

JAN. 11, 1977

A regular meeting of the Manasquan Planning Board was held on Tuesday evening Jan. 11, 1977 at 8 p.m. in the Borough Hall with Mr. Charles Tassini presiding.

John Condon, Mayor Donovan, Chester Morgan, Miller Preston, Mrs. Ridley and Mr. Tassini were present.

Mr. Ward Night was present regarding the use permit for one of his tenants John Amorin for Johnny's Fargo Service Center.

~~Council~~ Mr. Morgan moved, seconded by Mayor Donovan that a Use Permit be granted to John Amorin, trading as Johnny's Fargo Service Center for premises at Block 95 Lot 8 owned by Ward Night and east of the Railroad and north of Main St. for a car service center, provided however that construction be made at the Wall and to continue the existing wall to the Ridge and the new wall be 2x4's 16" on center, also to the ridge, both sides to be finished in 1/2" Sheet Rock + taped. Between the studs in order to make a Fire Proof Wall, will be 6" thick fibre glass insulation to be one hour fire resistance rated and also, the

installation of a satisfactory rated exhaust system, all to be subject to the approval of the Building Inspector and an occupancy permit to be issued for the business.

Everyone present voted "YES" except Mrs Ridley who abstained.

Councilman Jansen entered at this time.

After a discussion regarding the updating of our Master Plan,

Mayor Donovan moved, seconded by Mr Morgan that the contract for updating and bringing our Master Plan to date in compliance and in accordance with our new State Law on Land Use, be awarded to Candent, Fleissig + associates for their bid of \$5,000.00 which is to include five meetings or hearings and a charge of \$100.00 per person for additional meetings or hearings, but not to exceed 2,500.00, or a total of 7500.00, and further that the contract be approved by the Borough attorney.

The motion was carried by the following vote "YES" John Condon, Mayor Donovan, John Jansen, Chester Morgan, Miller Preston, Mr Tassini. Mrs Ridley abstained.

Meeting adjourned

Miller Preston  
Secretary

FEB. 8, 1977

A regular meeting of the Manassquan Planning Board was held on Tuesday evening in the Boro Hall at 8 p.m. Feb. 8, 1977, with Chairman Mr. Tassini presiding. Mr. Conrad, Mayor Donovan, Mr. Tassini, Mrs. Ridley and Mr. Condon were present. Morgan & Winter Stella were absent.

~~Mr. Conrad~~ Mr. Condon moved, seconded by Mr. Conrad, that a sub-division on Block 52 in Lots 45B, 46, 47, + 48 prepared by George W. Edwards and dated Jan. 24, 1977 be tabled for further research. All voted "YES" on Roll Call.

Mayor Donovan moved, seconded by Mrs. Ridley that Mr. Conrad be reimbursed for tapes and any expense he may have regarding his tape recording of our minutes. All voted "YES" and the motion was carried.

Meeting Adjourned

W. Miller Preston  
SECRETARY

MARCH 8, 1977

A regular meeting of the Manasquan Planning Board was held on Tuesday evening March 8, 1977 at 8 o'clock p.m. with Mayor Donovan presiding as acting Chairman.

The following members were present. Mr. Courad, London, Donovan, Kennedy, Morgan, Preston, Mrs. Ridley + Mr. Winterstella. Mr. Tassini was absent, on a vacation.

A minor sub-division of Block 52 Lots 45B, 46, 47, + 48 on Highway 71 for the Car Wash and Surf Auto Body was approved. Map dated Jan 24, 1977 and prepared by George W. Edwards for Principals, Robert Furd + Robert Pisani.

The following officers were duly elected.

CHAIRMAN - DR. CHARLES TASSINI  
VICE CHAIRMAN - CHESTER L. MORGAN  
SECRETARY - V. MILLER PRESTON

It was regularly moved + carried that an upgraded, revised + increased fee schedule be recommended to the Mayor + Council.

Meeting adjourned.

V. Miller Preston, Secretary

APRIL 26, 1977

A special meeting to further discuss our revised master plan was held in the Borough Hall, April 26, 1977 at 8pm. with Mr. Tassini presiding.

Mr Condon, Conrad, Mayor Donovan, Kennedy, Morgan, Mrs Ridley, Mr Tassini, Wintersella and Preston were present.

The Board made the following decisions regarding our revised Master Plan in accordance with Memo dated March 27, 1977 from Candeb, Flensig + Associates.

AREA 1. TO Remain as is. Everyone Voted "YES" except Mr. Tassini who abstained.

AREA 2. TO changed the corner lot of Broad + Woodland (204') to B1 - It is now industrial.  
ALL Voted YES.

AREA 3. Lot 14 in Block 90 Main + Colby to be B-1. It is now industrial. ALL Voted "YES"

AREA 4. AS IS. ALL Voted "YES"

AREA 5. ALL THAT AREA West of Colby, South of STOCKTON LAKE BLD. Including the R/R which is NOW INDUSTRIAL, BE CHANGED TO R2. ALL Voted "YES"

AREA 6. MAKE ALL INDUSTRIAL + CONTINUE to SEA GILT AVE. ALL Voted "YES"

AREA 7. REMAIN AS IS, B1 - ALL Voted "YES"

AREA 8. REMAIN AS IS, ALL Voted "YES"

AREA 9. AS SHOWN ON 1967 MAP. AREA EAST of Wyckoff be R-2

AREA north of MAIN ST. be designated B1 + AREA south of MAIN ST. remain INDUSTRIAL, ALL voted "YES" except WINTER STELLA who voted "No."

AREA 10. AS IS ON 1967 Zoning MAP.

I + R2 - ALL Voted "YES"

AREA 11. LEAVE AS IN that is Commercial

AREA 12 - LEAVE AS IS.

AREA 13. TO BE DISCUSSED LATER. Tabled

" 14. AS IS RESORT BUSINESS + B2 A5 ON + IN THE 1967 ZONING MAP.

AREA 15 TO BE DISCUSSED LATER.

Miller Preston  
Secretary

4/26/77.

-1-

Report of Planning Board Meeting  
Borough of Manasquan

April 12, 1977

April meeting of the Planning Board was held on Tuesday evening April 12, 1977.

Normally held in the Council Chamber room, the number of persons attending required meeting to be moved to the Public Meeting Room.

The only order of Business before the Board was the matter of considering the following:

- 1) To consider an appeal for a minor Subdivision of Lot # 1 of Block # 45 into two lots, each of which would comply with the zoning requirements for R-2 residential areas, and
- 2) To consider the granting of a variance to one John Hamilton, Contract Purchaser of the proposed New Lot (Lot # 1 A of Block # 45) to violate the rear yard requirements of a 5' minimum offset and permit the conversion of an existing (two story 24.4' x 36.4') garage into a single family residential dwelling.

Testimony was given to the Planning Board by Mr. McGrevey (owner), and by Mr. Hamilton (Contract Purchaser). Both Principals answered all questions put forth by the Board.

No objections having been voiced from the floor by the attending Public, the following action was taken;

A) As to the granting of the requested Minor Subdivision:  
Motion to approve - made by Mr. Peter Kennedy; Motion Seconded by - Mr. William J Conrad. The vote taken by Mr. John Condon, acting in behalf of the vacationing Board Secretary, Mr. V Miller Preston, was as follows:

Mrs Dorris Ridley	-	Yes
Mr. Chester Morgan	-	Yes
Mr. John Winterstella	-	Yes
Dr. Charles Tassini	-	Yes
Mr. William Conrad	-	Yes
Mr. Peter Kennedy	-	Yes
Mr. John Condon	-	Yes

B) As to the accompanying request for variance to violate the required (5') foot rear yard offset, and convert the existing (two story 24.4' x 36.4') garage into a single family residence-

Motion to approve made by Mr. Chester Morgan, Motion seconded by - Mrs Dorris Ridley. Vote of the afore noted Planning Board members was taken and all voted their approval by answering "Yes" to the roll call.

Mayor William W. Donovan, due to a prior committment was unaviodably absent from this portion of the meeting.

There being no further matters before the Board, the public meeting of April 12,1977 was adjourned-

Messrs Candeub, Symanski and Greenburg, representing the firm of Candeub Fleissig & Associates presented the first in their Master Plan Update Program - "Esixting Land Use Review."

This presentation was made in the Council Chambers and concluded at approxinatley 10:20 P.M.

Prior to adjournment, Invoice N. 5262-1-2979 was presented to the Board for the Payment of Two Thousand (\$2,000.00 & No/100 Dollars as per the Boroughs Contract with the firm of Candeub, Fleissig & Associates.

Mayor William W. Donovan introduced a Motion to approve payment. Motion having been made, and Seconded by Mr. Morgan, the roll was called by Mr. Condon and all Members replied in the affirmative. No disenting votes were recorded.

It was recommended by Mr. Candeub and his associates that the Planning Board hold a 'shirt sleeve- 'work shop' meeting, prior to the next regular Planning Board meeting on May 10,1977 to review Memorandum # 1 presented to each Member.

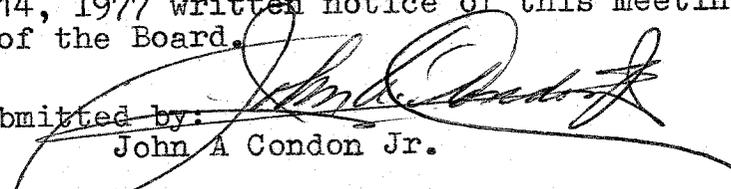
To further assist the Board Members, copies of the present zoning maps along with various 'overlay' maps will be forwarded to Planning Board -

It was agreed by all present that this "workshop" meeting will be held Tuesday evening April 26, at 8:00 P.M. in the Council -

Meeting was then Adjourned -

Note # 1

On April 14, 1977 written notice of this meeting was mailed to each member of the Board.

Respectfully submitted by:   
John A Condon Jr.

on behalf of the vacationing V. Miller Preston - Secratery

Dated: April 14,1977

MAY 10, 1977

A meeting of the Manasquan Planning Board was held on Tuesday evening, May 10, 1977 with Mr. Tassini presiding. Members Condon, Courad, Donovan, Preston, Morgan, Ridley + Tassini were present.

Mr. Paul Szymanski and Mr. Sandy Greenberg of the Candent Co. were present and the Board explained our wishes in accordance with the April 26<sup>th</sup> meeting + minutes, which they noted in order to furnish our new revised Master Plan.

Miller Preston  
Secretary

JUNE 14, 1977

A meeting of the Manasquan Planning Board was held on Tuesday June 14, 1977 with Mr. Tassini presiding. Members Condon, Conant, Donovan, Morgan, Preston, Ridley, Stanley, Tassini and Winterstella were present.

Miller Preston resigned as Secretary of the Board and his resignation was accepted.

Mayor Donovan moved, seconded by Mr. Morgan that a bill from Candeb + Associates be approved + recommended for payment to the Mayor + Council. All present voted "YES"

Paul Azymanstik and Stanley Greenberg were present + presented a very interesting map with suggestions + details for the Board to consider to complete our revised Master Plan.

Discussions were held during this meeting and it was agreed that a work session be held on Tuesday evening June 28<sup>th</sup>.

Miller Preston  
ACTING SECRETARY

MAY 10, 1977

A meeting of the Planning Board was held on ~~Friday~~ <sup>Tuesday</sup> May 10, 1977, with Mr. Tassoni presiding. Members Condon, Conrad, ~~Conover~~ <sup>Wright</sup> ~~Morgan~~ <sup>Pastor</sup> Ridley + Tassoni were present.

Mr. ~~Paul~~ Paul Szymanski + Sandy Greenberg of the Candent Co. were present + the Board explained our wishes in accordance with the April 26, 1977 ~~minutes~~ <sup>meeting</sup> minutes which they noted in order to furnish our new Master Plan.

A meeting of the Manasquan Planning Board was held on ~~Friday~~ <sup>Tuesday</sup> June 14, 1977 with Mr. Tassoni presiding. Members ~~Condon~~ <sup>Condon</sup> Condon, Conover, Morgan, ~~Pastor~~ <sup>Pastor</sup> Stanley, Ridley, Stanley, Tassoni and Winter. ~~Stall~~ <sup>Stall</sup> who resigned as Secretary of the Board ~~for health~~ <sup>for health</sup> reasons and the resignation was accepted.

Mayor Conover moved seconded by Mr. Morgan that a bill from Candent, Fleissig + Associates be approved + resort needed for payment.

-2- 6/14/77

All present voted "Yes"

Paul Bymanick + Sandy Greenberg  
were present and presented a very  
interesting + ~~detailed~~ map of suggestions  
& details for our consideration for  
our new reversed Master Plan.

A discussion was held and it was  
agreed a work session would be held  
by the Board on Tuesday June 28,  
1977.

Willy Preston  
Acting Secretary.

TUESDAY JULY 12, 1977

A meeting of the Manasquan Planning Board was held on July 12, 1977 at 8:10 PM in Council Chambers. Those in attendance: Dr. Tassini, V. Preston, J. Condon, Jr., J. Winterstella, D. Ridley, Mayor Donovan, Sue Frauenheim and Paul Szymanski of Candeb, Fleissig & Associates.

Dr. Tassini presented a letter received from Donna Dazzo of Long Branch along with a resume requesting employment on the PLANNING BOARD. Dr. Tassini and all members agreed there was no need for her services and a letter will be sent accordingly.

Dr. Tassini presented a letter received by Mayor Donovan from W. Peter Regan regarding fees if he is appointed attorney. Motion made to hire Mr. Regan by John Winterstella, seconded by Mayor Donovan. Vote was taken and members voted yes.

Mr. Szymanski of the firm Candeb, Fleissig and Associates presented their outline of preliminary comments concerning the Zoning Ordinance Review, copy attached.

Before reviewing comments, the question of using "square footage" rather than "units per acre" was brought up. All concurred that square footage would be more easily interpreted and Candeb will use both.

Mr. Winterstella brought up two questions: 1) Do we want to identify a multi-family area such as Park Avenue and behind Rogers? Mr. Szymanski's recommendation was that it was not needed since multi-family would be included with PUD (See D of Comment #3) 2) Regarding R.R. right of way, believe this should be changed since R.R. does not own same. Perhaps conform with adjoining properties. This point will be checked out with Tax Dept and Candeb will advise further at next meeting.

Comment #1 Zoning Map - Original will be kept by Candeb.

Comment #2 Zoning District Changes Recommended -a.) Eliminate R-1- Mr. Winterstella thought it was decided at last meeting to change R-1 to R-2A on Watson Creek. b.) Various uses for Tract opposite Marlin Tuna were discussed and it was recommended property remain residential in nature.

Mr. Winterstella brought up question of Conservation Zone. Candeb can prepare revised zoning code for fee - suggests we bring in an attorney. Can also prepare revised draft of zoning ordinances.

All members agree to changing R-1 into R-2A and designate R-2A as R-1.

c.) Eliminate Hotel zone - already accomplished.

d.) Add PUD - brief review of what PUD is. Mayor mentioned overwhelming consensus of opinion that Candeb concept is acceptable.

Comment #3 Permitted Use Modification Suggestions. a) B-1 Zone- with PUD no need for B-1 zone. R-2 zone would be okay for other multi-family if desired. It was agreed to permit only one apt. over stores. Agreed to eliminate residential from B-1. b. C-zone- do not permit new construction. Eliminate single family. All members agree to keep single family in this zone. c) B-2 Zone- agree to delete R-3 residential use. d. Multi-Family - R.R. & Union could change from industrial to R-2. All members agreed on not too many apts because of parking.

Comment #4 Parking & Loading- we have no criteria here and Candeb will supply us with suggestions.

Comments #5 Suggested or Permitted Use Schedule. Candeb will prepare an easy reference table for our use.

Comment #6-Special Exceptions - Candeb would like to see term "conditional use". State has regulations concerning entrances, parking etc.

Comment #7 Minimum Residential Footage Ground Floor: would like to eliminate ground floor requirement. Per Mr. Condon, building codes require certain number footage. Suggest attorney be consulted on this issue.

Comment #8 Side & Back Yards: 5 yd. sideyard stay in effect but change back yard to 20 yard. Dr. Tassini would like to see something put in about enclosing front porches and 25 ft. setback. Many violations on this now.

Comment #9 I Zone - members concur with suggestions. Dr. Tassini brought up question of rooming house violations. Mayor Donovan will check with Mr. Winterstella about last year's applicants not renewing this year.

Question was brought up about time to announce Master Plan. Candeb suggests Sept. and introducing both Master and Zone Plans. Main concern is public not familiar with PUD. It was suggested that Beach groups, environmental and council be invited to an August caucus meeting which will protect us from public comments. Motion made to finalize citizen participation. All approved.

Mrs. Ridley made motion to hire Sue Frauenheim as Secretary at a fee of \$25 per meeting. Mayor Donovan seconded motion. All members approved.

Dr. Tassini motioned to adjourn meeting. Seconded by Mr. Preston. All agreed and meeting closed at 10:30 PM

7/12/77

A. Sue Frauenheim  
Secretary

Note: 7/14/77 Letter sent to Mr. Ragan confirming his appointment.

MEMORANDUM

TO: Manasquan Planning Board  
FROM: Candeub, Fleissig and Associates  
RE: Zoning Ordinance Review - Preliminary Comments  
DATE: July 12, 1977

1. Zoning Map - we will prepare a new Zoning Map for the Borough.

2. Zoning District Changes Recommended

- a. Eliminate category R-1
- b. Change category R-2A to R-1, if desired
- c. Eliminate Hotel zone
- d. Add PUD

3. Permitted Use Modification Suggestions

a. B-1 Zone:

- eliminate floating multi-family use
- permit more than one apartment unit over stores.
- eliminate <sup>residential</sup> industrial use --

b. C Zone:

- delete single family detached use

c. B-2 Zone:

- delete R-3 residential use

d. Multi-Family Apartments

In addition to PUD zone, use could be permitted in R-2 zone between the railroad and Union Avenue, if desirable.

4. Parking and Loading Criteria

- Suggest standards be established for all uses and included in Ordinance

OK

5. Permitted Use Schedule

-- Suggest a schedule be prepared to summarize zoning controls, etc.

6. Special Exceptions

Term should be eliminated and rephrased "conditional use." Specific criteria and approval procedures should be established re: gas stations, multi-family apartments, etc.

7. Minimum Residential Square Footage Requirements

Suggest eliminating existing ground floor requirements. Building code standards would cover this area of concern.

8. Yards

a. Side Yards - 3' and 5' yard requirements in Residential zones (R-1, 2, 2A and 3) could be increased.

b. Rear Yards - 5' rear yard could be increased to 20 feet in R-1, 2, 2A and 3 zones.

9. I Zone

-- Residential and B-1 uses should be deleted.

-- Performance criteria standards should be established to be basis for permits.

10. R-4 Zone

-- Suggest minimum width be changed to 40 feet.

-- 40' x 70' lot size could be considered if land is subdivided.

Planning Board Meeting held Tuesday August 9, 1977 at Manasquan Borough Hall. Board Members in attendance were: Dr. Tassini, W. Donovan, J. Winterstella, D. Ridley, C. Morgan, E. Stanley and S. Fraunheim, Secretary. Also, invited and in attendance:

R. Egan - Manasquan Recreation Commission  
F. Applegate - *Shade Tree Commission*  
B. Snyder - Manasquan Beach Association  
D. Weisut - " " "  
Jerry Davidson - " " "  
C. Patterson - Manasquan Tax Collector  
W. Rowan - Manasquan Police Dept.  
J. Hill - Environmental Commission  
O. Birle - " "  
O. McCarthy - S. Monmouth Region Sewer Representative  
P. Symanski - Candeub, Fleissig & Assoc.  
S. Greenberg - " " "

Dr. Tassini called the meeting to order at 8:30 PM, the purpose of which was to acquaint various borough organizations with the proposed new Master Plan before its introduction at a public hearing. Dr. Tassini turned the meeting over to Mr. Symanski who explained that Candeub, Fleissig & Associates were working with the PLANNING BOARD since March 1977. Mr. Symanski advised that State Law requires any community that does not have their Master and Zoning in conformance, must do so, and their firm was hired by the Manasquan Planning Board for this purpose. Mr. Symanski said his firm is not here to disrupt Manasquan, but only to offer a simplified program relating to the use of vacant land and to update the 1964 Master Plan and zoning ordinances to restrict the building of unsuitable residences, commercial and industrial businesses.

Mr. Symanski advised that one of the first things their concern did was to survey existing land use as per the 1964 Master Plan. He said they then related existing land use to the existing zoning ordinances, and found some differences. Mr. Symanski said results of these surveys can be found in the numerous memorandums sent to the Planning Board, which are available for anyone's perusal. In addition, Candeub looked at studies of various county master plans, existing zones and land use of territories adjacent to Manasquan. In addition, Mr. Symanski said studies were made on the natural features of the boro, ie flood maps, wetland areas, environmental, etc. Mr. Symanski advised that Manasquan is one of the towns included in the state's 100 year flood plan and this would affect Manasquan's building requirements. Candeub prepared documents stating objectives, restrictions, suggestions, etc. and based on their findings, the Planning Board made many decisions which are reflected on the land use maps.

Mr. Symanski showed the audience various maps outlining the studies they conducted. Mr. Symanski gave a brief summary of the zoning changes Candeub would recommend. With regard to boro/owned and private town property on 3rd Ave, Candeub made suggestions as to how this could best be utilized and summarized their recommendations for making this a Planned Use Development area.

During the meeting the audience brought up several questions, comments and suggestions. Mr. Morgan brought up the question of whether the state has to be contacted before any improvements, etc. could be made by privately owned riparian rights. Mr. Symanski was of the opinion that the Dept. of Environmental Protection has a riparian rights section and that any changes made would have to have state approval. Mrs. Ridley stated that she thought the Dept. of Navigation handled riparian rights. Mr. Symanski stated that he was not too familiar, but Candeub would research the riparian rights question further and advise the Planning Board of his findings.

Mr. Applegate made the suggestion that perhaps some ordinance could be set up wherein there could be some control of the planting of trees, as the Shade Tree Commission is running into situations where trees were not planted properly and after 10-15 years have to come down. Mr. Symanski said that perhaps an ordinance could be

adopted wherein the Shade Tree Commission would have to inspect and approve the tree planting. Mr. Symanski will do further research on this question.

Mr. Snyder, of the Beach Association, brought up the question of sufficient water and sewer facilities. Mr. McCarthy of the S. Monmouth Regional Sewer Commission said sewers would be no problem. As far as water is concerned, this question had been submitted to Mr. Dempsey of the Manasquan Water Dept. and he also said there would be no problem.

Mr. Patterson of the Manasquan Tax Dept. brought up the subject of an influx of an additional eight hundred people or more and how the residents would react to this.

Dr. Tassini thanked the various groups for attending and for their comments, and suggestions and advised them to feel free to contact the Planning Board at any time.

Mrs. Ridley made a motion to adjourn the meeting at 10:40 PM. Motion was seconded by Mayor Donovan. All members were in agreement.

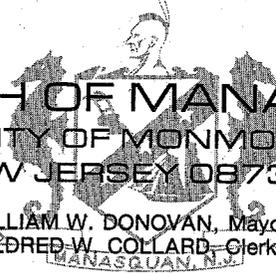
August 9, 1977.

A. Sue Frauenheim, Secretary

NOTE: Next Planning Board Meeting scheduled for Tuesday September 13, 1977 at 8:00 PM

IN ATTENDANCE AT THE AUGUST 9th MEETING OF THE MANASQUAN PLANNING BOARD

- |                       |                                 |
|-----------------------|---------------------------------|
| 1) Robert W. Egan     | Manasquan Recreation Commission |
| 2) Frank W. Applegate | " " " " " "                     |
| 3) Bill Snyder        | Twp Comm                        |
| 4) Dick Weiser        | Manasquan Beach Assoc.          |
| 5) JERRY DAVIDSON     | Manasquan Beach Assn.           |
| 6) Charlie Pattison   | " " "                           |
| 7) Wm. Rowan          | Twp Collector                   |
| 8) Joe Hill           | Manasq. Police                  |
| 9) Oscar Biele        | Environmental Commission        |
|                       | " " "                           |

  
BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

WILLIAM W. DONOVAN, Mayor  
MILDRED W. COLLARD, Clerk  
MANASQUAN, N.J.

August 4, 1977

To: *See Attached List*

From: Dr. Charles Tassini, Chairman  
Manasquan Planning Board

Re: Proposed New Master Plan

Gentlemen:

The Manasquan Planning Board would appreciate it if one of your representatives could attend our next meeting, Tuesday, August 9, 1977 at 8:00 PM

The purpose of this meeting is to discuss the proposed new Master Plan prior to its introduction.

We regret the short notice, but sincerely hope that you will have a representative present since we would like your comments.

Thanking you in advance for your attendance, I remain

Sincerely,

*Charles A. Tassini*  
Charles A. Tassini, Chairman *C.A.T.*  
Manasquan Planning Board

CT:sf

✓ Mayor & Council

✓ Boro Clerk

✓ Boro Attorney - Mr. Serpentelli

✓ Boro Engineer - Wm. Farrell

✓ Chief of Police

C. Howard Wright - 43 Menerva Ave.

✓ Chairman, Board of Adjustment and Members

Tax Dept. - R. Patterson

✓ Board of Health - Herbert Bantrechi 345 Euclid

Board of Education - Dr. T. O'Rourke - Man. Elm. Rr. St

✓ Superintendent Schools

Board of Recreation - Ches Ruffetto 115 Main

✓ Environmental Commission - Geo P Shohas - 90 Narumson Rd

Fire Chief - Geo P Dempsey 140 Main St

✓ Shade Tree Committee - Frank Applegate - 85 Morris Ave

✓ Southern Monmouth Regional Sewer Commission - Owen McCarthy -

91 Monmouth

President, Republican Club - Zachary Rargello -

President, Democratic Club - C. Webster Booddy - 80 Allen Ave

President of Civic Committee - Jack Rotondi - PO Box 32 - Toon

President Senior Citizens - Don Blair - 338 Euclid Ave

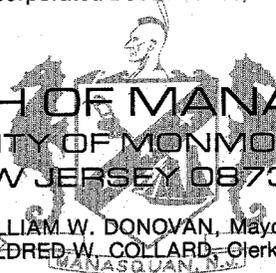
Mr. Szymanski would like to get together with our Traffic Advisor to talk over what traffic problems would exist with PUD. John Winterstella will arrange a meeting with Paul and Frank Fowler of the Manasquan Police Dept.

Concerning a Planning Board Lawyer Paul advised that many are hired on a monthly retainer fee. - If opinions, etc. are needed on sub-division or cite plans this is done at an additional cost. The Planning Board has the ability to pass these extra costs on to the applicant involved. He suggested structure and ordinance should be revised to pass these costs on to the applicants.

All business over, motion made to adjourn meeting at 10:00 PM. Seconded and all members approved.

A. Sue Frauenheim  
Secretary

Next Meeting Tuesday October 11, 1977 at 8:00 PM. On agenda, Sub-division application from Mr. & Mrs. Newbury; subdivision application from Mr. & Mrs. Crader. Applications on file with Secretary and are available to all members.



BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

WILLIAM W. DONOVAN, Mayor  
MILDRED W. COLLARD, Clerk  
MANASQUAN, N.J.

## MANASQUAN PLANNING BOARD

MINUTES SEPTEMBER 13, 1977

## TO ALL MEMBERS:

Due to the expected absence of so many members and the fact that Mr. Paul Szymanski of Candeb, Fleissig and Associates could not attend today's meeting at 8:00 PM, the meeting was postponed. Chairman Charles Tassini is away on vacation and will not return until Sept. 24th so a special meeting has been set for Tuesday September 27, 1977 at 8:00PM as per Mayor Donovan.

Two applications for sub-divisions received from Mr. & Mrs. C. Newbury, 120 Minnihaha Trail and from John D. Wooley, attorney representing the Lloyd Riddle estate were to be discussed at the Sept. 13th meeting. I have advised them by telephone of the cancellation of tonight's meeting and the scheduled meeting for September 27th.

Mr. Bob Schaad of the Asbury Park Press News Room was advised at 11:50AM today of the cancellation and date of the special meeting. Also, Tom at the Coast Star was advised by phone at 11:00 AM. Messrs. Conrad and Morgan were advised by phone this morning and Mrs. Ridley could not be reached by phone so a message was sent to her home. I contacted Mrs. Ridley later this evening and explained the situation.

9/13/77

Sue Frauenheim  
Manasquan Planning Board

Planning Board Meeting Held Tuesday September 27, 1977 at Manasquan Borough Hall at 8:00 PM. Members in attendance were: W. Conrad, W. Donovan, C. Morgan, D. Ridley, E. Stanley, J. Winterstella and S. Frauenheim. Chairman Dr. Tassini was absent and Mr. Morgan called meeting to order. Roll call taken and minutes from August 9, 1977 meeting were read and approved. Also in attendance reporter from Asbury Park Press.

Also present at this meeting were Mr. Paul Symanski of Candeb, Fleissing & Associates, Mr. John Wooley, attorney for Estate of Lloyd C. Riddle and Mr. & Mrs. Weiss, applicants for a subdivision of the Riddle property.

Mr. Wooley presented minor subdivision of Lot 8, Block 21, Tax Map Page 4 of property owned by Estate of Lloyd C. Riddle, deceased to Robert & Elizabeth Weiss. The lot size as is proposed conforms with the Borough zoning ordinance with the exception that the rear of the existing building is not within the five foot set back and there is an existing garage in violation of ordinance. Mr. Morgan advised applicant that a variance would be needed, but Mr. Wooley said the Weiss' plan to remodel the existing dwelling and will cut the house back to the five foot requirement and well as remove the garage. Mr. Winterstella made a motion to approve the application with the condition the garage be removed and the rear of the building be cut to the five foot setback. Motion seconded by Mr. Morgan and approved by all members.

Subdivision sketch submitted by Mr. & Mrs. Newbury, Minnehaha Trail was not understandable and since neither Mr. or Mrs. Newbury were present, Mr. Winterstella made a motion that the Secretary get in touch with the Newburys and advise them to revise their plat and present it at the October 11, 1977 meeting of the board. Motion was seconded by Mr. Morgan and all members were in agreement.

Secretary advised a letter had been received from Mr. Peter Regan who had been hired as attorney for the Planning Board, advising that he found it necessary to decline position due to the fact that he was the attorney for the Board of Adjustment and this could cause conflict. Mr. Winterstella suggested we advertise for applicants for the position of attorney as soon as possible since the new Master Plan and Zoning Map will be completed shortly and the Board would need an attorney. A few names were suggested as possible applicants but Mr. Winterstella felt it would be preferable to advertise in the paper this week so applications could be received before the October 11th meeting. Mr. Morgan asked what terms we would offer, i.e. Mr. Regan's fee was on a per meeting basis - billing for the time on the job which is \$50 per hour. It was suggested the applicants state their fees and qualifications. Mr. Donovan made motion to put an ad in the Coast Star September 29th edition, as well as the October 6th edition. Applications would have to be sent to the Secretary by October 7th. Motion seconded and approved by all members.

Secretary brought up the preparation of an application for sub-dividing along with instructions to applicants. Secretary advised she had received copies of forms used by Brielle and Wall. Mr. Donovan said he would work with secretary in the preparation of such a form. Mr. Winterstella made a motion this work be done. Motion seconded by Mr. Conrad. All members approved.

Mrs. Ridley suggested that Dr. Tassini send a letter of condolence to Mrs. Preston on behalf of the Planning Board. Secretary will advise Dr. Tassini upon his return.

Mr. Winterstella presented a booklet entitled "Suggested By-Laws for Municipal Planning Boards" prepared by Div. State & Regional Planning Dept. Conservation and Economic Development and made a motion that Secretary write for an up-to-date revised edition. Motion seconded and all members agreed.

Mr. Symanski of Candeb presented a memo to the Board regarding a discussion he had with Mr. James McAfee of Hawes McAfee regarding suggested use of townhouses in PUD. Copies were distributed to all members. Mr. McAfee made mention of the huge success of Brandywine development in Brielle and the little impact this has on schools. Mr. McAfee feels the PUD with good development and design would be a financial benefit to the community.

The Asbury Press Reporter questioned exactly what PUD was. Mr. Winterstella explained that an area was selected for land use development. The use of the land is under control of Planning Board in keeping with Manasquan's ordinances. Any developer of PUD would have to submit site plans for review by CAFRA.

Mr. Morgan brought up question of wet lands. Mr. Szymanski said there are certain areas designated as Wet Lands by the Environmental Protection Agency. Any development of these areas would have to be in accordance with state and federal regulations. According to DEP about 10% of wetlands can not be development under normal condition. Possible suggestion is the wetlands could be bulkheaded and additional fill brought in. Paul said Candeub was only making various suggestions for PUD. Interested Developers would submit their suggestions and the Planning Board would make the final decision. Paul said he would not like to see PUD hold up completion of the Master Plan and the board was all in agreement for Candeub that the concept was okay and go ahead with PUD. Mr. Szymanski said Candeub would like to get together with our lawyer as soon as possible.

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Candeub presented four copies of maps showing proposed zoning changes for review by any board member. Re zoning of certain lands outside of PUD, Paul said our attorney could incorporate this in our ordinance. Two copies of maps showing the proposed Master Plan were also submitted and when the borough goes to public hearings, Candeub will have the final map, pretty pictures, etc. Copies of these maps are available for any board member to look at.

Mr. Szymanski also submitted three booklets regarding zoning ordinances:

- 1) Proposed Conditional Use Regulation - Under new law, no such thing as special exception subject to approval by Board of Adjustment or variance. Planning Board has right to grant permission for certain conditional uses in certain zones.
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Mr. Morgan questioned the length of ordinances. Mr. Szymanski advised Candeub prepared drafts only. Planning Board attorney would have to review and reword.

Mr. Szymanski submitted a simplified zoning table for easy reference, and advised that a completed table would be ready for October 11th meeting. Also, definitions of zoning draft would be completed.

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Mr. Szymanski suggested that the Planning Board attorney and the Borough Council and Board of Adjustment should review subdivision, site plans or conditional uses. Hardship variance could be handled by the Planning Board.

Paul advised that Candeub has a few more days work to complete the work for us and their report should be completed and available by the Oct. 11th meeting. ~~XXXXXXXXXXXX~~ They would like to sit down with our attorney as soon as possible after that.

The Asbury Park Reporter questioned what PUD was. Mr. Winterstella advised that the Planning Board had designated a piece of the planned use land a

To: All Planning Board Members

October 4, 1977

From: Secretary

Attached please find copies of minutes from September 27th meeting for your information. Also enclosed are copies of two applications for the position of Attorney for your perusal. As I receive applications, I will try to get copies to you before the October 11th meeting.

Two subdivisions/<sup>applications</sup>were received:

1. Mr. & Mrs. Newbury - property located on Minnehaha Trail. Own three lots. House situated on one lot - wish to move property line as they wish to install outside deck.
2. Mr. & Mrs. Crader - Property located Third Avenue and Rogers, backing on Creek. Two lots were approved as one lot in 1970. Craders would like to subdivide into two lots again. Copy submitted to/engineer for comments

Next Meeting Tuesday October 11, 1977.

Boro

Sue Frauenheim  
997 Ridge Avenue  
Manasquan, New Jersey  
223-6164

Planning Board Meeting Held Tuesday September 27, 1977 at Manasquan Borough Hall at 8:00 PM. Members in attendance were: W. Conrad, W. Donovan, C. Morgan, D. Ridley, E. Stanley, J. Winterstella and S. Frauenheim. Chairman Dr. Tassini was absent and Mr. Morgan called meeting to order. Roll call taken and minutes from August 9, 1977 meeting were read and approved. Also in attendance reporter from Asbury Park Press.

Also present at this meeting were Mr. Paul Symanski of Candeb, Fleissing & Associates, Mr. John Wooley, attorney for Estate of Lloyd C. Riddle and Mr. & Mrs. Weiss, applicants for a subdivision of the Riddle property.

Mr. Wooley presented minor subdivision of Lot 8, Block 21, Tax Map Page 4 of property owned by Estate of Lloyd C. Riddle, deceased to Robert & Elizabeth Weiss. The lot size as is proposed conforms with the Borough zoning ordinance with the exception that the rear of the existing building is not within the five foot set back and there is an existing garage in violation of ordinance. Mr. Morgan advised applicant that a variance would be needed, but Mr. Wooley said the Weiss' plan to remodel the existing dwelling and will cut the house back to the five foot requirement and well as remove the garage. Mr. Winterstella made a motion to approve the application with the condition the garage be removed and the rear of the building be cut to the five foot setback. Motion seconded by Mr. Morgan and approved by all members.

Subdivision sketch submitted by Mr. & Mrs. Newbury, Minnehaha Trail was not understandable and since neither Mr. or Mrs. Newbury were present, Mr. Winterstella made a motion that the Secretary get in touch with the Newburys and advise them to revise their plat and present it at the October 11, 1977 meeting of the board. Motion was seconded by Mr. Morgan and all members were in agreement.

Secretary advised a letter had been received from Mr. Peter Regan who had been hired as attorney for the Planning Board, advising that he found it necessary to decline position due to the fact that he was the attorney for the Board of Adjustment and this could cause conflict. Mr. Winterstella suggested we advertise for applicants for the position of attorney as soon as possible since the new Master Plan and Zoning Map will be completed shortly and the Board would need an attorney. A few names were suggested as possible applicants but Mr. Winterstella felt it would be preferable to advertise in the paper this week so applications could be received before the October 11th meeting. Mr. Morgan asked what terms we would offer, i.e. Mr. Regan's fee was on a per meeting basis - billing for the time on the job which is \$50 per hour. It was suggested the applicants state their fees and qualifications. Mr. Donovan made motion to put an ad in the Coast Star September 29th edition, as well as the October 6th edition. Applications would have to be sent to the Secretary by October 7th. Motion seconded and approved by all members.

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Mrs. Ridley suggested that Dr. Tassini send a letter of condolence to Mrs. Preston on behalf of the Planning Board. Secretary will advise Dr. Tassini upon his return.

Mr. Winterstella presented a booklet entitled "Suggested By-Laws for Municipal Planning Boards" prepared by Div. State & Regional Planning Dept. Conservation and Economic Development and made a motion that Secretary write for an up-to-date revised edition. Motion seconded and all members agreed.

Mr. Symanski of Candeb presented a memo to the Board retarding a discussion he had with Mr. James McAfee of Hawes McAfee regarding suggested use of townhouses in PUD. Copies were distributed to all members. Mr. McAfee made mention of the huge success of Brandywine development in Brielle and the little impact this has on schools. Mr. McAfee feels the PUD with good development and design would be a financial benefit to the community.

The Asbury Press Reporter questioned exactly what PUD was. Mr. Winterstella explained that an area was selected for land use development. The use of the land is under control of Planning Board in keeping with Manasquan's ordinances. Any developer of PUD would have to submit site plans for review by CAFRA.

Mr. Morgan brought up question of wet lands. Mr. Symanski said there are certain areas designated as Wet Lands by the Environmental Protection Agency. Any development of these areas would have to be in accordance with state and federal regulations. According to DEP about 10% of wetlands can not be development under normal condition. Possible suggestion is the wetlands could be bulkheaded and additional fill brought in. Paul said Candeub was only making various suggestions for PUD. Interested Developers would submit their suggestions and the Planning Board would make the final decision. Paul said he would not like to see PUD hold up completion of the Master Plan and the board was all in agreement for Candeub that the concept was okay and go ahead with PUD. Mr. Symanski said Candeub would like to get together with our lawyer as soon as possible.

John Winterstella brought up question of soil density tests made in 1964 as part of the Master plan comprehensive study. Paul advised that reports, maps etc. will be available from Rutgers Soil Conservation.

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Mr. Morgan questioned the length of ordinances. Mr. Szymanski advised Candeub prepared drafts only. Planning Board attorney would have to review and reword.

Mr. Szymanski submitted a simplified zoning table for easy reference, and advised that a completed table would be ready for October 11th meeting. Also, definitions of zoning draft would be completed.

Regarding the question of an ordinance concerning planting of trees which the Shade Tree Commission brought up at last meeting, Mr. Szymanski will have a report for the Oct. 11th meeting.

Mr. Szymanski suggested that the Planning Board attorney and the Borough Council and Board of Adjustment should review subdivision, site plans or conditional uses. Hardship variance could be handled by the Planning Board.

Paul advised that Candeub has a few more days work to complete the work for us and their report should be completed and available by the Oct. 11th meeting. ~~XXXXXXXXXXXX~~ They would like to sit down with our attorney as soon as possible after that.

Mr. Szymanski would like to get together with our Traffic Advisor to talk over what traffic problems would exist with PUD. John Winterstella will arrange a meeting with Paul and Frank Fowler of the Manasquan Police Dept.

Concerning a Planning Board Lawyer Paul advised that many are hired on a monthly retainer fee.-If opinions, etc. are needed on sub-division or cite plans this is done at an additional cost. The Planning Board has the ability to pass these extra costs on to the applicant involved. He suggested structure and ordinance should be revised to pass these costs on to the applicants.

All business over, motion made to adjourn meeting at 10:00 PM. Seconded and all members approved.

A. Sue Frauenheim  
Secretary

Next Meeting Tuesday October 11, 1977 at 8:00 PM. On agenda, Sub-division application from Mr. & Mrs. Newbury; subdivision application from Mr. & Mrs. Crader. Applications on file with Secretary and are available to all members.

*Paul Spink*

Manasquan Planning Board Meeting held September 27, 1977 at 8:00 PM. Members in attendance were W. Conrad, W. Donovan, C. Morgan, D. Ridley, E. Stanley, J. Winterstella and S. Frauenheim. Chairman Dr. Tassini was absent and Mr. Morgan called meeting to order, and roll call taken. Minutes from the 8/9/77 meeting were read and approved.

Minor Subdivision was presented by Mr. John D. Wooley, attorney representing the estate of Lloyd C. Riddle, deceased to Robert & Elizabeth Weiss. The lot size as is proposed conforms with the zoning ordinance except that the rear of the dwelling is not within the five foot set back. \* ~~and garage must be taken down.~~

~~and garage must be taken down.~~ ~~Mr. Morgan advised applicant~~ that a variance would be needed, but Mr. Wooley advised that Mr. Weiss plans to remodel the existing dwelling and will cut the house back to the five foot set back.

~~The application is in accordance with the zoning ordinance.~~ ~~Mr. Winterstella made a motion that the application~~ ~~be approved with the condition~~ as well as remove the garage. Mr. Winterstella made a motion to approve the application with the condition that the garage be taken down and the rear of the building be cut back to five foot set back. Motion seconded by Mr. Morgan and approved by all members.

Second subdivision submitted by Mr. & Mrs. Newbury who were not present. Plans as submitted were not understandable. Mr. Winterstella ~~made a motion to discuss~~ <sup>made a motion that</sup> secretary get in touch with the Newburys and advise them to revise their plat and present it for the next meeting to be held October 11th. Motion was seconded by Mr. Morgan and all members were in agreement.

Secretary advised that letter had been received from Mr. Regan who had been hired as attorney <sup>for</sup> by the Planning board, advising that he found it necessary to decline position due to the fact that he was the attorney for the Board of Adjustment and this could cause conflict. Mr. W. suggested we advertise for applicants for the position of Attorney as soon as possible since the new Master plan and Zoning map will be completed shortly and the Board would need attorney. ~~Mr. W. suggested~~ Mrs. Ridley ~~advised~~ suggested John Mulverhill with the firm Nolan, Lyons, Belle & Moore in Avon. Mr. Morgan suggested Mr. Wooley. Mr. Winterstella said he would still prefer to advertise in the paper this week so applications could be received before the October 11th meeting. Mr. Morgan asked what terms we would offer applicants, would they be the same as Mr. Regan accepted which was on a fee basis - billing for the time on the job which is \$50 per hour. It was suggested that the applicants state qualifications and fees. Mayor Donovan ~~made a motion to put~~ <sup>made motion to put</sup> an ad in the Coast Star September 29, 1977 edition, as well as the October 6th edition. Applications would have to be ~~in by October 7th~~ <sup>in by October 7th</sup> ~~present to Sec. by October 7th.~~ <sup>present to Sec. by October 7th.</sup> Motion seconded and approved by all members.

Secretary brought up question regarding the preparation of an application for sub-division along with instructions to applicants, and advised she had received copies of forms used by Brielle and Wall ~~Mr. Winterstella made a motion~~ Mr. Donovan said he would work with secretary in preparing such forms. JW made a motion second by Conrad. <sup>Oral</sup> vote all appro

Re zoning ordinances

Mr. S. submitted three booklets ~~with proposed:~~

1. Proposed Conditional Use Regulation *see 1\**
2. Proposed Standards ~~for~~ Off Street Parking & Loading =does not apply to existing. Only new construction.
3. Proposed Site Plan Review Regulation. - <sup>Under multi-family B-1</sup> would apply to all development in the community except for single family and two family up to 5 blds. Over 10 building would have to prepare site plan in major subdivision.

1.\* Under new law, no such thing as special exception subject to approval by Bd. Adjustment or variance. Planning board has right to grant permission for certain conditional use in certain zones.

Mr. Morgan questioned length of ordinances - Mr. S. said they prepared just drafts, ~~xxxx~~ Planning Board Attorney would have to review and ~~reorganize~~ <sup>word</sup>.

zoning  
Mr. S. prepared simplified/~~table~~ for easy reference. Completed table will be ready for Oct. 11th meeting.

Definitions of zoning draft will be completed for next meeting.

<sup>of an</sup> ordinance concerning planting of trees which  
Regarding the question ~~of the~~ Shade Tree Commission brought up at last meeting, Mr. S. will have a report for the Oct. 11th meeting.

Planning Board Attorney and Board Adjustment and Boro council~~s~~ should review sub div., site plan or conditional use. ~~Hardship~~ variance could be done by Planning Bd. Paul advised that about two-three days more work on ~~handeubs~~ part to complete what they have to do for us. Then they would like to sit down with our attorney. Completed report would be available by the 11th. ~~et~~  
Sym. would like to talk with our Police Department Traffic/ advisor. J.W. will arrange meeting with F. Fowler.

Re Lawyer: Paul advised Plann. Board has right to pass ~~freq~~ cost of fees on to applicant.  
1) Retainer fee on monthly basis :- opinions on sub division or cite plans will be additional costs.  
2) Board has ability to pass these costs on to applicant.  
3) Structure and ordn. should be ~~Revised~~ to pass these costs on to applicant

~~Meeting~~

*sin 11/10/74*  
No more business, ~~making~~ motion made to adjourn by seconded by Stanley, all approved.

Chairman Dr. Tassinisend a letter

Mrs. Ridley suggested ~~ax letter~~ <sup>of condolence</sup> to Mrs. Miller Preston on behalf of the Planning Board, upon Dr. Tassini's return from vacation. Secretary will do.

John Winterstella presented a booklet entitled "Suggested By-Laws for Municipal Planning Board and suggested Secretary write for an up-to-date revised edition. All members concurred.

~~At the last meeting Mr. Mc. was asked~~ a memo. to <sup>/discussion he had with James McAfee</sup> Mr. Symanski of Condeub, etc. presented the Board ~~with~~ regarding PUD/Townhouses. Copies were passed out to all members. Mr. Mc. made mention of the huge success of Brandywine in Brielle and the little impact on schools. Mr. McAfee's ~~opinion~~ feels the PUD with good development and design would be a financial benefit to the community.

A.P. reporter questioned PUD Mr. W. said we designated a piece of the area as a land use development. The use of land is under control of Planning Board in keeping with Manasquan ordinance. ~~For~~ Any developer of PUD would submit site plan ~~for~~ review by ~~Coastal Area Review Act of New Jersey Environmental~~ **CA FRA**

G. Morgan brought up question of wet lands. Mr. Sy. certain areas designated as Wet lands by the ~~EN~~ Protection Agency. Any development of these areas would have to be in accord with Fed and state. According to DEP about 10% of wetlands can't be developed under normal condition. Wetlands could be bulkheaded and additional fill brought in.

only ~~o~~.  
Cand. ~~suggesting~~ various for PUD, ~~ultimately decision~~ Interested developers would submit their suggestions ~~to~~ Planning Board would make final decision. Sym. would not like to see PUD hold up completion of Master Plan. Would like to speak with our attorney. Board - concept okay - go ahead with PUD.

~~May asked for copy of Proposed Zoning Changes and Paul submitted copy.~~

J.W. brought up question of soil density tests made in 1964 as part of Master Plan Comprehensive Study. Paul advised several maps, etc will be available from ~~Rutgers~~ Rutgers soil tests - soil conservation service.

Paul presented four copies <sup>of maps</sup> proposed zoning changes for review ~~to~~ ~~the~~.

~~Re zoning~~ conservation certain lands outside of PUD, your attorney can incorporate this in your ordinance.

Two copies of Proposed Master plan ~~submitted~~ <sup>maps v. r</sup> When boro is going <sup>to</sup> public, <sup>hearings</sup> Candeb will submit final map, pretty pictures, etc.

Minutes of the October 11, 1977 Meeting of the Manasquan Borough Planning Board

Dr. Tassini called the meeting to order at 8:00 PM. Those in attendance were: Chairman Dr. Tassini, Messrs. Donovan, Conrad, Winterstella and Mrs. Ridley and Mrs. Frauenheim. Also present Mr. Paul Szymanski of Candeub Fleissig Associates.

John Winterstella made a motion to approve the minutes of the September 27th meeting and the motion was seconded by Mrs. Ridley and approved unanimously.

Mr. Newbury, Minnehaha Trail, presented Application No.1 for subdivision involving the moving of property line. Motion was made to approve sub-division, seconded and approved by all members.

Mr. Trader, representing Mr. & Mrs. R. C. Crader, Fletcher Ave., presented Application #3 for subdivision of one lot into two. The Borough Tax Map shows two lots which are taxed as such. On March 20, 1970 Planning Board approved two lots being made into one and on April 6, 1970 this subdivision was approved by the Monmouth County Planning Board and so appears on their maps. For unknown reasons, the tax maps of Manasquan were never changed to show lots in question as one lot. Motion was made to approve subdivision into two lots, seconded and unanimously approved.

Applications for the position of Planning Board Attorney were reviewed. It was agreed that the position should be filled by an attorney familiar with the many issues facing a municipal planning board. Motion was made to retain Mr. Pandolfe at a fee of \$45 per hour for the remainder of the year 1977. Motion was seconded and members voted 5-1 in favor. Dr. Tassini will call Mr. Pandolfe and set up an appointment for an interview at which time he could acquaint Mr. Pandolfe with his duties, ie. task orientation. Since Candeub is ready to make their recommendations, Mr. Szymanski suggested we submit copies of all existing material as regards the Master Plan, Zoning Changes. Dr. Tassini will have Mr. Pandolfe call Paul Szymanski for a meeting.

Mr. Szymanski advised that the League of Municipalities is holding their convention in Atlantic City on November 14, 17 and 18 and he felt it would be beneficial to the community if someone from the Planning Board attended. Candeub's presentation at this convention will be on November 17th. Their AM Workshop will cover development of certain wetlands, etc. Their PM Workshop will cover planning boards, master plans, zoning, etc.

Mr. Szymanski reviewed the contract his firm signed with the Manasquan Planning Board for the update of the Master Plan and Zoning changes. To date the Board has paid \$4000 of the \$5000, estimated additional costs would be \$1100- except for PUD. There may be another \$1500 work total.

Concerning reduction of the map, Mr. Szymanski presented a Zeroxed 8 1/2 x 11 booklet in black and white, containing a text of the land use plan and the land map. To add color to the map would be additional cost. As a suggestion, Mr. Szymanski prepared a booklet which they could have printed or the Board would have a simple cover showing name and address and perhaps Borough seal. First two pages would be an explanation of what Candeub has done to update plan; then simple text showing objectives, etc. Depending upon the text, could be perhaps 5-6 pages. Last page would show Planning Board Members. Middle pages of the booklet would contain an 11/17 fold-out Map. Map could be black and white. They would suggest a two color map; perhaps yellow residential and green for business and facilities. Estimated cost of 100 copies, including labor \$400 less \$50. (with a black and white map) Cost for color map additional \$90. Mayor Donovan suggested Candeub submit letter to Dr. Tassini, copy to Mayor & Council. Motion made to accept Candeub suggestion for printed document and colored map. Motion seconded and unanimously approved.

Candeub was asked for a date that the Planning Board could go to public hearings. They will have a date for the next Board Meeting.

Since the regular scheduled meeting would fall on election day, November 8th, the Board voted to hold meeting on the first Tuesday November 1, 1977. Secretary will so advise papers.

Dr. Tassini read the letter he prepared for submission to Mrs. Preston Miller and all members approved mailing of same.

No further business to discuss, motion made to adjourn seconded and unanimously approved.

*Sue Fraunheim*  
Sue Fraunheim, Secretary

P.S. NEXT MEETING TUESDAY NOVEMBER 1, 1977

Dear Member:

Enclosed please find copies of minutes from meeting 10/11/77.

Also enclosed copy of letter received from Monmouth County Planning Board regarding Monmouth County Draft Transportation Development Plan. The draft contains 55 pages and is available for your reading.

I am also enclosing a copy of the Mayor's letter to Mr. R. Worthington, Jr., an applicant for position of attorney, along with Mr. Worthington's application.

Next Meeting November 1, 1977 at 8:00 PM.

Sue Frauenheim

Manasquan Planning Board Meeting November 1, 1977

528-5544

Called to order 8:20 PM. In attendance Messrs. Tassini, Donovan, Stanley Morgan, Witterstella, Mrs. Ridley. Secretary and Attorney. Paul Sysmanski. Motion made to approve minutes by Mayor Donovan and approved by Stanley. All memebers in agreement.

Public in attendance - Sam Blair,

*Wm. Snyder, Gerald Davidson of the PTO Rep. Beach Improvement Assn.*

Secretary advised Board she had received Monmouth Cty. Planning Board Annual Report for 1976 and a copy of Coastal Management Strategy for N.J.-Cafra and they are available for review by members.

Dr. Tassini asked if public had any business to be taken care of. Several were there because they read in the paper ~~in~~ the Master Plan would be discussed ~~and he heard rumors that High Risers were planned.~~ Mayor Donovan asked Paul Sysmanski to explain what Candeub was doing with Master Plan and also explain difference between Master Plan and Zoning.

basically

Paul advised Master Plan is a recommendation and projections - development guide relative to land use. Working document of planning board. Based upon planning principles and future projections.

Zoning is the legal tool which *process* the master plan into effects. Under new state law Master & Zone must be in conformance. In order for zoning to be valid must be based upon good planning principles. If there is ever any legal *problem*, can fall back on masater plan program.

Next step is public hearings to explain what Board has decided upon. Then a referendum for enactment of ordinances <sup>?</sup> from the public would be considered if there was indication of objections of the thinking of the Board. Dr. Tassini advised there are no referendums to the adoption of an ordinance. Zoning code is an orance that would be adopted.

Meeting turned over to Mr. S. who presented Completed Draft "Master Plan Update, based upon discussions from ~~xxxxxxx~~ last month's meeting. Rough draft of final which will include include ~~xxxx~~ statements? of all discussion from March and April. Prepared cover called Master Plan Update which is what you have done re land use. Reestablished some policies and objectives. Mr., Pandolfe compliance of two or more sub sections of state law? Includes policies and objectives of land use plan, ??? relative to the relationship of your masater plan program to adjacent communities.

Mr. S. suggested perhaps Manasquan Seal could be included on front page. Secretary will send Mr. S. copies of our seal.

Includes introduction as to why work was done to update 1964 land plan. Map in centerfold will be in color. Following is text for land use plan.

Regarding PUD ordinance, Paul advised will be in draft form for the next meeting. Before we can go into public hearing on Master Plan should have this completed. Paul felt earliest to go public would be Jan.-Feb.

Mr. P. advised it would be necessary ~~is~~ then for an ord. to be passed to extend time for Master Plan Update for another year. See no problem in adopting Master Plan. The only hearing Board would hold is on Master Plan - does not have to be on zoning. Don't see why we can't go public December. Paul suggested <sup>by</sup> hearing be Jan. Wouldn't want to go public without PUD Ord. being decided upon. Mayor said Board do not have in mind rushing into it. We can wait. Chet - we have no PUD Ord and you are going to prepare and develop - acted upon by council as part of zone. If Cand. has it for Dec. meeting you might want work session on it - might want Dec. and Jan. work session. Board could make recommendation to Council if PUD be part of zon. ord. Mayor said this would be Council's problem.

Dr. Tassini thought January possible date for public. Mayor brought up point of Holiday and public wouldn't come out. Suggests holding January Meeting later than the second week.

Paul: you should review PUD ord. Would suggest work session about 1/10 and then special meeting later in Jan. PUD is major commitment not only on part of Board but ~~xxx~~ but also the Council. Tassini, then we agree not to set up date at this time. Mr. Pand. advised that if we are not going to meet February date, Boro attorney would have to get ord. passed for extending time. Mayor no problem - should probably be able to get ?? as far as Master Plan. Paul - zoning would not be in conformance with Master then - would not be in conformance until March or April. Mr. Morgan: Planning Board is Advisory and this is advisory document. Pandolfe - under new law have to adopt Master Plan and zoning. Pandolfe - Can adopt master plan by Feb. and Council could enact ord. on PUD. Pandolfe - your concern that they know what is in new zone ord. because this will come up during hearings. Paul - Board goes to public hearing on Master and there is an area on PUD, Board should have PUD ??? . Mayor if we adopt Master plan will not be in conform with zoning as per new state law. ~~Rainxxx Boardxxx~~ and can not take affect unless it is in conformance ~~with~~ as per ~~New~~ Land Use Plan Law. ~~I thought Board only advisory~~

John W: any research on conservation zone. In reviewing new land use law, you can designate areas as conservation. I think we should do research in this area so we don't have to rezone. Pandolfe: Conservation plan element is provided ?? require we have this element ??? . You can incorporate a conservation element into the master plan - provide for ~~wet~~ preservation of wet and other natural ?? . Based on this you can establish conserv. land use. John - is this enacted on govt. owned land or privately owned? Pand. - doesn't make any difference.

~~Rainxxx~~ Paul: of opinion comes under flood zone.

Pandolfe - conservations/ falls under Wetlands. You won't find any specific pertaining to conservation zone.

Paul - ~~After~~ land use plan element of Master Plan - if Master plan has conservation, zoning ord. must support it. You will be protected. Under zone ord. context Art. 52? designate and regulate areas subject to flooding pursuant to public law or otherwise with the ?? of ?? flood. You can designate flood areas as zone.

Pandolfe: then you will have to include conserv. statement in your presentation.

Paul - it is covered by goal and objectives.

John: what about streets/ in back of Squan Plaza - obviously flood plan but no wet land? - Mayor - conservation to a wet land - definition should be changed. Only piece of land we designate as ??? is piece on Central Ave.

Pandolfe - change wording of your statement.

Paul: Proposed ord. did not change central to R2. Would be my recommendation.

for consistency that the piece on Central be basically used for parks and not in conservtion.

John: can't we label it "Flood Hazard"

Paul: ?? that Central Avenue be not actively used or kept in natural state. It is privately owned - the flood plan designation - he can build on it if he meets requirement. If you sone it conservation and your attorney feels he can support it, he would have to get use varraance but this is not the same as being deignated wetlands.

John: maybe the thing to do is public use.

Chet: I don't see much point desig.conserv. if someone is financiilly able tp ???.

Paul - it is not any diffent from any other vacant land subject to flooding, but it would be opinion that to diesginats it flood would not prohibit some one from develping. But to designate pubalic use, boro would be committedg itself to buying.'

John: shoul this be turned back to R2.It would be zoned R2 but on Masaer Plan shown as public land.

Chet: your parks are zoned resid.in.boro owned but zoned resid.

Paul: you can cesignate private land as publiac use and designate it that way on your Master pLan to protect if you don't buy it within one ear - secure ? your rights to have to buy land. You have certain' natural featans. Except for bike bath and park off Church and Fish you have no other public land .KO Public use zoned resident1.

John: deignate R1 or R2

Paul Proposed zone map calls it R2 Land Use shows it public . Public open space enhancing natural features. Owner could build in 4-6 homes and boro doesn't want to exercise optiong then he can build.

John: that is the way -athink it should be classified open space.

Under consdrvation wetlands -DP enforces. Should not be shown as conserv.Should be shown as ubic space zoning Residential.

Joh-Make motion to designate as R-2 in zoning code and show on Maater plan als Open existing public and proposed lan? Second. by E.Stanley - all members voted an approved.

Mrs. R might be in order since we have guests here to make it clear that we are not planning high-risers,asked Paul to explain to visit. Paul - no high risers. in terms of multi-family boro doe/s permit in certain sections of business zone.Under revised zoning~~xxxxxxx~~ 12~~xxxxxxx~~ conditional use, could accomate some new multi-family 12 units per ace. in areas S ch SO. of Main E of Union W of RR.

Board as agreed area 3rd Ave Deep Creek would be desiginated planned use development (PUD) would permit variasy housing types - 8 units to acre.

Another reason not to print master plan until PUD is finished kbecause would mean changes In master plan.

Been some discussion on homes for elderly but beyond that no high risers. We have given upper most limit - could be a private estate. Intent is whole area beonwed by one person. ~~Boro could sell to kxx~~ Boro would not

buy developer

buy- developer would buy from boro.

Q ? How can municipality dispose of their property.

A ? Only buy publicly ~~owned~~ owned land by public bid.

Paul: in this case you would selling your land to the owner of adjoining properties so he can develop a total package. Developers would come to you, the boro, boro does not look for developer. Developer must show what they plan to do and if it is in accordance with boro ord.

~~Frank Marx~~ Objective as to how the area should be developed. Developer has to give a program satisfying Board's goals - Boro would sell' to total developer not to an individual.

Pandolfe - intent of state statue on planned use developemtn - boro owns land , it would defeat intent of statue not to do.

What happens if a private owner refuses to sell?

Paul: Board had two options:

1. Private development to protect wet lands, provide maximum open space
2. Should it all be public use, parks, etc

Planning board decided Planned Unit Development. If no one can assembly it legally - can condemn for public use. Five years from now decide no longer economically feasible than it can be offered packaged deal assembly. For big piece of land R1 designation, PUD best. It would be at rative to developer. Of course, everything ~~xxxx~~ has to go thru EDP. Boro will permit the undertaking, but ~~was~~ State has the final say whether or not PUD Develop  
not

Idea is/ to let some one build 2-3 each ~~years~~ - permit developer in proper way. Question from aud. will it be spelled out in ord. Individual ~~xxxx~~: who want to buy - has to be in ord that he shows what?? based on planning bd. approval.

Question: Any changes in existing height.

Paul: Cafra would permit 5/8 stories in coastal zone if does not block view. Bldg. would have to be raised to get out of flood.

John: As it stands maybe three stories.

Pandolfe: Flood area - no set zoning requirement. Plan Bd has say of every bldg going to flood area State would only found 5 stories. Boro would have to consider revising PUD requirment. ~~Msy~~ - all our discussions have been toward 3 story limitation

Paul: Back cover shows Man. Boro Govt. Would like someway to dedicate to Miller Preston. - suggestions to show Miller, Preston, Deceased Member Voted and approved.??

Paul - in preparing draft of new zoning ord, have to refer to the official map.

Jay: have to adopt an official map.

Paul: when you adop official zoning, we can prepare official map but would prefer engineer. Don't know if we as consultants can sign and seal or does land surveyor have to prepare it? When zoning map is done, your engineer can sign official map ~~with~~ I can prove you with basis but your engineer might do it.

Not provided for in the new municipal land use.

Pandolfe: Council has to adopt

Paul: met with Jay and prepared leaflet on definitions - terms and words defined. How to handle zoning ordinance.

Re ord. We have discussed and intend to <sup>prepare</sup> draft using copy of present ord. Will cut and paste - will be a draft of a thorough, comprehensive document, typed. You type photostats and present for review. Jay and I are in agreement.

Jay ? ? towns land development ord, which contains all ord., cite plans, zoning - you already have basic criteria. What Paul would do is to get it so its organized

Develop - cite and all separate ordinances.

John would like to see it that way.

Jay: will it cost more

Paul : No

?? made motion to accept land development ord. in one package. Seconded by Mrs. Ridley.

pud: eliminate new site Motion made? Dr. Accept. Mayor? Conditional use parks

vote taken - all approved

Paul raised question about flea markets

Jay: no ord. covering

Chet - customary to get lice but don't know about ord.

Mayor - this is a question for council and I will bring it up.

Tassini asked if any other business. Next meeting regular 2nd Tues. At that time we will review Candeub's work so we can ~~further~~ make decision about Jan. public hearing.

Woman asked - spec. shops in PUD - what do you mean. Paul: draft something oriented to resort community, rest. boutique, ice cream. Sonsum oriented. Could be 50 room motel - oil drills will be coming - could be attractive to workers.; grocery store, rest. with liq. lic.

John: We are not required to state'

Chet: whatever is going to happen will have to be approved by Plan Bd and joint council also involved.

Paul - in general use would be related to character of the community and people

Jay: provision as part of PUD Ord., developer has to assume costs of planning board. Developer comes in with plans and specs We would have to make a study Hire a planner and engineer to review, surveyor and architect. Can provide new PUD ord to specify developer would have to pay these expenses.

Paul - I agree. In fact, many communities have applicant pay for these expenses on major sub division.

Paul: Also - development could be required to pay for offsite improvements.

Jay: should be in ord.

Daul: Permitted under law.

Paul: application fees should be reviewed also. For the applicant to pay if we want project reviewed.

Mrs. Ridley read ~~letter~~ memo containing comments made by a local reitor that such a PUD would be an asset to community.

No further business to attend to ~~Business called~~ Motion to adjoin <sup>/10:10PM</sup> by ~~Stanley~~  
Stanley, seconded by Ridley

MANASQUAN PLANNING BOARD

MINUTES OF MEETING OF NOVEMBER 1, 1977

The meeting was called to order at 8:20 PM.

ATTENDANCE: Present- Tassini, Donovan, Stanley, Morgan, Winterstella,  
Ridley, S. Frauenheim, Secretary and J. Pandolfe,  
Attorney.  
Absent- William J. Conrad

A motion was made by Mayor Donovan, seconded by Mr. Stanley to approve the minutes of the October 11, 1977 meeting. The minutes were approved by roll call vote.

CORRESPONDENCE: The Secretary to the Board advised that she had received correspondence from the Monmouth County Planning Board which included their annual report for 1976 and a copy of the Coastal Management Strategy for New Jersey. These documents will be made available to the Planning Board members on request. The Secretary reported that there was no other correspondence and that there were no applications submitted.

MEETING

Dr. Tassini opened the meeting to the public for question. Several members of the public had questions regarding the Master and zoning Plan and the manner in which the new Master and zoning Plans would be enacted.

The meeting was turned over to Paul Sysmanski of Candeub, Fleissig and Associates, who presented a completed draft of the Master Plan update. There was discussion of the proposed covers and printing of the Master Plan. The Board Council advised that it would be necessary for an ordinance to be passed to extend time for approval of the Master Plan. A January or February date was discussed.

Mr. Sysmanski advised that PUD ordinance will be in draft for the December 1977 meeting. He also suggests that the Board wait and hold public hearings on the Master Plan after the proposed zoning ordinance has been completed.

John Winterstella raised question of the conservation zone in the new Master Plan. The Board discussed the possibility of designating certain conservation areas. Paul Sysmanski advised the Board the proper way to zone this land would be to designate it open for public use, this designation was concurred in by the Board Attorney.

A motion was made by John Winterstella and seconded by E. Stanley to designate as R-2 in the zoning code and show in the Master Plan all open and existing public and proposed land. A roll call vote was taken and the motion was approved.

Mrs. Ridley pointed out that there are no high-rises planned for the boro. Mr. Sysmanski explained that the PUD ordinance and rezoning ordinance has a certain amount of control over high-rises.

A lengthy discussion was had on the proposed PUD ordinance. Various alternatives and possibilities of acquiring land by one developer were discussed. The type of development that might eventually be made in the PUD area was discussed.

Paul Sysmanski raised the question of including a dedication to Miller Preston on the new Municipal Master Plan Booklet. A motion was made and seconded that the name of Miller Preston be included on the booklet. **Roll call vote was taken and motion approved.**

The Board was advised by the attorney that it should adopt an official map.

Paul Sysmanski advised that he will present a zoning ordinance for typing to the board. He will present a comprehensive document which is updated.

It was suggested by the attorney that the Municipal Council will eventually adopt a land development ordinance which would contain the Master Plan, the zoning ordinance, the subdivision ordinance, cite plan ordinance, the PUD ordinance. Paul Sysmanski said that he would assist in the set-up of the land development ordinance at no cost to the Township. A motion was made by John Winterstella and seconded by Mrs. Ridley to develop a land development ordinance in one package for presentation to the Council. A roll call vote was taken and the motion was approved.

A discussion was raised by Mr. Sysmanski concerning an ordinance to control flea markets.

A discussion was had between the Board and the public concerning the proposed development of the PUD area.

A motion was made by E. Stanley at 10:10 PM and seconded by Mrs. Ridley to adjourn ~~the~~ meeting. Motion was approved.

Sue Frauenheim  
Secretary

NEXT PLANNING BOARD MEETING 12/13/77

Manasquan Planning Board Meeting - Tuesday December 13, 1977

Meeting called to order 8:10 PM. In attendance Messrs Tassini, Donovan, Morgan, Stanley, Mrs. Ridley, Sue Frauenheim and Mr. Pandolfe.

Minutes of November 1, 1977 meeting were read and motion made by Mr. Donovan to approve and seconded by Mr. Stanley.

Dr. Tassini read letter received from Dept. of Environmental Protection concerning dredging of Debbie and Crabtown Creeks advising that Office of Shore Protection has applied for Riparian Permit and Army Permit to perform maintenance dredging in Debbie and Crabtown Creeks and disposal of material tentatively planned on Block 188, Lots 9, 10, 11, 12 and 13 located in Boro of Manasquan and owned by Karl Yard. Mayor Donovan advised that Council had petitioned Army Corp. to dredge the creeks to make them more navigable. The disposition of whatever they dredge is the decision of the Army Corp. of Engineers, however, Army Corp. and EPA may not realize that we have an ordinance calling for a permit before fill can be dumped. Carl Yard will have to come in for a permit or he will be held in violation. We still have the opportunity to review any request received from him. If EPA says fill is good, it would be good idea to fill in land for future PUD. Both EPA and Army Corps are very careful about permitting dredging, because of what might be on the bottom. All agreed if fill is good there is no objection. Paul Symanski will try to find out what fill consists of.

Dr. Tassini read announcement of public hearing in Brielle on the Land Use Element of the Master Plan on Dec. 12.

Mr. Pandolfe advised it is not necessary to tape our regular meetings. Hearings on application need to be taped.

Discussion held on rumors someone is interested in building homes on East Side of Third Ave.. Mayor advised of two separate inquiries about six months ago about permits to build but this was never followed up. One inquiry concerning development of one-family homes in the \$35,000 bracket (without land). Question raised about getting mortgages on leased land and Mr. Pandolfe advised that it depends upon the length of the lease. Twenty-five year lease you could get a 20 year mortgage. Mayor advised that anyone interested in building on those lots would have to come in for a sub-division hearing. Mayor advised inquiry received from Monmouth County Planning Board who received letter asking how to go about getting permits to build homes - nothing further came of this.

Minutes Planning Board Meeting December 13, 1977

Secretary read letter advising of Special Training Workshop on Onshore Effects of Offshore Energy Development to be held on Monday Dec.19,1977 8:30AM to 5:30 PM at Rutgers University. No fees - all invited.

Regarding the need to get an extension for drawing up our Master Plan, Mayor advised the Boro Attorney advises the Boro to have an ordinance drawn up requesting an extension before February 1st 1978 for an open-ended one year extension. Mr.Pandolfe advise all the Planning Board has to do is pass the land use element of the Master Plan. Does not have to have hearings - submit Plan to Council who will act on Planning Boards recommendation. Council can not act on zoning ordinance unless Planning Board recommend it. Cite, subdivision ordinances have to be recommended and voted upon and passed on to Mayor and Council for hearings. Since law states this must be done by Feb. Mayor made motion to have attorney draw up ordinance for extension, seconded by Mr.Stanley and all voted and approved motion.

Dr.Tassini brought up run-down condition of house located on Taylor Ave. Secretary will advise Code Enforcer to look into this.

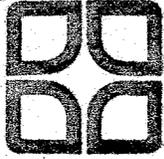
Mr.Tassini presented bill received from Candeb & Fleissig for \$478.74.Mrs.Ridley made motion to approve payment, seconded by Mr.Morgan all agreed.

Meeting turned over to Mr.Paul Szymanski who presented their suggestions for procedures for approving site plans and draft of PUD Section of Zoning Ordinance for Board's review and approval. In reviewing procedures for approving site plans, Candeb suggested a Site Plan Review Advisory Board however all members were in agreement Boro of Manasquan would have no need for one. In discussing PUD Section of Zoning Ordinance and Minimum Open Space & Buffers, Candeb suggested buffer areas averaging fifty (50) feet in width along wetlands. Board felt this should be deleted since there are some wetland areas that would need 100-150 feet buffers. Paul will check with Cafra and make change as they recommend. On Bulk and Coverage Controls for Individual uses Schedule I will be finalized January 1st by Candeb. As of this date zoning ordinance completed just has to be cut and pasted and submitted to Board for typing; PUD complete, Cite Plan Ordinance finished; Sub-division has to be done. Board has to adopt by resolution Master Plan; hold public hearing on land use element at which time goes to floor for question and answers; then Board takes vote and adopt Master Plan. Then it goes to Mayor and Council with recommendations for revised zoning, cite plans, subdivision ord. as amended. Council holds hearings and then adoption ~~by~~ by ordinance. Paul advised board to be sure they are satisfied with PUD Ordinance before they adopt Master Plan.

Mrs.Ridley made motion to close meeting, seconded by Mr.Morgan. All in Agreement.

S. F. rauenheim  
Secretary

NEXT MEETING JAN.10,1977



**Memorandum**

*See.*

To Manasquan Planning Board  
From Candeub, Fleissig and Associates  
Subject Proposed PUD Ordinance  
Date 12-13-77

Candeub,  
Fleissig and  
Associates  
11 Hill Street  
Newark  
New Jersey  
07102  
201/643 3919

Attached please find a draft of the PUD Section  
for the Zoning Ordinance for your review.

## ARTICLE

### PLANNED UNIT DEVELOPMENT (PUD)

#### Purpose

The Borough of Manasquan desires to take full advantage of modern design construction, technology and planning methods to promote the comprehensive development of the area designated as PUD. The Borough has established this purpose because of the present land ownership pattern, the presence of land without public street access, the sensitive environmental quality of the area, the presence of wetlands and the existence of strategically located Borough-owned property in the area.

#### Specific Objectives

Specific objectives to be achieved include: the development of the PUD as a single entity the preservation and protection of wetlands, the Manasquan River's water edge and other natural site resources, the provision of a variety of new housing types, the development of resort commercial uses, the allowance for public access to natural resource areas, the efficient utilization of land to its highest potential, the development of new economic activities in the Borough.

#### Findings for Planned Developments

Prior to approval of any planned development, the Planning Board shall find, as required by N.J.R.S. 40:55D-45, the following facts and conclusions:

1. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning standards applicable to planned developments.
2. That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location and purpose of the common open space are adequate.
3. That provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate.
4. That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.
5. In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

Planned Unit Development (PUD) Conditions and Standards

The planned unit development use shall meet the following conditions and standards:

- A. Development as a Single Entity: The tract shall be developed as a single entity.
- B. Permitted Uses: Residential and commercial uses and public facilities. *park lot*
- C. Maximum Residential Density: The maximum permitted density shall be eight (8) dwelling units per gross acre except that land designated as wetlands, water courses, and for municipal parking shall not be considered for density purposes. *15%*
- D. Commercial Facilities: Up to five percent (5%) of the gross PUD area may be developed with retail and service uses designed to serve the residents of the PUD as well as seasonal tourists to Manasquan. Residential use is permitted second floor use in commercial facilities, the number of units provided shall be included in the total residential units permitted under C above.

*Commercial floor area  
retail  
80,000 sq feet*

E. Minimum Open Space and Buffers

Not less than twenty-five (25) percent of the total PUD area shall be dedicated for open space purposes. Open space shall not include land area in individual residential lots, roads, driveways, and parking areas.

*Paul  
Chick Buffer*

Buffer areas averaging ~~fifty~~ (50) feet in width shall be maintained along all areas designated as wetlands, said buffer areas shall maintain existing natural vegetation unless deemed infeasible by the Planning Board.

- F. Maximum Height: No structure shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet.
- G. Minimum number of dwelling units by type: Not less than 40% of all dwelling units shall be in any one housing type, exclusive of any units developed as second floor use in the commercial area.
- H. Bulk and Coverage Controls for Individual Uses: See Schedule I.
- I. Common open space: Ownership and maintenance of common open space shall be regulated by \_\_\_\_\_ of this Article.
- J. Timing.
  - 1. As part of preliminary site plan approval of the entire PUD, the Planning Board shall consider and establish

*William  
1st of Jan*

- a timing and phasing schedule which shall include:
- a. The number and type of dwelling units to be constructed annually.
  - b. Timing of the construction and installation of improvements.
  - c. When recreation, commercial and service uses shall be completed.
2. The Planning Board shall consider, in its approval of the timing and phasing schedule, adequacy of municipal and private facilities needed to accommodate the residents of the PUD and adequacy of design of each phase to stand independently of other phases at any time.
  3. Approvals may stipulate that before building permits are issued for any subsequent phases or stages of a PUD, previously approved phases shall be completed.
- K. Granting of preliminary and final approval shall convey to the applicant all rights set forth in \_\_\_\_\_.  
Applicant shall be required to submit each phase to the Planning Board for final approval, if appropriate.
- L. Disposition of Common Open Space:
1. Public Dedication: Common open space land areas which may be dedicated to the Borough of Manasquan shall be free and clear of all mortgages and encumbrances, and shall only be dedicated at the discretion of the Borough of Manasquan. *Appln P.U. residents*
  2. Private Dedication: Dedicated areas may be deeded free and clear of any encumbrances to a permanent property owner's association, cooperative or condominium corporation for its use, control and management for open space, recreational or other similar use, and providing appropriate restrictions to assure that the effectuation of the purpose of this section and to provide for the maintenance and control of the area. Said organization shall meet the following standards, to be written into the articles of incorporation and/or bylaws.
    - a. It shall not be dissolved and shall not dispose of any open space, by sale or otherwise, except to an organization conceived and established to own and maintain the open space for the benefit of such development, and thereafter such organization shall not be dissolved or dispose of any of its open space without first offering to dedicate the same to the Borough of Manasquan.

M. Improvements: The Planning Board shall approve (in the same manner as set forth in the Subdivision Ordinance) an improvement plan. All improvements except those designed to serve only one (1) specific section of the PUD shall be installed prior to the final approval of the first phase. No building permit shall be issued prior to the installation of improvements, except the Planning Board may waive the final seal coat of roads for a stated period of time.

Procedures for PUD approvals.

The Planning Board is authorized to adopt special procedures for the efficient processing of PUD applications, including procedures for the informal submission of sketch plans, preliminary and final plans, and to require such information, analyses and professional evaluations as it deems necessary to evaluate the proposed development at each stage of the application process.

ARTICLE  
Procedure for Site Plan Approval

126-139. Filing and referral.

The Secretary of the Planning Board shall, after an applicant for preliminary or final approval has submitted an application in proper form with the requisite fees, notify the applicant of the hearing date so that he can comply with the notice requirements and refer the site plan and exhibits to the Site Plan Review Advisory Board and County Planning Board. The Planning Board may also designate other local, county, state or other governmental officials or agencies to receive copies of any application for review and recommendation.

Action by Site Plan Review Advisory Board. (Optional)

~~The Site Plan Review Advisory Board shall review the application and report back to the Planning Board within thirty (30) days after receipt. In the event an application is found to be incomplete or in violation of any applicable codes and ordinances, the applicant shall be notified within thirty (30) days of submission by the Site Plan Review Advisory Board by certified mail as to the items omitted or ordinances violated.~~ *not necessary*

Sketch site plan review.

Applicants for preliminary approval shall be encouraged to submit for review by the ~~Site Plan Review Advisory Board~~ *Plan Bd* sketch site plans for informal discussions and recommendations. Said sketch site plans shall be used as a basis for changes and redesign and to avoid undue expense and delay in preparing more detailed plans and specifications. The ~~Advisory Board~~ shall not be governed by any statutory time limits in its review and sketch site plans, and it is expressly understood that compliance with the ~~Advisory Board~~ recommendations shall not bind the Planning Board in subsequent deliberations.

Preliminary approval.

- A. The Planning Board shall act upon, at a hearing within the time periods provided in this chapter, every application for the preliminary approval of a site plan.
- B. Public notice of applications shall be required for all site plans in excess of four (4) acres and all site plans requiring a variance by the Planning Board.

Decision of Planning Board as to preliminary approval.

Each decision of a municipal agency of any application for development shall be in writing and shall include findings of fact and conclusions based thereon.

Effect of preliminary approval.

Preliminary approval of a site plan shall, except as provided in (see next paragraph), confer upon the applicant the following rights for a three-year period from the date of the preliminary approval:

- A. That the general terms and conditions on which preliminary approval was granted shall not be changed, including but not limited to use requirements; layout and design standards for streets, curbs and sidewalks; lot size; yard dimensions and on-site and off-tract improvements; and any requirements peculiar to the specific site plan. The township may modify by ordinance such general terms and conditions of a preliminary approval as they may relate to public health and safety, provided such modifications are in accord with amendments adopted by ordinance subsequent to approval.
- B. That the applicant may submit for final approval on or before the expiration date of preliminary approval the whole or a section or sections of the preliminary site plan.

Extension of preliminary approval.

- A. The applicant may apply for and the Planning Board may grant extensions of such preliminary approval for additional periods of at least one (1) year but not to exceed a total extension of two (2) years, provided that if the design standards have been revised by ordinance, such revised standards may govern.
- B. In the case of a site plan for a planned unit development, the Planning Board may grant the rights referred to above for such period of time, longer than three (3) years, as shall be determined by the Planning Board to be reasonable, taking into consideration the number of dwelling units and nonresidential floor area permissible under preliminary approval, economic conditions and the comprehensiveness of the development. The applicant may apply for thereafter and the Planning Board may thereafter grant an extension of preliminary approval for such additional period of time as shall be determined by the Planning Board to be reasonable, taking into consideration the number of dwelling units and nonresidential floor area permissible under preliminary approval, the potential number of dwelling units and nonresidential floor area of the section or sections awaiting final approval, economic conditions and the comprehensiveness of the development; provided that if the design standards have been revised, such revised standards may govern.

Variances; Planning Board review in lieu of Board of Adjustment.

The Planning Board may, when exercising its powers pursuant to this Article, grant variances as provided in \_\_\_\_\_.

Planning Board action on final site plan approval.

The Planning Board shall, within the applicable time period, set forth in this Part \_\_\_\_, after a public hearing, approve the application for final site plan approval with or without conditions, provided the following requirements are met:

- A. The detailed drawings and specifications meet all applicable codes and ordinances.
- B. The final plans are substantially the same as the approved preliminary site plans.
- C. All improvements have been installed or bonds posted to ensure the installation of improvements.
- D. The application agrees in writing to all conditions of final approval.
- E. Proof has been submitted that all taxes and assessments for local improvements on the property have been paid.

Notice.

No public notice of applications for final site plan approval shall be required.

Decision of Planning Board as to final approval.

The decision of the Planning Board shall be in writing and shall include findings of fact and conclusions based thereon.

Effect of final approval.

Final approval shall terminate the time period of preliminary approval for the section granted final approval and shall guarantee the applicant that the zoning requirements applicable to the preliminary approval and all other rights conferred upon applicant as part of preliminary approval shall not be changed for a period of two (2) years after the date of final approval.

Time limit for final approval and extensions.

- A. Final approval shall expire two (2) years from the date of final approval unless the applicant has secured a building permit to commence construction. The Planning Board may extend final approval and the protection offered under \_\_\_\_\_

for one (1) year. Up to three (3) such extensions may be granted. Applicants shall be required, as a condition of any extension, to reestimate improvement costs and to resubmit revised bonds in accordance therewith.

- B. In the case of a site plan for a planned unit development, the Planning Board may extend the rights granted under final approval for such period of time, longer than two (2) years, as shall be determined by the Planning Board to be reasonable, taking into consideration the number of dwelling units and nonresidential floor area permissible under final approval, economic conditions and the comprehensiveness of the development. The developer may apply for thereafter and the Planning Board may thereafter grant an extension of final approval for such additional period of time as shall be determined by the Planning Board to be reasonable, taking into consideration the number of dwelling units and nonresidential floor area permissible under final approval, the number of dwelling units and nonresidential floor area remaining to be developed, economic conditions and the comprehensiveness of the development.

#### Conditions of final approval.

The Planning Board may, as a condition of final approval:

- A. Grant final approval only for designated geographic sections of the development.
- B. Grant final approval for certain work but require resubmission for final approval for designated elements, such as but not limited to landscaping, signs, street furniture, etc., and require approval of these elements as a prerequisite for a certificate of occupancy or zoning permit.
- C. Condition the granting of a certificate of occupancy or zoning permit on the applicant's or developer's or subsequent heirs' or assignees' meeting certain requirements within a designated period of time, not to exceed one (1) year, from the date of issuance of the certificate of occupancy or zoning permit. This may include but is not limited to the installation of landscaping, erection of signs, installation of improvements, reevaluation of circulation patterns, etc.

ARTICLE  
Off-Tract Improvements

Improvements required.

Developers shall be required, as a condition for approval of a subdivision or site plan, to pay their pro rata share of the cost of providing reasonable and necessary street improvements and water, sewerage and drainage facilities and easements therefor located outside the property limits of the subdivision but necessitated or required by construction or improvements within said subdivision. The following criteria shall be utilized in determining a developer's proportionate or pro rata share of necessary off-tract improvements.

Improvements to be constructed at sole expense of developer.

In cases where the reasonable and necessary need for an off-tract improvement or improvements is necessitated or required by the proposed development application and where no other property owners receive a special benefit thereby, the applicant may be required, as a condition of approval, at the applicant's sole expense, to provide for and construct such improvements as if such were an on-tract improvement in the manner provided hereafter and otherwise provided by law.

Other improvements.

In cases where the need for any off-tract improvement is necessitated by the proposed development application and where it is determined that properties outside the development will also be benefited by the improvement, the following criteria shall be utilized in determining the developer's proportionate share of such improvements:

- A. Sanitary sewers. For distribution facilities, including the installation, relocation or replacement of collector, trunk and interceptor sewers and the installation, relocation or replacement of other appurtenances associated therewith, the applicant's proportionate share shall be computed as follows:
  1. The capacity and the design of the sanitary sewer system shall be based on Rules and Regulations for the Preparation and Submission of Plans for Sewerage Systems, N.J. DEP, and all Manasquan Borough sewer design standards, including infiltration standards, and all other Manasquan Borough water drain standards.
  2. Developer's pro rata share.
    - a. The capacity of the existing system to service the entire improved drainage area shall be computed. If the system is able to carry the total developed

drainage basin, no improvement or enlargement cost will be assigned to the developer. If the existing system does not have adequate capacity for the total developed drainage basin, the prorated enlargement or improvement share shall be computed as follows:

$$\frac{\text{Total enlargement or improvement cost}}{\text{Developer's cost}} = \frac{\text{Total tributary gpd}}{\text{Development gpd}}$$

- (b) If it is necessary to construct a new system in order to develop the subdivision, the enlargement share to the developer shall be computed as follows:

$$\frac{\text{Total project cost}}{\text{Developer's Cost}} = \frac{\text{Total tributary gpd to new system}}{\text{Development tributary gpd}}$$

- (c) The plans for the improved system or extended system shall be prepared by developer's engineer. All work shall be calculated by the developer and approved by the Borough Engineer.

B. Roadways. For street widening, alignment channelization of intersections, construction of barriers, new or improved traffic signalization, signs, curbs, sidewalks, trees, utility improvement uncovered elsewhere, the construction or reconstruction of new or existing streets and other associated streets or traffic improvements, the applicant's proportionate cost shall be determined as follows:

- (1) The Borough Engineer shall provide the applicant's engineer with the existing and anticipated peak-hour flows for the off-tract improvement.
- (2) The applicant shall furnish a plan for the proposed off-tract improvement, which shall include the estimated peak-hour traffic generated by the proposed development. The ratio of the peak-hour traffic generated by the proposed development to the future peak-hour traffic shall form the basis of the proportionate share. The prorated share shall be computed as follows:

$$\frac{\text{Total cost of the roadway improvement and/or extension}}{\text{Developer's cost}} = \frac{\text{Future peak-hour traffic}}{\text{Future peak-hour traffic generated by the development}}$$

C. Drainage improvements. For stormwater and drainage improvements, including the installation, relocation or replacement of storm drains, culverts, catch basins, manholes, riprap or improved drainage ditches and appurtenances thereto and the relocation or replacement of other storm drainage facilities or appurtenances associated therewith, the applicant's proportionate share shall be determined as follows:

- (1) The capacity and the design of the drainage system to accommodate stormwater runoff shall be based on a method described in Urban Hydrology for Small Watershed Technical Release 55, Soil Conservation Service USDA, January 1975, as amended, and shall be computed by the developer's engineer and approved by the Borough Engineer.
- (2) The capacity of the enlarged, extended or improved system required for the subdivision and areas outside of the developer's tributary to the drainage system shall be determined by the developer's engineer, subject to approval of the Borough Engineer. The plans for the improved system shall be prepared by the developer's engineer and the estimate cost of the enlarged system calculated by the Borough Engineer. The prorated share for the proposed improvement shall be computed as follows:

Total enlargement or improvement cost of drainage facilities	=	Total tributary cfs
Developer's cost		Development cfs

Escrow accounts

Where the proposed off-tract improvement is to be undertaken at some future date, the moneys required for the improvement shall be deposited to the credit of the Borough in a separate account until such time as the improvement is constructed. If the off-tract improvement is not begun within ten (10) years of deposit, all moneys and interest shall be returned to the applicant.

Computation of pro rata share

In any case in which an applicant shall not provide the approving authority with the estimates of a traffic consultant engineer with regard to estimated improvement costs and all other information necessary to proportion costs the approving authority may rely on the estimates of the Borough Engineer in order to prorate costs.