Frederick Shock, owner of the Manasquan Block Ice and Cold Storage Plant appeared before the Board. Mr. Shock advised that he was in the process of having the plant demolished, and that he hoped to sell the property for some commercial use. He requested that the lots owned by him on the north side of Stockton Lake Boulevard be zoned in the proposed Zoning Ordinance as part of the Industrial Zone - I, as he anticipated that the buyers of the Block Ice property would require the lots for parking purposes.

After a general discussion on the request of Mr. Shock, Mr. Howes moved, seconded by Mr. Steckhahn, that the lots be retained in a Residential Zone and all members voted in favor of the motion.

The Chairman opened discussion on the proposed Zoning Ordinance which was submitted to the Board on June 12th, 1967, by the Borough Attorney. At this point, three members of the Board of Adjustment, Frank Sherman, Lester Leming and William Auwaerter were asked to give their views on the proposed Ordinance. There followed a general discussion among all present on the advisability of permitting the enclosure of porches as originally provided in Section 33 of the proposed Ordinance. Motion was made by Mr. Steckhahn, seconded by Mr. Howes, that the provision be retained with the added requirement that no part of any such enclosure shall be permitted to extend beyond the building line of any porch.

Mr. Steckhahn requested that all properties fronting on the westerly side of Wyckoff Avenue, from Main Street to Stockton Lake Boulevard, be retained in a Residential Zone. Mr. Longstreet requested that the Parking Zone - P, between Fourth Avenue and Watson's Creek, be changed to conform to the property line of the Borough's parking lot. After further discussion on this proposal and the matters discussed at the meeting of June 12th, 1967, Councilman Howes moved the adoption of the following Resolution, seconded by Mr. Steckhahn, which was passed by the unanimous vote of all members of the Board:

R E S O L U T I O N

WHEREAS, the Mayor and Council of the Borough of Manasquan have submitted to the Planning Board, a new Zoning Ordinance for the Borough of Manasquan, which they propose to enact and which will repeal the prior Zoning Ordinance; and

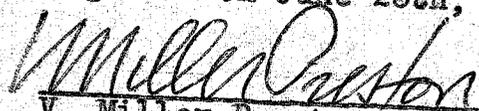
WHEREAS, the Planning Board of the Borough has examined the proposed Ordinance;

NOW THEREFORE, BE IT RESOLVED, that the Planning Board of the Borough of Manasquan recommend to the Mayor and Council of said Borough, that the proposed Zoning Ordinance submitted to this Board for recommendation on June 12th, 1967, be adopted with the following changes made thereto:

1. That lots 11, 12, 13 and 14, in Block 98 on the Tax Map be zoned as part of R-2 Residential Zone.
2. That Section 33 of the Ordinance be amended to include a provision prohibiting any glass enclosure of a porch which could be extended beyond the building line of said porch.
3. That the boundaries of Parking Zone - P, between Fourth Avenue and Watson's Creek, be changed to conform with the property line of the Borough's parking lot at that location.
4. That lots 10, 11A, 11B, 12 and 13 in Block 95 situate on the westerly side of Wyckoff Avenue, be included in Residential Zone R-1.

I hereby certify that the foregoing is a true copy of the Resolution adopted unanimously by the Planning Board of the Borough of Manasquan at its meeting held on June 26th, 1967.

Sworn and Subscribed to  
before me this 12 day  
of JULY, 1967.

  
V. Miller Preston, Secretary



NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 6, 1969

MINUTES OF THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN

The regular meeting of the Planning Board of the Borough of Manasquan was held on September 4th, 1967, at the Council Chambers, at 8:00 p.m. Charles Tassini, Chairman, presided, and the members present were:

Abram D. Voorhees  
Raymond R. Baker  
Frederick E. Lockenmeyer  
Charles H. Howes, Jr.  
Mayor Axel B. Carlson  
Frederick Steckhahn  
William C. Longstreet, Esq.

The Chairman opened discussion on the proposed Zoning Ordinance approved by the Planning Board on June 12th, 1967, and passed on first reading by the Mayor and Council on July 24th, 1967, and the proposed amendments to the Zoning Ordinance were presented on behalf of the Mayor and Council by John D. Wooley, Borough Attorney. These amendments included the following:

That Section 6, Article III, be amended to substitute the words "motor fuels" for the word "gasoline" in the first sentence thereof.

That Section 33, Article III, be amended to require that no porch shall extend more than 10 feet into any front yard area.

That Section 47, Article IV, be amended to read as follows:

R-1 One Family Residential  
R-2 One Family Residential  
R-3 One Family Residential  
R-4 One Family Residential  
R-5 One Family Residential  
B-1 Business  
B-2 Resort Business  
C Office Commercial  
I Light Industrial  
P Public Parking  
H Hotel Zone

That Section 55, Article V, be amended to read as follows:  
"No building shall be constructed or erected upon a lot, or parcel of land, which does not abut upon a public street or upon the monumented line of the beach adjacent to the Atlantic Ocean."

That Section 62, Article V, be amended by the addition of the following paragraph: "No amusement arcades, whirligigs, carousels, ferris wheels, amusement rides or devices or games of chance, or amusements conducted for business purposes shall be permitted any where within the Borough of Manasquan, except in that area bounded by the beach front line, the westerly line of Second Avenue, the northerly line of Brielle Road and the northerly boundary of the B-2 Zone, adjacent to East Main Street as shown on the Zoning Map of the Borough of Manasquan."

That Paragraph 1, Section 65, Article VI, be amended to read as follows: "Street Frontage, and Area. No dwelling shall be erected or altered upon any lot having a street frontage of less than 60 feet and containing an area of less than 7,200 square feet."

That Paragraph 7 of said Section and Article be amended to read as follows: "Minimum Lot Width. No structure shall be erected upon any lot which is less than 60 feet in width."

That Article IX be amended to define the R-4 Residential Zone which shall include the entire residential area between First Avenue and the Beach Front line. The minimum street frontage requirement in this area to be 30 feet and the minimum lot area to be 4,000 square feet, minimum width to be 30 feet, minimum building area to be 500 square feet, rear yards 5 feet, side yards 3 feet for interior lots, 7 feet for lots abutting a street corner. In this zone, two single family detached dwellings may be erected upon each lot, so long as both the dwelling and the lot remain under one ownership.

That Article X be amended to define the R-5 Zone as shown on the amended Zoning Map and to provide for minimum street frontage of lots to be 30 feet, minimum lot area to be 2,700 square feet. Only one single family dwelling to be permitted on each lot, all other requirements to be the same as R-4 Zone.

That the title of Article XI be amended to read B-1 Business.

That Section 81, Article XI, be amended by the addition of the following: "8. No business for the sale of, or otherwise dealing in, second hand or used motor vehicles shall be conducted, operated, maintained, or carried on within The Borough of Manasquan, unless such business is conducted, operated, maintained and carried on by a franchised dealer actually engaged in the business of the sale of new motor vehicles and licensed to do so by the State of New Jersey."

That Article XII be amended to define Zone B-2 Business. This Zone to permit the same uses as the B-1 Zone, and in addition to permit motels, subject to the same restrictions required by the original form of Ordinance No. 799.

That Article XVI be added to create a Hotel Zone to include the same area defined in the amendment to the 1947 Zoning Ordinance. This Zone to permit Hotels and Motels, subject to the same restrictions contained in the original version of Ordinance No. 799.

That Section 96 of the proposed Ordinance passed July 24th, 1967, be deleted.

That Section 110, Article XX, be amended by the deletion of the last paragraph thereof to be replaced by the following unnumbered paragraph: "In addition to those powers expressly set forth herein, the Board of Adjustment shall exercise all of the powers granted by R.S. 40:55-39 as now in effect, or as it may hereafter be amended."

All Sections of the Ordinance No. 799 be amended to reflect the proper Article and Section references, and that the same be further amended to delete hotels and motels as permitted uses in all business and industrial zones, except for the new B-2 Zone, and that the Marine Commercial Zone be eliminated, as well as, R-5 Zone as previously defined in the Ordinance as originally drawn.

After general discussion among the members of the Planning Board and members of the Borough Council who were present, Raymond R. Baker, moved, seconded by Charles H. Howes, Jr., that the Planning Board recommend to the Council of the Borough of Manasquan, the adoption of the following Resolution:

R E S O L U T I O N

WHEREAS, the Mayor and Council of the Borough of Manasquan have submitted to the Planning Board certain amendments to the proposed Zoning Ordinance passed on first reading July 24th, 1967; and

WHEREAS, the Planning Board has examined said amendments to the proposed Ordinance;

NOW THEREFORE, BE IT RESOLVED, that the Planning Board of the Borough of Manasquan recommend to the Mayor and Council of said Borough that Ordinance No. 799, with its amendments thereto, dated September 4, 1967, be adopted.

I hereby certify that the foregoing is a true copy of the Resolution adopted unanimously by the Planning Board of the Borough of Manasquan at its meeting held on September 4th, 1967.

Sworn and Subscribed to  
before me this 25<sup>th</sup>  
day of Sept., 1967.

Mary G. Anderson

V. Miller Preston  
V. Miller Preston, Secretary

On motion of Mr. Longstreet, seconded by Mr. Voorhees,  
the meeting was adjourned.

Williston  
Secretary

MINUTES OF THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN

A special meeting of the Planning Board of the Borough of Manasquan was held on October 16th, 1967, at the Council Chambers, at 8:00 p.m. Charles Tassini, Chairman, presided, and the members present were:

Abram D. Voorhees  
Raymond R. Baker  
Frederick E. Lockenmeyer  
Charles H. Howes, Jr.  
Mayor Axel B. Carlson  
Frederick Steckhahn

John D. Wooley, Borough Attorney, presented further amendments to the proposed Zoning Ordinance passed on first reading July 24th, 1967, and to be included in an amending Ordinance to be passed after final passage of said proposed Ordinance.

After general discussion among the members of the Planning Board as to the proposed changes, Charles Howes moved, seconded by Frederick Steckhahn, that the following Resolution be adopted:

R E S O L U T I O N

WHEREAS, the Mayor and Council of the Borough of Manasquan have submitted to the Planning Board further amendments to the proposed Zoning Ordinance passed on first reading on July 24th, 1967, to be included in the amending Ordinance to be passed after final passage of said proposed Zoning Ordinance; and

WHEREAS, the Planning Board has considered these further amendments;

NOW THEREFORE, be it resolved that the Planning Board of the Borough of Manasquan recommend to the Mayor and Council of the Borough, that the following amendments to the proposed Zoning Ordinance be adopted:

1. That an additional residential zone to be known as R-2 One Family Residential shall be created, and to include the area bounded by the southerly shore of Stockton Lake, the westerly line of Potter Avenue, the northerly line of Euclid Avenue, and the easterly lines of Warren Avenue and Wyckoff Avenue between Fletcher and Euclid Avenues, the northerly line of Fletcher Avenue to the center line of Block 97 and the center line of Blocks 97 and 98 projected to the high water line of Stockton Lake.

2. The use, area, location and structural requirements of this zone to be the same as those for the B-2 Single Family Residential Zone, except that the minimum area required for each building lot shall be 7,000 square feet.

3. Section 74 of Article IX, Paragraph 3 to be amended to provide for a setback of 10 feet on First Avenue and a setback of 15 feet on the monumented beach front line, except that in blocks where structures are already erected, the average setback observed by other buildings within 200 feet of any lot, shall determine the setback thereof.

4. Section 83 of Article XII, Paragraph 2 be amended to refer to Article XI, Section 79 and Article XI, Section 80 of the proposed Ordinance.

5. That the first sentence of Section 96 of Article XVIII, be amended to include Zones R-4 and R-5.

6. That Article XX be amended by the addition of Section 110-A which will require applicants for relief from the Board of Adjustment to give notice to owners of buildings, as well as owners of land in accordance with R.S. 40:55-44.

7. That the Zoning Map, which is a part of the proposed Zoning Ordinance, be amended as follows:

(a) That the boundaries of the B-2 Zone on both sides of First Avenue and on the north side of Riverside Drive be changed to include Lots 6, 7, 8, 9 and 10, and Lot 1011 and the easterly half of Lot 1012 as shown on Map of Lands of the American Timber Company.

(b) That the boundary line of the B-2 Zone between Deep Creek Drive and Deep Creek be extended in a southerly direction along Deep Creek Drive 56.94 feet, and that an area 100 feet in depth, between Sherman's Creek and Outlet Creek on the north side of Brielle Road, be included in the B-2 Resort Business Zone.

I hereby certify that the foregoing is a true copy of the Resolution adopted unanimously by the Planning Board of the Borough of Manasquan at its meeting held on October 16th, 1967.

Sworn and Subscribed

to before me this 24th  
day of October, 1967.

*Mary A. Anderson*

*V. Miller Preston*  
V. MILLER PRESTON, Secretary

NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Mar. 6, 1969

March 11, 1968

A meeting of the Manasquan Planning Board was held on Monday the 11th day of March 1968 at 8 p. m. with Dr. Tassini presiding.

Members Acting Mayor Charles E. Patterson, Mr. Longstreet, Morgan, Baker, Voorhees and Blair were present. Others attending were J. H. Williams, Councilman Skokos and attorney Wooley.

The Board reorganized and on motion and unanimous agreement Dr. Tassini was elected Chairman of the Board. Mr. Daniel Lewis from the State, was present and asked a series of questions, regarding the workings of our Board.

Dr. Tassini appointed the following minor sub-division committee.

Mr. Raymond Baker  
Mr. Abram D. Voorhees  
Councilman Samuel Y. Blair

Mrs. Owen C. Pearce met informally with the Board and discussed a proposed sub-division.

Mr. Frank Stearns was present about a sub division and was told that the sub division he had in mind would be a major sub division.

Mrs. Douglas B. Murray and Raymond B. Struck were present with a problem of a porch enclosure and were referred to the adjustment board.

Meeting adjourned.



V. Miller Preston  
Secretary

April 1st, 1968

MINUTES OF THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN

The regular meeting of the Planning Board of the Borough of Manasquan was held on April 1st, 1968, at the Council Chambers, at 8:00 p.m. Axel B. Carlson, Jr., Mayor, presided in the absence of the Chairman. Present were the following members:

Raymond R. Baker  
Abram D. Voorhees  
Frederick E. Lockenmeyer  
Chester L. Morgan  
Samuel Y. Blair

Mayor Carlson announced that the time had come for consideration of the subdivision application of Sterner Coal & Lumber Company for subdivision of premises known as Block 103, Lots 8, 9 and 10 on the Tax Map of the Borough of Manasquan. The purpose of said subdivision being to subdivide the three lots in such a way as to create four separate building lots.

General discussion followed, during which, William Coulter, Horris Weldon and Russell Van Sickle asked questions concerning this subdivision and the improvements contemplated.

Stanley De Cuir, an associate of the applicant, advised that the premises would be improved by houses costing not less than \$25,000.00. The preliminary plot made by Frank J. Stearns was reviewed by the Board. Mr. De Cuir advised that the sidewalk and curb shown thereon would be completed at the expense of the applicant.

On motion made by Mr. Baker, seconded by Mr. Morgan, the following Resolution was passed by the unanimous vote of all members present:

RESOLUTION

WHEREAS, Sterner Coal & Lumber Company has made application for a subdivision of lands known as Block 103, Lots 8, 9 and 10 on the Tax Map of the Borough of Manasquan in accordance with a preliminary plat or plan and specifications dated \_\_\_\_\_ prepared by Frank J. Stearns, P.E.

The following facts appear from evidence produced in a public meeting of the Planning Board of the Borough of Manasquan, held on April 1st, 1968:

1. Eight (8) copies of the said preliminary plat or plan were filed with the Borough Clerk on April 1st, 1968, 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 April 1st, 1968, 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 April 1st, 1968, a public hearing was held before this Board, at which time the plans and specifications of the subdivision were discussed by the Board and by the applicant's 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 to the subdivision were made.

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

6. On April 1st, 1968, the applicant appeared at which time, testimony was taken and all persons present were given an opportunity to be heard. No objections to the subdivision were made.

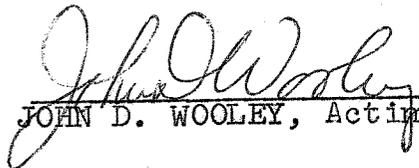
NOW THEREFORE, be it resolved by the Planning Board of the Borough of Manasquan:

(1) That the preliminary plat or plan of the subdivision filed by Sterner Coal & Lumber Company, dated \_\_\_\_\_ be and the same is hereby approved, subject to the following conditions:

- a) Proper Affidavit of Service being filed with the \_\_\_\_\_

There followed a discussion concerning the provision in the Zoning Ordinance which deals with the enclosure of porches with glass. Mayor Carlson advised that the existing requirement that such enclosure contain 90% transparent glass was unrealistic and had not dealt with the problem or the recommendation of the Board of Adjustment concerning this matter, due to the fact that most existing porches contain a solid railing or bulkhead at the edge of the porch floor. Motion was made by Mr. Voorhees, seconded by Mr. Baker, that the Board recommend to Council that the Zoning Ordinance be amended to permit the enclosure of porches, subject to the existing requirement of the Ordinance, except that a solid bulkhead may be permitted to a maximum height to be determined by the findings of Mr. Morgan who will report same to Council. All members present voted in favor of this motion. "No" None.

There followed a general discussion concerning possible requirements for beautification of commercial buildings and the advisability of enacting a Housing Ordinance for the Borough. There being no further business, on motion the meeting was adjourned.

  
JOHN D. WOOLEY, Acting Secretary

JUNE 3, 1968

A meeting of the Manasquan Planning Board was held in the Conference Room, Borough Hall, on Monday the 3rd day of June 1968 at 8 o'clock P. M., with Dr. Charles Tassini presiding. The following members were present, Lockenmeyer, Voorhees, Blair, Carlson, Longstreet and Tassini.

Mr. Larson, Architect, presented site plans for the Mueller Tract on the Beachfront at Ocean Avenue.

After discussion Mr. Longstreet moved, seconded by Mr. Blair, that the Site Plan for a new Motel for Richard Mueller dated May 27, 1968 Plan No. 60546 be approved and accepted by this Planning Board, and that this Board recommends same to the Mayor and Council for their approval.

The motion was carried by the following vote. "Yes", Mr. Longstreet, Carlson, Blair, Voorhees and Lockenmeyer and Tassini.

A discussion was held regarding dilapidated buildings around town.

On motion meeting adjourned.



V. Miller Preston  
borough clerk

p/

December 9th, 1968

A meeting of the Manasquan Planning Board was held on Monday the 9th day of December 1968 at 8 o'clock P. M. with Dr. Charles Tassini presiding. Members Baker, Lockenmeyer, Blair and Morgan were present.

Mr. Edgar H. Feliz and Mrs. Jack G. Malone were present and requested that the Borough's share of the old railroad be used as a bicycle path. A general informal discussion was held, which was very informative and interesting. No formal action was taken at this time.

Mr. William F. Beams presented a Sketch of property in Block 93 and Block 99, showing about 19 lots in the area as a sub division.

Mr. Morgan moved, seconded by Mr. Baker that this sketch be classified as a Major Sub Division. Dr. Tassini put the motion and on roll call Messrs. Tassini, Baker, Lockenmeyer, Blair and Morgan voted "Yes", "No", None.

Meeting adjourned.



V. Miller Preston  
SECRETARY

p/