

FEB. 10<sup>th</sup> 1976

A meeting of the Manasquan Planning Board was held on Tuesday evening Feb. 10<sup>th</sup> 1976 at 8 P.M., in the Borough Hall with members Conrad, Donovan, Jansen, Mantak, Morgan, Preston and Tassini were present.

The Chairman continued the hearing on the matter of the major sub-division plans of the JHV Holding Corp. for properties in Block 45 + 45A, which had previously been classified as a major sub-division.

Attorney Louis H. Green spoke in opposition to the sub-division and Attorney George Skofos also spoke objecting to same.

Several other persons were heard from, some objecting, some approving.

Attorney Blasic, attorney for the developer also spoke to the Board.

Everyone present was given ample opportunity to be heard.

Mr Jansen moved, seconded by Mr Morgan that this hearing be continued to March 9<sup>th</sup> 1976 and the matter held over.

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for further study and again referred to  
Engineer Newman and the present attorney,  
Mr Wooley.

Motion was carried with all members  
voting "YES".

Mr Morgan moved, seconded by Mr Mantak  
that a minor sub-division submitted by Frances  
Maraziti in Block 169D Lots 6 & 6A be  
approved, subject to the accuracy of the figures  
in the said sub-division.

All present voted "YES"

Mr Mantak moved, seconded by Mr Morgan  
that a proposed ordinance permitting uses of  
Fraternal Organizations in the Borough and  
as an amendment to the Zoning Law, be  
approved and recommended to the Mayor &  
Council for passage.

Motion carried.

Meeting adjourned.

W Miller Preston  
Secretary

- JANUARY 13, 1976 -

A meeting of the Manasquan Planning Board was held on Tuesday evening Jan. 13, 1976 at 8 p.m. in the Borough Hall with the following members present. Mr. Conrad, Mayor Donovan, Councilman Jansen, Leo Mantak, Mr. Morgan, Miller Preston, Frank Sherman, and Mr. Tassini. Attorney Wooley was also present.

This being the first meeting of the year, a re-organization was held, and on motion duly carried Mr. Tassini was elected Chairman for 1976 and Miller Preston was elected Secretary, and on motion duly carried. The time and place for Planning Board Meetings are to be on the second Tuesday of each month in the Borough Hall at 8 o'clock p.m.

The Chairman declared a hearing opened on the matter of a major sub-division for the J.H.V. Holding Corp. in Blocks 45 & 45 A on the Tax Map of the Borough of Manasquan. Plans of which had been submitted & filed with the Planning Board.

Attorney Robert R. Blasi presented the case for the sub-division and Jack Wright an officer in the Co explained what they planned to do.

Mr. Geo. Skokos, an attorney from Asbury Park representing two clients in the 200 foot area, spoke, and objected to the sub-division for several reasons.

Several persons from the area spoke for and against the sub-division.

Everyone present was given ample opportunity to be heard.

Mr. Conrad moved, seconded by her Mantak that this hearing be continued to Tuesday evening Feb. 10, 1976 at 8 p.m. in the Borough Hall, and that in the meantime the matter be referred to the Borough Engineer for his opinion in writing on this matter. All voted "YES" on the motion, and it was declared carried. Meeting adjourned.

Miller Preston, Secretary

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ORDINANCE NO. 974  
AN ORDINANCE TO AMEND THE  
CODE OF THE BOROUGH OF MANASQUAN

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF MANASQUAN that Chapter 107 of the Code of the Borough of Manasquan be amended as follows:

1. Chapter 107, ZONING, Article XII, B-1 Business Zone, Section 107-41, Permitted Uses of the Code of the Borough of Manasquan is hereby amended by the addition of the following paragraph:

K. Lodges, fraternal organizations, non-profit corporations and associations organized for civil, social, cultural, religious, literary, educational or recreational purposes, subject to the following conditions:

(1) The facilities involved shall consist of halls, meeting places or clubhouses belonging to an association of persons formed for mutual aid and benefit, but not for profit, providing social, recreational or cultural opportunities for members.

(2) A special use permit must be granted by the Board of Adjustment of the Borough of Manasquan. All applications for such a permit shall furnish the following:

(a) Complete list of organization's current officers, including name and address, and total number of members.

(b) Full particulars on the operation of the proposed use.

(c) Sufficient information to enable the Board to determine that the proposed use is a bona fide nonprofit organization operated solely for the recreation and enjoyment and use of the members of said organization.

(d) Proof that the proposed use and the proposed location will not adversely affect the safety and comfortable enjoyment of property rights and otherwise adversely affect the value of adjacent properties; that the design of any structures erected in connection with such use are in keeping with the general character of the surrounding area; and that sufficient landscaping, including trees, shrubs, and lawn, are provided to serve as a buffer between said use and adjoining residential properties and to ensure an attractive appearance for the use.

(e) A site plan shall be submitted showing the information required in Paragraph (d) above, as well as adequate off-street parking for the use involved and the location of all utility and service areas, which shall be adequately screened.

(f) No living quarters or sleeping accommodations of any kind shall be permitted on premises occupied by organizations specified in Paragraph K hereof.

2. Chapter 107, ZONING, Article XIV, C-Office Commercial Zone, Section 107-47, is hereby amended by the addition of the following paragraph:

Section 107-47  
E. Lodges, fraternal organizations, non-profit corporations and associations organized for civil, social, cultural, religious, literary, educational or recreational purposes, subject to all of the terms and conditions contained in Section 107-41, Paragraph K of this Code. This Ordinance shall take effect when finally passed and published according to law.

MARCH 9, 1976

A meeting of the Monaghan Planning Board was held in the Borough Hall on Tuesday evening, March 9, 1976 with Mr. Tassinari presiding. The following members were present. Donovan, Mantak, Sherman, Tassinari and Preston.

A discussion was continued on the JHV Holding Co. Sub-Division. Attorney Wooley advised the Board while attorneys Stokes & Blasi spoke. Mr. Newman's letter of Feb. 25, 1976 was read.

Attorney Blasi advised at this time that the application would be withdrawn.

Mayor Donovan moved, seconded by Frank Sherman that two bills for 136.10 + 46.50 to Elton Newman, Engineer be recommended for payment to the Mayor's Council. All present voted "YES".

A Major Sub-Division of Lot 24 in Block 171 on Second Ave. dated 3-8-76 + drawn by Walter J. Partington was

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submitted.

Mayor Donovan moved, seconded  
by Frank Sherman that this sub-division  
be classified as a Major - Sub-division.  
All present voted "YES" + Mr  
Tassini declared the Plat to be  
classified as a major sub-division.

Meeting adjourned

Miller Preston  
Secretary.

APRIL 13, 1976

A meeting of the Manasquan Planning Board was held in Borough Hall, Tuesday evening, april 13, 1976, with Dr. Tassini presiding. The following members were present: Conrad, Donovan, Jansen, Mantak, Sherman, and Tassini.

The discussion on the Szabo sub-division, Lot 24, in Block 171 on Second Avenue was continued. This was a hearing for approval as a major sub-division. Fred Margaritell, Attorney representing the owners presented evidence and verification that all property owners within 200 feet had been notified by certified mail, and the notice had been published in the Coast Star prior to the meeting. There were no objectors.

A motion was made by Mr. Conrad, and seconded by Mr. Jansen to approve the major sub-division. All present voted "Yes" Mr. Margaritell stated he would attempt to have Mr. Partington furnish the correct information for signatures in time for the agenda for Mayor and Council on Monday night April 19th.

Mayor Donovan suggested a discussion on a schedule of fees to be applied on minor and major subdivisions. A short discussion resulted, and with approval of all present it was agreed to have the Mayor research neighboring municipalities for ordinances for comparison.

The meeting was adjourned at 8:20 P.M.

Acting Secretary

*G. L. Mantak*

RESOLUTION

BE IT RESOLVED that the Planning Board of the Borough of Manasquan, N.J. wishes to acknowledge the valuable services performed by George L. Mantak while serving on the Board.

His dedicated service, his knowledge of Borough ordinances and his good judgement were greatly appreciated by his fellow members on this Board.

We are grateful for the privilege of having been the recipients of his knowledge and friendship during this service to his town.

*Charles Tassini*

Dr. Charles Tassini, Chairman

*V. Miller Preston*

V. Miller Preston, Sec'y

*Chester L. Morgan*

Chester L. Morgan

*M. Frank Sherman*

M. Frank Sherman

*William J. Conrad*

William J. Conrad

*William W. Donovan*

William W. Donovan, Mayor

ATTEST:

*Mildred W. Collard*  
Mildred W. Collard  
Borough Clerk

JULY 13, 1976

A regular meeting of the Manasquan Planning Board was held in the Borough Hall on Tuesday July 13, 1976 with Mr Tassini presiding, AT 8 P.M.

Members Conrad, Donovan, Morgan, Preston, Sherman + Tassini were present.

A minor sub-division on Colby Avenue Block 94 Lots 10 + 2E prepared by Walter J. Partington on 9/30/75, was approved, all members voting "YES" \$50<sup>00</sup> was collected.

W. Miller Preston  
Secretary

THIS IS A RE-APPROVAL OF SAME MINOR SUB-DIVISION APPROVED 11/11/75. #2

TUESDAY Sept. 14, 1976.

A regular meeting of the Manasquan Planning Board was held on Tuesday Sept. 14, 1976 with Mr. Tassini presiding. Members Conrad, Donovan, Morgan + Sherman <sup>+ TASSINI</sup> were present.

A resolution (attached) honoring George L. Mantak was duly passed.

No action was taken on an application for a Use Permit for Jack W. Hawkins.

Mr. Tassini moved seconded by Mr. Morgan that we recommend to the Mayor + Council that a fee of 50<sup>00</sup> be made for a Use Permit.

Everyone voted "YES" "NO" NONE.

Meeting adjourned.

Miller Creston  
SECRETARY.

TUESDAY Oct. 12, 1976

A regular meeting of the Manasquan Planning Board was held on Tuesday evening Oct. 12, 1976 at 8 o'clock p.m. with Mr. Tassini presiding. Councilman Jansen, Mr. Morgan, Preston, Sherman and Tassini were present.

After reviewing a Plot Plan Sketch dated Oct. 7, 1976 and prepared by Walter Partington on Lot 1 in Block 45 on the Tax Map of the Borough of Manasquan, for the S/E corner of Sea Girt Ave and Broad Street,

Councilman Morgan moved, seconded by Councilman Sherman that this minor sub-division be approved, subject however to the following conditions,

1 - That the Garage shown on the sketch be ~~removed~~ <sup>MOVED</sup> within six months from the date of this meeting, and

2 - That the sub-division have the approval of the Monmouth County Planning,

The motion was carried by the following vote "YES" JANSEN, MORGAN, PRESTON, SHERMAN + TASSINI. "NO" NONE.

Dr. TASSINI declared the MOTION CARRIED.

Walter Preston, SECRETARY.

CONTINUED MEETING of OCT. 12, 1976

~~Councilman~~ MR. Morgan moved, seconded by MR Conrad, that a Use Permit be granted to the National Finishing Laboratories for spray painting in Block 95 Lot 7 at 206 Main Street, and that we recommend approval of same to the Mayor + Council.

Mr Jack W. Hankins, owner was present + answered questions regarding the premises and type of work to be done.

Mr Jansen, Morgan, Creston, Sherman + Mr Tassini voted "Yes" "No" None. Mr Tassini declared the motion carried + use permit granted as far as the Planning Board was concerned.

The Planning Board recommends that a Fee of 50<sup>00</sup> be made for a Use Permit, and the Secretary was authorized to so inform the Mayor + Council.

Oct. 12. 1976

The following letter was  
authorized to be sent to the Mayors  
& Council.

YOUR PLANNING BOARD WOULD LIKE TO  
RECOMMEND THAT THE MAYOR & COUNCIL INVESTIGATE  
and look INTO EXTENSIVE filling of LAND West  
of Highway 71 AND North of Roberts Swamp Brook,  
AT POSSIBLE Wet LANDS property & AREA.

THE PLANNING BOARD IS CONCERNED  
that the brook may be filled in, and its  
effect on SURROUNDING property.

Meeting Closed

Miller Preston  
SECRETARY

10/12/76.

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R E S O L U T I O N

WHEREAS, the Planning Board of the Borough of Manasquan at its regular meeting held on October 12, 1976 passed a Resolution recommending to the Mayor and Council of the Borough that a use permit be granted to the National Finishing Laboratories for the purpose of spray painting small mechanical parts for the U.S. Government, I.B.M., and other small Electronic and Mechanical Machine Shops, also silkscreening some parts after being painted. All painting will be done in an enclosed spray booth, and cured in a small batch over. All equipment used in the process of finishing the materials is State and OSHA approved.

NOW THEREFORE, be it resolved by the Mayor and Council of the Borough of Manasquan that a use permit is hereby granted to the National Finishing Laboratories for the premises at 206 Main Street, Manasquan.

I, Mildred W. Collard, Borough Clerk of the Borough of Manasquan, N.J., do hereby certify that the foregoing is a true copy of a resolution approved by Council at their regular meeting held on Oct. 25, 1976.

*Mildred W. Collard*

Mildred W. Collard  
Borough Clerk

Nov. 9, 1976

A regular meeting of the Manasquan Planning Board was held on Tuesday evening, Nov. 9, 1976 at 8 p.m. with Mr Tassini presiding.

The following were present Mr Conrad, Mayor Donovan Mr Morgan, Preston + Mr Tassini.

An informal discussion was held regarding the <sup>NEW</sup> Law + the new ordinance Council will pass, and it was decided to obtain proposals to bring our master plan to date in order to comply with the new law, all present voting "YES"

Meeting Adjourned.  
Miller Preston  
Secretary