

BOROUGH OF MANASQUAN AGENDA
August 17, 2020 7:00 PM

This Regular Meeting of the Mayor and Council of the Borough of Manasquan is called pursuant to the provisions of the Open Public Meetings Law. Adequate notice has been provided by transmitting the Resolution of Annual Meetings to the Asbury Park Press and the Coast Star, by posting it in the Borough Hall on a bulletin board reserved for such announcements, and by posting it on the official website of the borough. This agenda is complete to the extent known and formal action will be taken.

Moment of Silent Prayer

Pledge of Allegiance

Roll Call

Audience Participation - Limited to Agenda Items Only (time limit of 5 minutes)

Presentation

1. Sea Watch Progress Update

Approval of Minutes

1. Regular Meeting Minutes - July 20, 2020
2. Regular Meeting Minutes - August 3, 2020

Workshop Discussion:

Use of Borough Property

1. E52-20 The Ocean is Female Meet and Greet - 9/3/2020; 6-7:30 pm Sea Watch Beach
2. E53-20 Short Dance Video Request - Beachfront

Other Items

1. Surf Beach - Discussion

Consent Agenda: These items will be enacted by one motion. If detailed deliberation is desired on any item, Council may remove that item from the consent agenda and consider it separately.

1. 192-2020 Boat Slip Refund-Gethard
2. 193-2020 Liquor License Renewal - Manasquan Liquors
3. 194-2020 Appt. Additional EMT/Adjust Pay Scale
4. 195-2020 Auth. Scope of Work Curtis Park & Skokos Park - Maser
5. 196-2020 Liquor License Renewal - Elks
6. 197-2020 Refund Use of Beach - Meters for Mike
7. 198-2020 Payment of Bills

Ordinances - First Reading

1. 2311-20 Amending Ch. 20 & 35 Streets, Driveways & Sidewalks
2. 2312-20 Amending Ch. 35 Lot, Height, & Principal Buildings
3. 2313-20 Amending Ch. 35 Lot, Height and Yard Requirements
4. 2314-20 Amending Ch. 35 Dormer Mother/Daughter

Committee Reports

Audience Participation On Any Subject (comments limited to 5 minutes)

Adjournment

Manasquan Borough Council Meeting
Conducted by Teleconference
AUGUST 17, 2020 7pm

Join Zoom Meeting

<https://zoom.us/j/8830046931> or 1 646 876 9923

ID# 883 004 6931

Participant Instructions
Meeting will be recorded

Instructions:

Join meeting via Zoom video:

- Click on link above or copy and paste into your browser.
- When prompted, enter the ID number provided above.
- You will automatically be put in the waiting room. At 7 pm or shortly thereafter you will be admitted to the meeting. You will automatically be put on mute. You will now be able to hear the meeting.

Join meeting via Zoom dial in (phone):

- Dial the number provided above.
- When prompted, enter the ID number provided above.
- You will automatically be put in the waiting room. At 7 pm or shortly thereafter you will be admitted to the meeting. You will automatically be put on mute. You will now be able to hear the meeting.

Mayor's Instructions

During the meeting, as each Audience Participation Session is reached, the Mayor will announce the opening of the Audience Participation Session.

If you would like to ask a question or make a comment please press *9 to raise your hand in the system if you are on the phone. When the last 4 numbers of your phone number is announced you will be unmuted to speak.

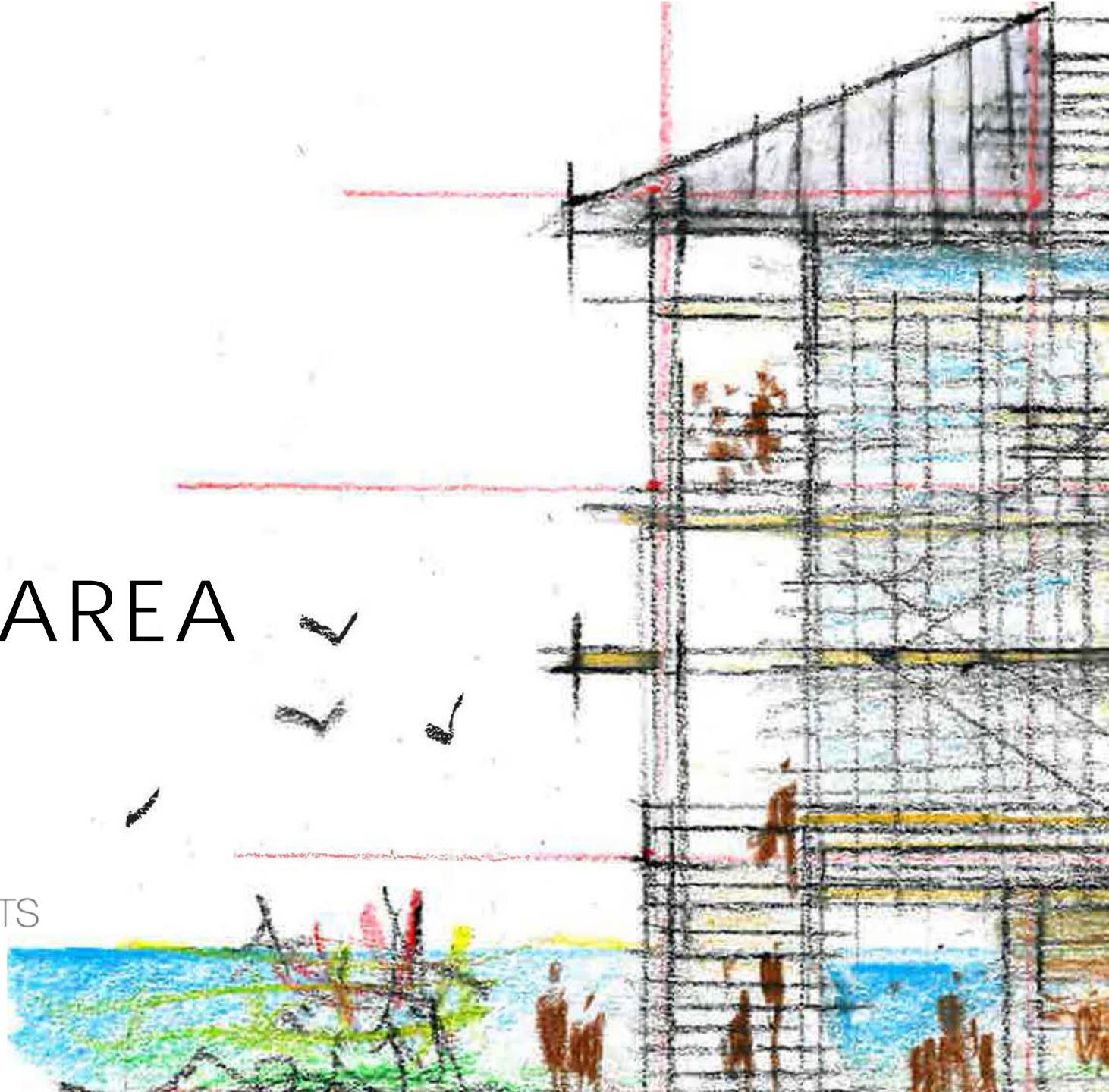
If you are participating via video scroll towards the bottom of the page to participants. This is where you can raise your hand through the system.

You must clearly state your name, and full address followed by your question or comment. The Mayor will direct the response to the speaker as applicable. Once this speaker's participation is completed, the Mayor will ask if there is another person interested in commenting. This will continue until no other members of the audience request to be heard and this Session will be formally closed. Comments are limited to 2 minutes in length.



BOROUGH OF
Manasquan
New Jersey

SEA WATCH RECREATIONAL AREA IMPROVEMENTS



HOW DID WE GET HERE?

- Superstorm Sandy partially destroyed the existing Sea Watch building
- A new modern site that provides:
 - New modern resilient multifunctional public building
 - Better pedestrian walkways & bicycle facilities that are aesthetically pleasing with increased landscaping areas
 - Rehabilitation to SMRSA pump station façade
 - Rehabilitation to Manasquan bungalow

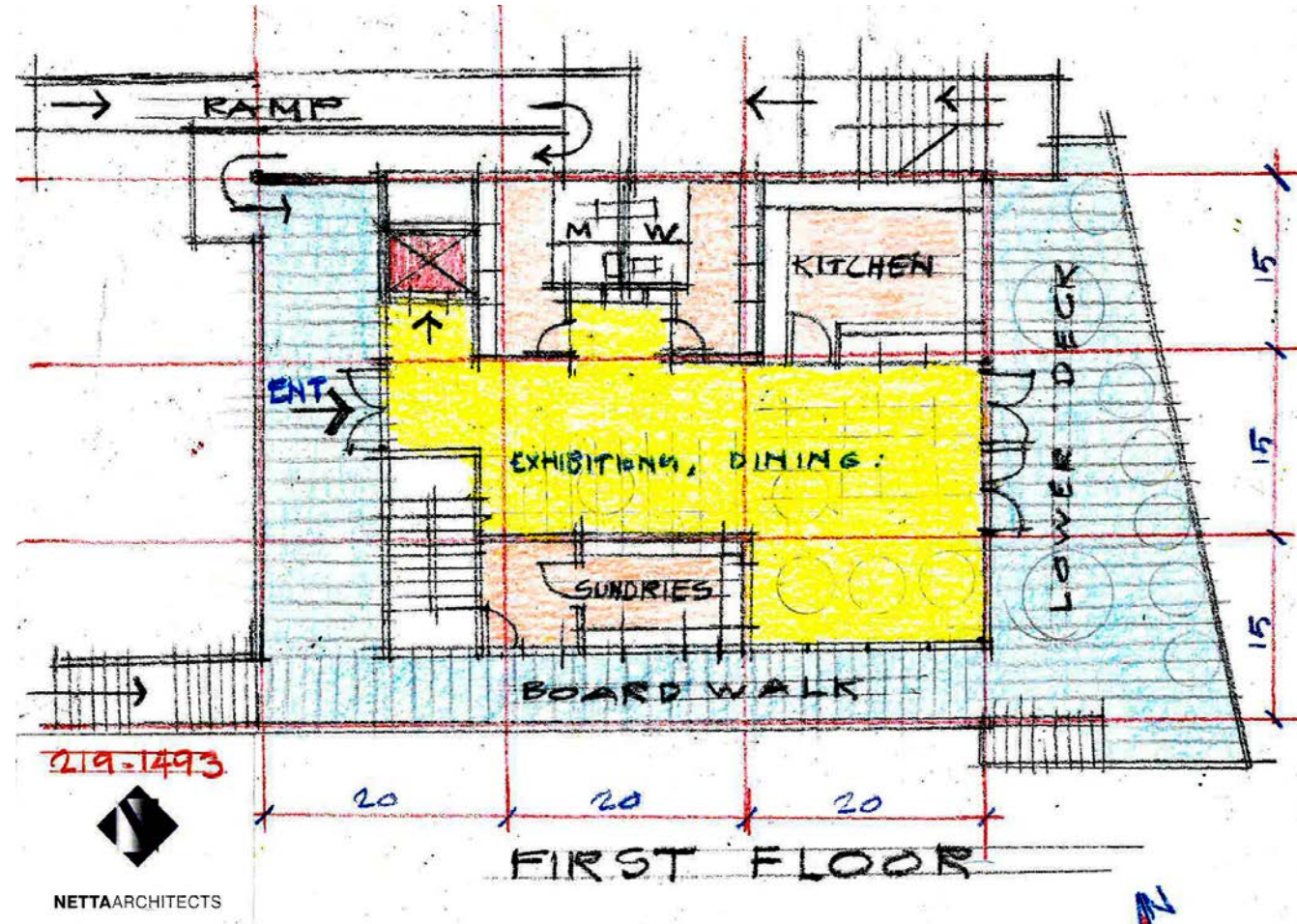


NEW SEA WATCH BUILDING & FACILITIES

- First floor at BFE + 7'
 - Concession (beach fare)
 - Sundries store
 - Public restrooms
 - Deck area for dining
 - Second floor
 - Community multipurpose room
 - Additional deck area for dining
 - Lifeguard area
 - Public restrooms
 - Ground floor (beach level)
 - Lockers
 - Storage to support beach park
 - Storage to support Sea Watch building
 - Site features
 - Sufficient bicycle parking
 - Pickup/drop off/turnaround area
 - Aesthetic façade to SMRSA building to match design of new building
 - Two bungalows to be demolished & one repurposed
 - Pedestrian enhancements including decorative walkways, benches, ADA accessibility
 - Landscaping
 - Potential improvements to existing bath house
- 
- A detailed site plan for the Sea Watch Building & Facilities. The plan shows a central 2-story frame building with a 2nd floor porch and a 1st floor porch. To the right is a 1-story brick building labeled 'BATH HOUSE'. The site includes various parking areas, including 'HC PARKING' and 'ASPHALT PARKING LOT'. There are numerous easements, such as 'AREA OF FIBER OPTIC CABLE EASEMENT' and 'SEWERAGE PUMPING STATION EASEMENT'. The plan also shows utility lines, including 'UP/VOID W/ ANTENNA' and 'UP/VOID W/ GUY'. The site is bounded by 'S 79°11'40" E 163.40'' and 'S 10°48'20" W 80.00''. The plan includes various annotations like 'CONC. WALK', 'CONC. PORCH REMAINS', and 'BENCH'. The site is located in Block 165, Lot 34, N/F Borough of Manasquan, with an area of 13,072 S.F. or 0.300 Ac. The plan also shows 'LOT 32.01, 32.02, 32.03 & 32.04' with an area of 91,181 S.F. or 2.093 Ac. The plan includes various annotations like 'CONC. CURB', 'CONC. RAMP', and 'CONC. WALK'. The plan also shows 'UP/VOID W/ GUY' and 'UP/VOID W/ ANTENNA'. The plan includes various annotations like 'CONC. WALK', 'CONC. PORCH REMAINS', and 'BENCH'. The site is bounded by 'S 79°11'40" E 163.40'' and 'S 10°48'20" W 80.00''.

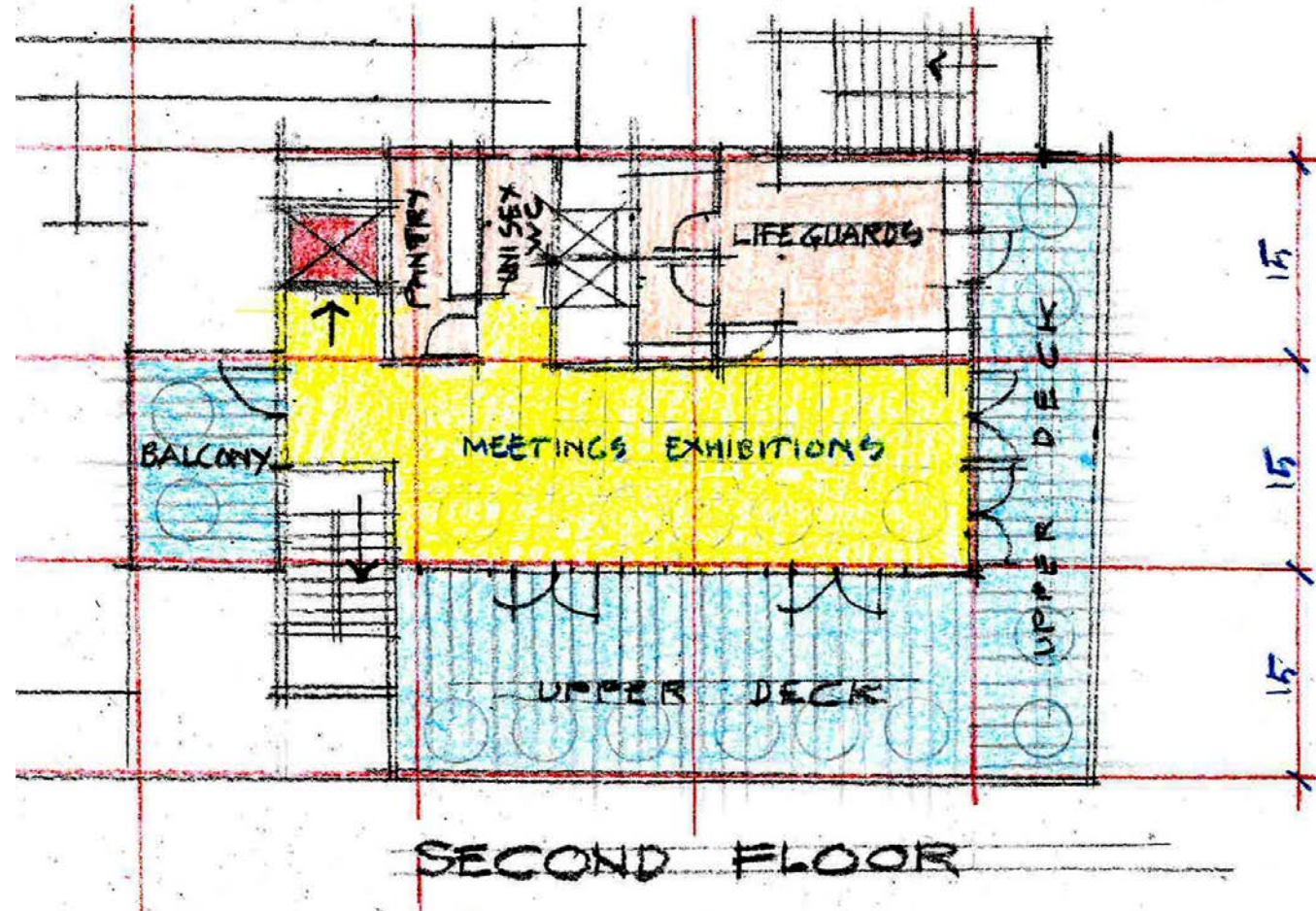
FIRST FLOOR

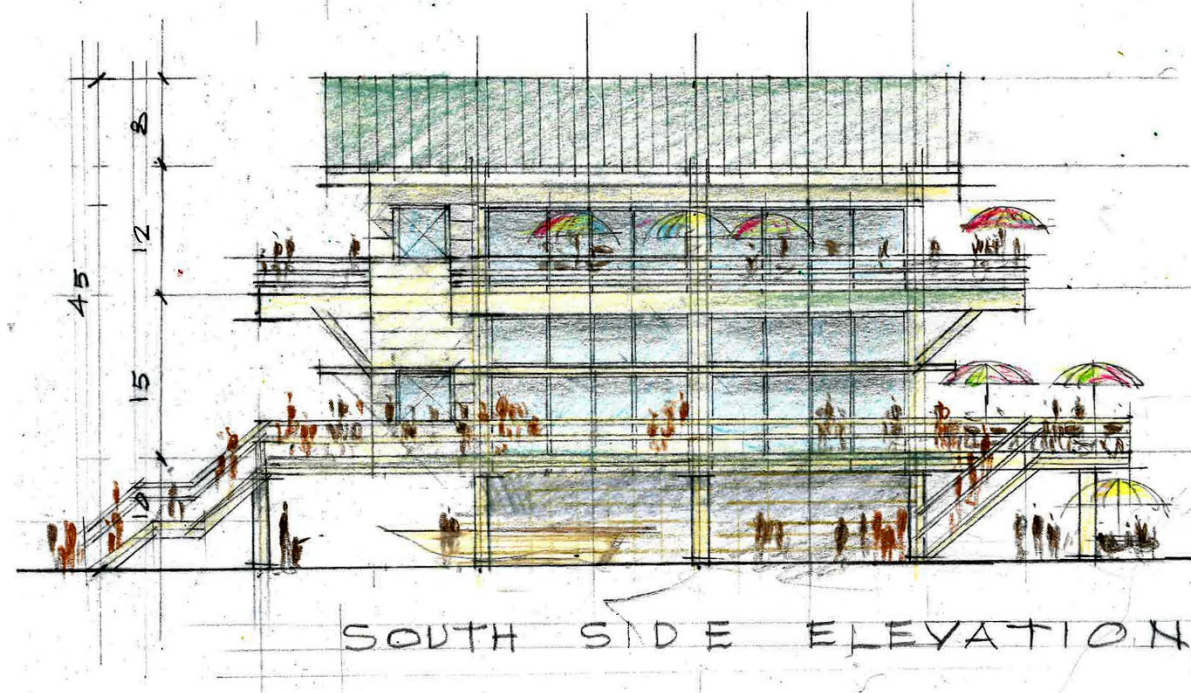
- Concession (beach fare)
- Sundries store
- Public restrooms
- Deck area for dining



SECOND FLOOR

- Community multipurpose room
- Additional deck area for dining
- Lifeguard area
- Public restrooms

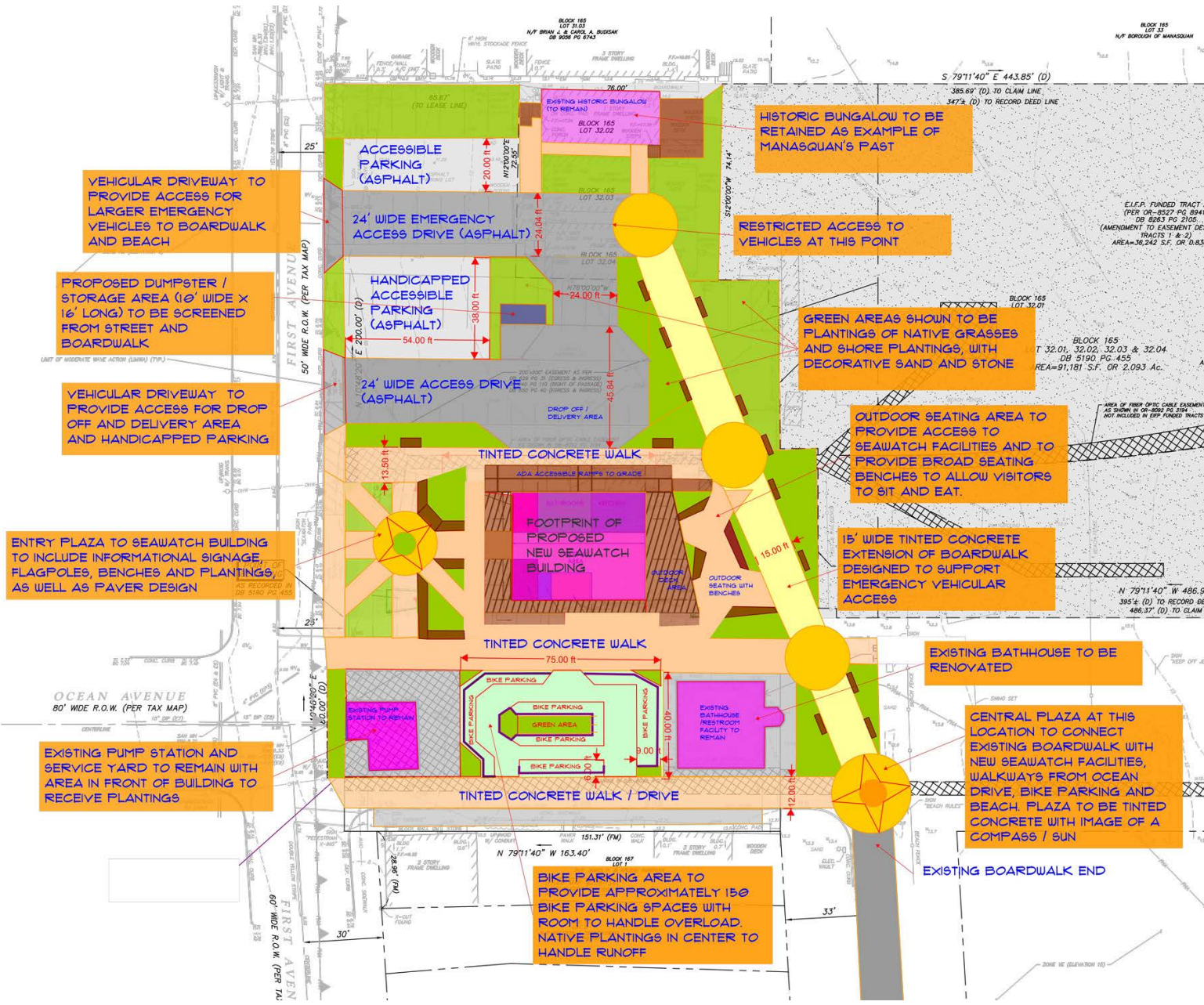




OVERALL ELEVATIONS



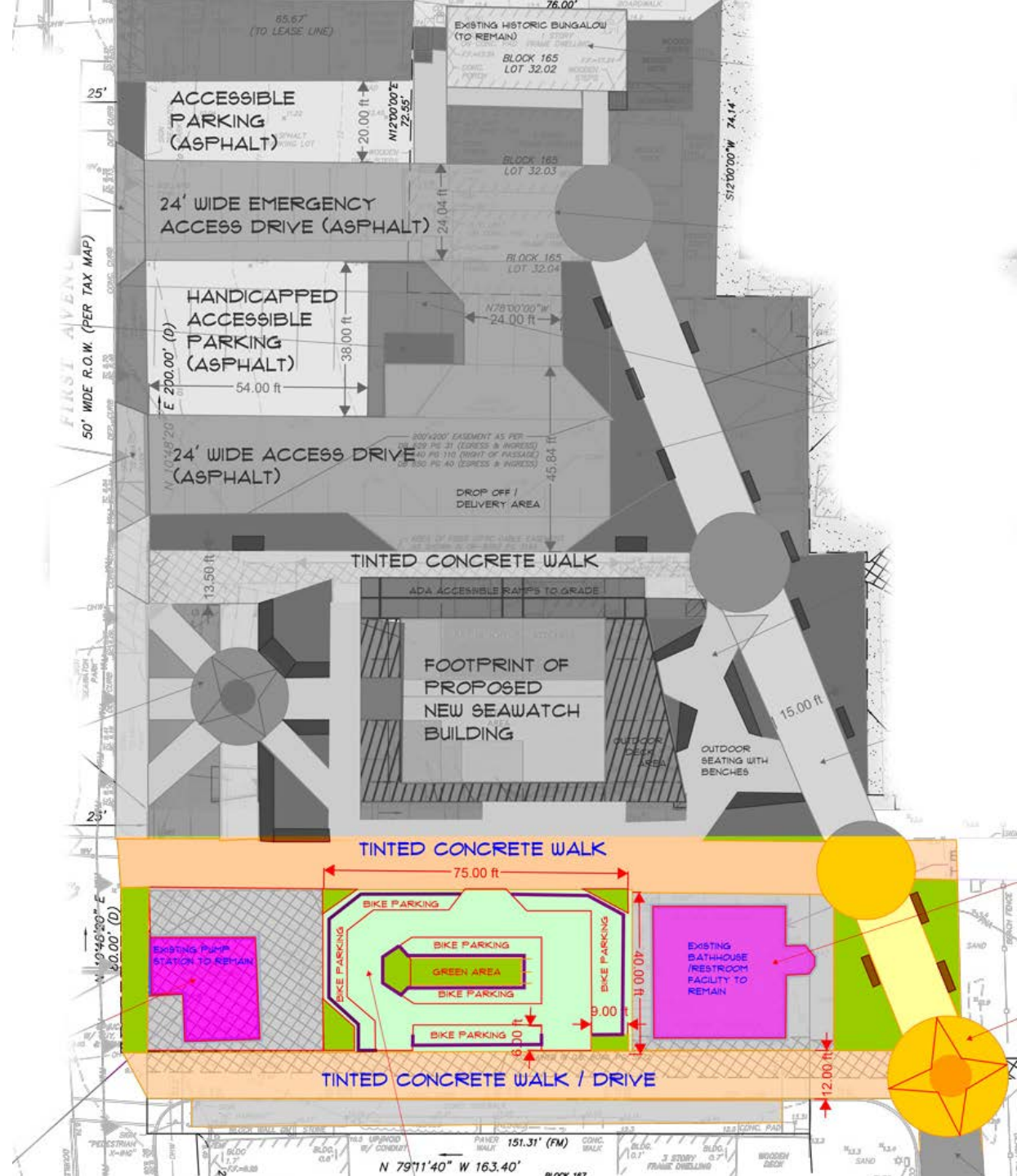
EXISTING SITE CONDITIONS



PROPOSED OVERALL SITE PLAN

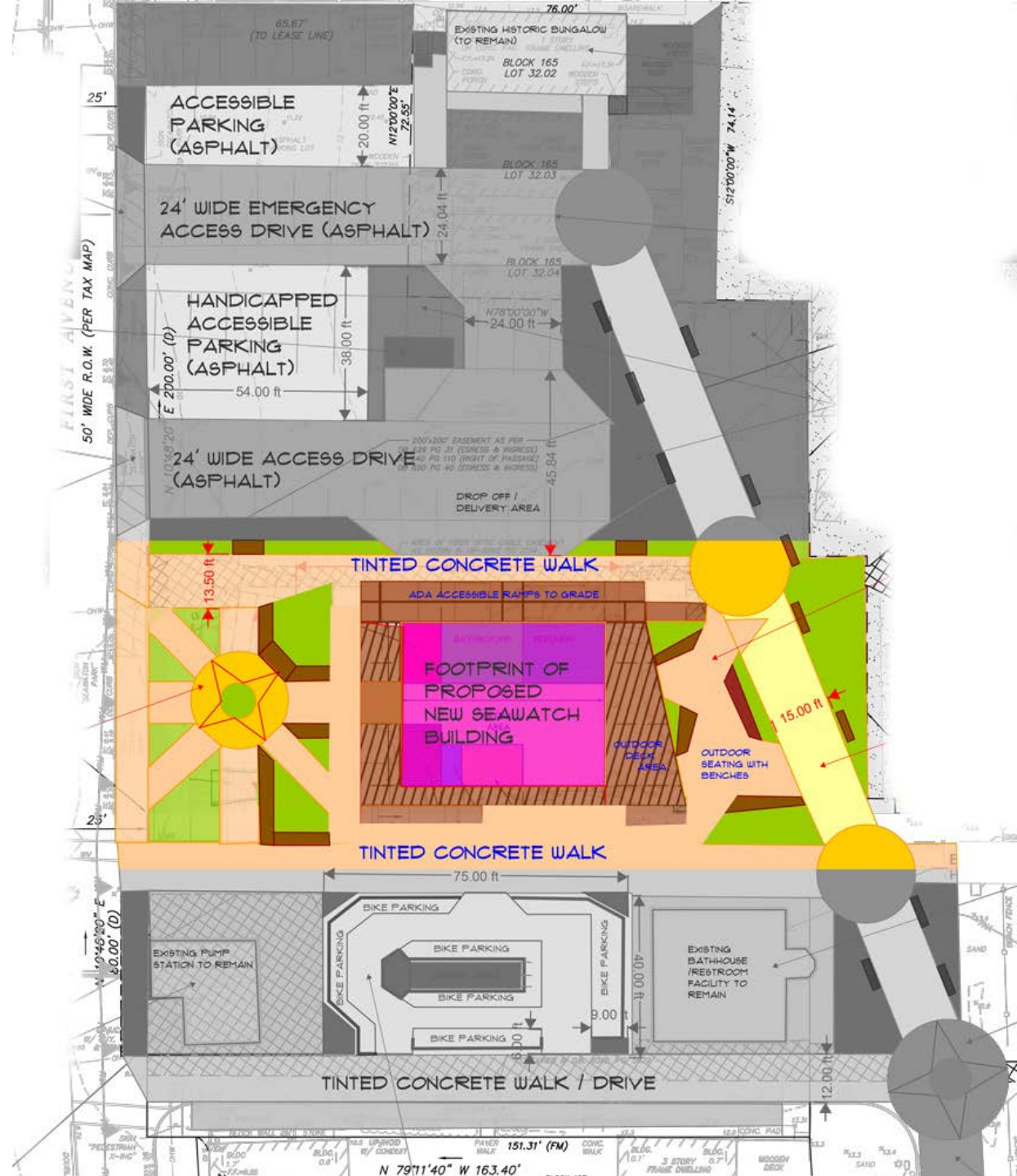
BIKE PARKING

- Bike parking to provide approximately 150 bike parking spaces
- Tinted concrete walk
- Central plaza to link:
 - New Sea Watch facilities
 - Walkways from Ocean Drive
 - Bike parking
 - Beach
- Native plantings at designated areas
- Existing bath house to be renovated
- Existing pump station to receive facelift



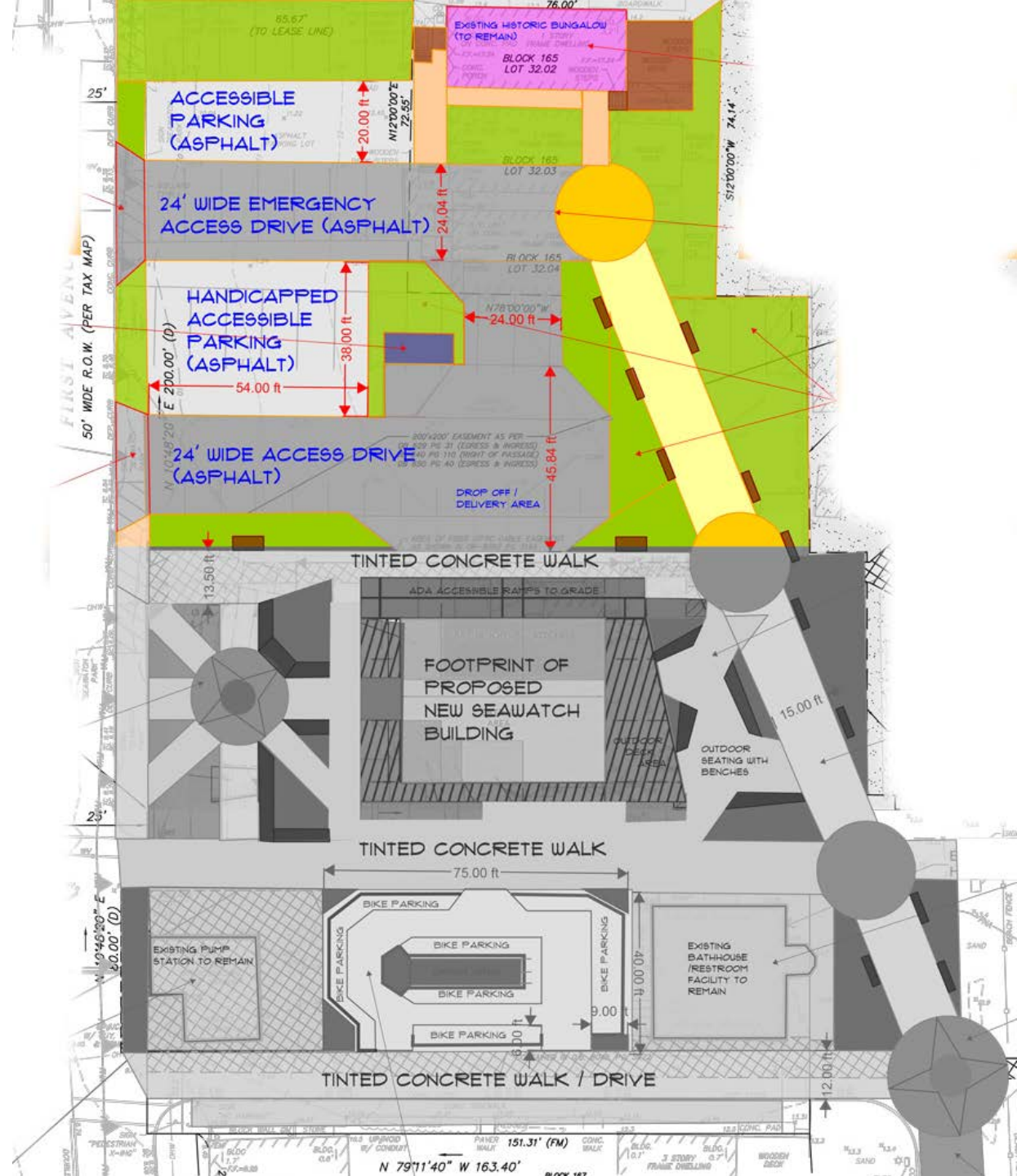
ENTRY PLAZA

- Entry plaza for Sea Watch building
 - Informational signage
 - Flagpoles
 - Benches
 - Plantings
 - Seating areas
- Outdoor seating area to provide access to Sea Watch facilities
- Provide broad seating benches
- 15' wide tinted concrete extension of boardwalk to support emergency vehicular access
- Native plantings at designated areas



ACCESS DRIVE

- 24' wide access drive to provide drop off area, handicapped accessible parking & delivery area
- Vehicular driveway to provide access for larger emergency vehicles to boardwalk & beach
- Historic bungalow to be retained as example of Manasquan's past
- Native plantings at designated areas



THANK YOU

Any questions?



**BOROUGH OF MANASQUAN
RESOLUTION
192-2020**

BE IT RESOLVED by the Council of the Borough of Manasquan, County of Monmouth, State of New Jersey that:

WHEREAS, a refund of monies is due to the following:

NAME: Joseph Gethard
2908 Johnson Street
Wall, NJ 07719

AMOUNT OF REFUND DUE: \$1840.61

REASON: Boat Lessee wished to leave slip. New Lessee already secured and paid for slip.

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer is hereby authorized and directed to draw a warrant in the said amount to be charged against the General Ledger.

I, Barbara Ilaria, Municipal Clerk, Borough of Manasquan, County of Monmouth, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Borough Council at the August 17, 2020 meeting.

BARBARA ILARIA, RMC, CMC
Municipal Clerk

COUNCIL	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRYANT						
LEE						
MANGAN						
OLIVERA						
READ						
WALSH						
ON CONSENT AGENDA ____ YES ____ NO						

**BOROUGH OF MANASQUAN
RESOLUTION
193-2020**

WHEREAS, application has been made to the Borough Council, Borough of Manasquan, County of Monmouth, State of New Jersey, from C. Jung, LLC., t/a Manasquan Liquors for renewal of the Plenary Retail Distribution Liquor License No. 1327-44-002-006 to cover premises at 139 Main Street, Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to the Plenary Retail Distribution License to be issued by it;

1. The submitted application form is complete in all respects.
2. The applicant is qualified to be licensed according to all statutory, regulatory and local governmental A. B. C. Laws and Regulations.
3. The applicant has disclosed and the issuing authority has reviewed the source of all funds used in the purchase of the license and the licensed premises and/or any additional financing obtained in the previous licensed term for use in the licensed business.

WHEREAS, the governing body of the Borough of Manasquan has determined that C. Jung LLC., t/a Manasquan Liquors is entitled to a Plenary Retail Distribution License.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Clerk is hereby designated, authorized and instructed to issue and deliver a Plenary Retail Distribution License to C. Jung LLC., t/a Manasquan Liquors to sell at 139 Main Street, Manasquan, New Jersey for consumption off the licensed premises of any alcoholic beverages in their original containers until midnight, June 30, 2021.

I, Barbara Ilaria, Municipal Clerk, Borough of Manasquan, County of Monmouth, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Borough Council at their regular meeting held on August 17, 2020.

BARBARA ILARIA, RMC
Municipal Clerk

	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRYANT						
LEE						
MANGAN						
OLIVERA						
READ						
WALSH						
ON CONSENT AGENDA ___ YES ___ NO						

**BOROUGH OF MANASQUAN
RESOLUTION
194-2020**

WHEREAS, the Borough of Manasquan is desirous of appointing Seasonal Beach Employees.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Manasquan, Monmouth County, New Jersey, on this 17th day of August, 2020 appoint the following Seasonal Beach Employees to work during the 2020 Summer Season.

Lifeguards

Tom Pollock \$11.00 per hour
Kayvon Haghighi \$11.00 per hour

Mobile Rescue Technician

Marshal Bitsko \$15.00 per hour
Eric McLaughlin \$17.00 per hour

CERTIFICATION

I, Barbara Ilaria, Municipal Clerk, Borough of Manasquan, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Borough Council at the August 17, 2020 meeting.

BARBARA ILARIA, RMC, CMC
Municipal Clerk

COUNCIL	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRYANT						
LEE						
MANGAN						
OLIVERA						
READ						
WALSH						
ON CONSENT AGENDA ___ YES ___ NO						

**BOROUGH OF MANASQUAN
RESOLUTION
195-2020**

BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough of Manasquan retains the Professional Engineering services of Maser Consulting, 331 Newman Springs Roads Suite 203, Red Bank, New Jersey 07701, for purposes of providing professional services relative to the proposed improvements at Curtis Park and Skokos Park. Fees are as follows:

- Phase 1.0 Municipal Open Space Grant & Project Scoping \$7,400.00
- Phase 2.0 Reimbursables (estimated) \$300.00

TOTAL ESTIMATED FEE \$7,700.00

For a total amount not to exceed \$7,700.00 for the service outlined in a proposal dated July, 2020.

AND BE IT FURTHER RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the borough authorizes Phase 1.0 and Phase 2.0 with the provision that each subsequent task shall require additional authorization subject to the recommendation of the Governing Body.

I, Barbara Ilaria, Municipal Clerk, Borough of Manasquan, County of Monmouth, State of New Jersey, do hereby certify that the foregoing Resolution was duly adopted by the Borough Council at the August 17, 2020 meeting.

Barbara Ilaria, RMC, CMC
Municipal Clerk

CERTIFICATION

I am the chief municipal financial officer charged with the responsibility of maintaining financial records of the Borough of Manasquan, State of New Jersey, and on this 17th day of August, 2020 I hereby certify to the Borough Council of the Borough of Manasquan as follows:

Adequate funds are available in an amount sufficient to defray the expenditure of money by the Borough under the following proposed contract, which is pending approval by the governing body:

Maser Consulting – Borough of Manasquan’s Playground Improvements Project

Account: _____

Amy Spera
Chief Financial Officer

COUNCIL	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRYANT						
LEE						
MANGAN						
OLIVERA						
READ						
WALSH						
ON CONSENT AGENDA ___ YES ___ NO						



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

July 29, 2020

VIA EMAIL

Thomas F. Flarity, Municipal Administrator
Borough of Manasquan
201 East Main Street
Manasquan, NJ 08736

Re: Proposal for Professional Services
Monmouth County Municipal Open Space Grant
Barrier Free Park/Playground Improvements
Borough of Manasquan, Monmouth County, New Jersey
MC Proposal No. MSQ-081P

Dear Mr. Flarity:

Maser Consulting is pleased to submit this proposal to provide professional services relative to the proposed improvements at Curtis Park and Skokos Park.

It is our understanding that the Borough would like to make improvements to various parks and upgrade playground equipment through a multi-year phased approach and will seek grant funds for the project, including that from the Monmouth County Municipal Open Space Grant Program.

The 2020 round of the County open space grant program was announced with a deadline of September 17, 2020. The grant will fund up to 50% of eligible construction items, up to \$250,000.00.

The park properties under consideration for the first phase are as follows:

1. Curtis Park (Block 87, Lot 1); and,
2. George P. Skokos Park (Block 2, Lot 1.02)

Our effort outlined in the proposal includes project scoping and grant application assistance to make an application to the 2020 Monmouth County Municipal Open Space Grant Program.

Please note that the Borough will need to hold a public hearing and pass a resolution in advance of the application deadline. The public hearing must be advertised in the Coast State (or other Borough official newspaper) at least ten (10) days prior to the hearing.



Our proposed timeline is as follows:

Action	Date
Borough Authorizes this Proposal	August 3, 2020
Advertise Notice in the Coast Star	August 27, 2020 (we can advertise August 6, 2020 (if we move quickly))
Hold Public Hearing and Pass Resolution	September 8, 2020 (we can do this at the August 17, 2020 meeting if we move quickly)
Application Deadline	September 17, 2020

This proposal is divided into four sections as follows:

- Section I – Scope of Services
- Section II – Business Terms and Conditions
- Section III – Technical Staff Hourly Rate Schedule and Reimbursable Expenses
- Section IV – Client Contract Authorization

The following scope of services has been separated into phases so that it may be more easily reviewed. The order in which the phases are presented generally follows the sequence in which the project will be accomplished; however, depending on the project, the various authorized services contained in this proposal may be performed in a sequence as deemed appropriate by Maser Consulting to meet project schedules.

SECTION I – SCOPE OF SERVICES

Based on our conversations and information noted above, we propose to complete the following:

PHASE 1.0 MUNICIPAL OPEN SPACE GRANT & PROJECT SCOPING

Our team will prepare and submit a grant application by the deadline of 4:00 p.m. Thursday, September 17, 2020 to the Monmouth County Park System.

The scope and fee for this phase includes a grant application to include two (2) park properties and information on a phasing plan.

Our team will prepare and provide the following for the application:

- Attendance during a pre-application conference;
- Attendance and presentation of the project at the public hearing;
- Draft public hearing notice;
- Draft resolution;
- Cost estimate prepared by a licensed professional;
- Concept plan prepared by a licensed professional;
- Project schedule;



- Color, aerial image of the project area;
- Tax map;
- Zoning map;
- Environmental features map;
- Copy of NJDEP Green Acres online Open Space database;
- Color photographs of the project site;
- Plan excerpts;
- Complete the application form;
 - Applicant and project information;
 - Scope description;
 - List of project elements;
 - Description of the physical condition of the property;
 - Description of the project’s compatibility with surrounding land use and zoning;
 - Description of the park and recreation objectives for the project;
 - Description of municipal program offerings;
 - Description of recreation/open space needs or deficiencies;
 - Description of how the project complements existing recreation and open space;
 - Description of how the project is consistent with local and regional plans.

Phase 1.0 Fee **\$7,400.00**

PHASE 2.0 REIMBURSABLES

Reimbursable/out-of-pocket expenses may be required and will be invoiced in accordance with the enclosed fee schedule. These costs may include courier, delivery, printing, reproduction, postage, figures and graphs.

Phase 2.0 Estimated Fee **\$300.00**

SCHEDULE OF FEES

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services.

PHASE 1.0 MUNICIPAL OPEN SPACE GRANT & PROJECT SCOPING	\$7,400.00
PHASE 2.0 REIMBURSABLES	<u>\$ 300.00</u>
TOTAL ESTIMATED FEE	\$7,700.00

This Contract and Fee Schedule are based upon the acceptance of Maser Consulting’s Business Terms and Conditions contained in Section II of this Contract. Delivery, mileage, printing and reproduction, overnight mail service and postage costs where applicable will be billed under the reimbursable phase.



EXCLUSIONS AND UNDERSTANDINGS

Services relating to the following items cannot be quantified at this time and/or will be included in future phases of this project. Therefore, any service associated with the following items is specifically excluded from the scope of professional services within this agreement.

- Services not specifically outlined above;
- Preliminary Assessment and Site Investigation (PASI);
- Services related to the disposal of solid waste;
- LSRP Services;
- Surveying work;
- Engineering plans and specifications; and,
- Permitting work.

If an item not listed herein, or otherwise not specifically mentioned within this agreement, is deemed necessary Maser Consulting may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees with regard to the extra services.

SECTION II – BUSINESS TERMS AND CONDITIONS

The Business Terms & Conditions are in accordance with our yearly contract with the Borough.

SECTION III – 2020 RATE SCHEDULE

The Rate Schedule is on file with the Borough.

SECTION IV – CLIENT CONTRACT AUTHORIZATION

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature

Date

Printed Name

Title

If you find this proposal acceptable, **please sign where indicated above in Section IV, and return one signed copy to this office.** Invoices are due within 30 days. This proposal is valid until September 29, 2020.



Thomas F. Flarity, Municipal Administrator
MC Proposal No. MSQ-081P
July 29, 2020
Page 5 of 5

We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

Very truly yours,

MASER CONSULTING

A handwritten signature in black ink, appearing to read 'JAP', with a long horizontal stroke extending to the right.

James A. Priolo, P.E., P.P., CME, CPWM
Senior Principal

JAP/KAH/sab

cc: Kelsey Howard, Maser Consulting (via email)
Joseph J. Raftery, P.E., Maser Consulting (via-email)

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**BOROUGH OF MANASQUAN
RESOLUTION
196-2020**

WHEREAS, application has been made to the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey by BPOE Manasquan Lodge 2534 for the issuance of Club License No. 1327-31-012-001 to cover premises at 17 Stockton Lake Boulevard in the Borough of Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to Club Licenses to be issued by it:

1. The submitted application is complete in all respects, including the submission of the Club Member list.
2. The officers and directors of the Club are qualified according to all statutory and local governmental A.B.C. Laws and Regulations.
3. The Club maintains all records required by N.J.C.A. 13:2-8.8 and N.J.C.A. 13:2-8.12; and

WHEREAS, the BPOE Manasquan Lodge 2534 is adjudged to be entitled to a Club License.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey that the Borough Clerk is hereby designated, authorized and instructed to issue and deliver the aforesaid Club License to the BPOE Manasquan Lodge 2534. This license is in effect until midnight, June 30, 2021, subject, however, to the following condition:

1. At any time the licensed premises offers live entertainment or amplified music, all doors shall remain closed except for access to and from the licensed premises and all windows shall be closed. Exterior doors shall not be left open continuously.

I, Barbara Ilaria, Municipal Clerk, Borough of Manasquan, County of Monmouth, State of New Jersey do hereby certify that the foregoing resolution was duly adopted by the Borough Council at their regular meeting held on August 17, 2020.

BARBARA ILARIA, RMC
Municipal Clerk

	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRYANT						
LEE						
MANGAN						
OLIVERA						
READ						
WALSH						
ON CONSENT AGENDA ____ YES ____ NO						

**BOROUGH OF MANASQUAN
RESOLUTION
197-2020**

BE IT RESOLVED by the Council of the Borough of Manasquan, County of Monmouth, State of New Jersey that:

WHEREAS, a refund of monies are due to the following:

NAME: STEVE SWENSON
32 FENIMORE DRIVE
SCOTCH PLAINS, NJ 07076

AMOUNT OF REFUND DUE: \$150.00

REASON FOR REFUND: Beach Use Application Refund- One Mile Swim canceled due to COVID-19.

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer is hereby authorized and directed to draw a warrant in the said amount to the above listed refunds with said warrant to be charged against the General Ledger.

I, Barbara Ilaria, Municipal Clerk, Borough of Manasquan, County of Monmouth, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Borough Council at the August 17, 2020 meeting.

BARBARA ILARIA, RMC
Municipal Clerk

COUNCIL	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRYANT						
LEE						
MANGAN						
OLIVERA						
READ						
WALSH						
ON CONSENT AGENDA ___ YES ___ NO						

**BOROUGH OF MANASQUAN
RESOLUTION
198-2020**

BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN, IN THE County of Monmouth, New Jersey (not less than three (3) members thereof affirmatively concurring) as follows:

1. All bills or claims as reviewed and approved by the Administration & Finance Committee and as set forth in this Resolution are hereby approved for payment.
2. The Mayor, Municipal Clerk and Chief Financial Officer are hereby authorized and directed to sign checks in payment of bills and claims which are hereby approved.

The computer print-out of the list of checks will be on file in the Clerk's Office.

Current Fund	\$487,732.04
Capital Fund	
Water/Sewer Fund	\$370,558.62
Water/Sewer Utility Fund	
Beach Utility Fund	
Beach Capital Fund	\$15,967.53
Recreation Building Trust	\$6,250.00
Recreation Trust	\$3,192.00
Open Space	\$31,995.19
Tourism Trust	\$2,350.00
Junior Lifeguard	\$360.00
Affordable Housing	\$877.00
Developer's Escrow	\$1,218.75

CERTIFICATION

I, Barbara Ilaria, Municipal Clerk, Borough of Manasquan, County of Monmouth, New Jersey do hereby certify that the foregoing resolution was duly adopted by the Council at their regular meeting on August 17, 2020.

BARBARA ILARIA, RMC, CMC
Municipal Clerk

	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRYANT						
LEE						
MANGAN						
OLIVERA						
READ						
WALSH						
ON CONSENT AGENDA ___YES ___NO						

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2311-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 20 (STREETS AND SIDEWALKS)
SUBSECTION 20-4.1; CHAPTER 35 (ZONING)
SUBSECTION 35-7.7; AND CHAPTER 35 (ZONING)
AND CHAPTER 13 (PROPERTY MAINTENANCE),
SUBSECTION 13-1.3(m) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE
OF NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code Chapter 20 Subsection 20-4.1 and Chapter 35 Subsection 35-7.7 refers to the dimensions and radii of driveway areas and Chapter 35 and Chapter 13 Subsection 13-1.3(m) refers to the composition of driveway areas; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending Chapter 20 Subsection 20-4.1 and Chapter 35 Subsection 35-7.7 and Chapter 35, and Chapter 13, Subsection 13-1.3(m) to clarify what is permissible for the composition of a driveway and the requirements for outlining a driveway; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 20 Streets and Sidewalks, Subsection 20-4.1 shall be amended to read:

- a. A driveway exclusive of curb return radii shall not exceed twelve (12) feet in width at the curb line; provided however, if a property contains a two-car garage facing a street, the driveway exclusive of curb return radii shall not exceed twenty (20) feet in width at the curb line.

Notwithstanding the above provision, an existing driveway exclusive of curb return radii may be replaced or reconstructed for its existing width; provided however, no repaired or reconstructed driveway exclusive of curb return radii shall exceed twenty (20) feet in width at the curb line.

- b. A curb return radius from a driveway at its entrance to a public street shall be a minimum of five (5) feet.
- c. The width of a driveway exclusive of curb return radii shall not exceed twenty (20) feet.
- d. A maximum of one (1) curb cut is permitted for each building lot.
- e. The outer edge of the driveway must be setback at least one (1) foot from the side property line.
- f. In the R-1 and R-2 zones a driveway may be expanded to the width of the two-car garage provided that the maximum width of the driveway at the property line does not exceed twenty (20) feet.

Section 2: Chapter 35 Zoning, Subsection 35-7.7 shall be amended to read:

- a. A driveway exclusive of curb return radii shall not exceed twelve (12) feet in width at the curb line; provided however, if a property contains a two-car garage facing a street, the driveway exclusive of curb return radii shall not exceed twenty (20) feet in width at the curb line.

Notwithstanding the above provision, an existing driveway exclusive of curb return radii may be replaced or reconstructed for its existing width; provided however, no repaired or reconstructed driveway exclusive of curb return radii shall exceed twenty (20) feet in width at the curb line.

- b. A curb return radius from a driveway at its entrance to a public street shall be a minimum of five (5) feet.
- c. The width of a driveway exclusive of curb return radii shall not exceed twenty (20) feet.
- d. A maximum of one (1) curb cut is permitted for each building lot.
- e. The outer edge of the driveway must be setback at least one (1) foot from the side property line.
- f. In the R-1 and R-2 zones a driveway may be expanded to the width of the two-car garage provided that the maximum width of the driveway at the property line does not exceed twenty (20) feet.

Section 3: The first paragraph of Chapter 13 Property Maintenance, Subsection 13-1.3(m) PM-304.16 Driveway Areas shall be amended to read:

All driveway areas shall be: (a) composed of brick, concrete, pavement or stone cover; or (b) outlined by perimeter markings of landscape ties, bricks, or similar materials or plantings of a height not less than twelve (12) inches and not more than thirty-six (36) inches where the driveway meets the cartway.

Section 4: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provisions of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2311-20 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at a virtual meeting to be held at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

Barbara Ilaria, RMC, CMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2312-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING) SECTION 35-11 (LOT,
HEIGHT AND YARD REQUIREMENT) AND SECTION
35-11.2 (PRINCIPAL BUILDINGS) OF THE BOROUGH
OF MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE
OF NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code section 35-11.2 refers to Principal Buildings; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending section 35-511.2 Principal Building requirements in Residential Zones in the Borough of Manasquan

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 35, Section 35-11 entitled Lot, Height and Yard Requirements and Section 11.2 entitled Principal Buildings of the Revised General Ordinances of the Borough of Manasquan is amended and shall read as follows:

35-11.2 Principal Buildings

- I. Only one (1) principal building shall be permitted on each lot, except in conjunction with townhouse and planned multi-family residential development.
- II. Two (2) principal buildings shall be permitted on a lot in the R-4 Beachfront One-Family Residential Zone provided that:
 - a. A garage with a second floor living unit shall front on First Avenue and a single-family residential dwelling shall front on the beachfront.
 - b. The minimum lot width shall be thirty (30) feet.
 - c. The minimum lot area shall be four thousand two hundred (4,200) square feet.
 - d. The building facing the beachfront shall be set back a minimum distance of ten (10) feet from the front property line.
 - e. The garage apartment building facing First Avenue shall be set back a minimum distance of ten (10) feet from that property line.
 - f. The two (2) buildings shall be separated a minimum distance of thirty-five (35) feet from each other.
 - g. The maximum height of the garage apartment building facing First Avenue shall be thirty-two (32) feet.
 - h. The maximum height of the single-family dwelling facing the beachfront shall be thirty-eight (38) feet for conforming lots and thirty-three (33) feet for non-conforming lots.
 - i. The first-floor garage area of the building facing First Avenue shall provide an interior parking area for at least two (2) motor vehicles. Any excess first floor area may be used for storage purposes; except vertical

access to the second floor; provided, however, no living area is permitted on the first-floor garage area.

- j. The garage apartment building facing First Avenue shall have a walkway, with a minimum width of three (3) feet, to provide access to the beachfront.
- k. Each building shall be serviced by separate water and sewer lines.
- l. No single dormer shall exceed ten (10) feet in length measured along the fascia.
- m. All dormers, except stairwell and/or elevator dormers must be stepped back a minimum of two (2) feet from the exterior wall beneath it.
- n. Half story must comply with the requirements outlined in Section 35-3.
- o. The property shall comply with all other standards applicable in the R-4 Zone.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2312-20 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

BARBARA ILARIA, RMC, CMC
Municipal Clerk

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Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2313-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING), SECTION 35-11
(SUPPLEMENTARY LOT, HEIGHT AND YARD
REQUIREMENTS) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code, Section 35-11 refers to Supplementary Lot, Height and Yard Requirements; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending certain zoning requirements to comply with new flood elevations; and

WHEREAS, the Manasquan Borough Council has determined that it is in the best interests of the health, safety and welfare of the residents of the Borough to provide those residents with such relief; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Section 35-11.8 refers to Additional Lot, Height and Yard requirements of the Revised General Ordinances of the Borough of Manasquan is hereby amended as follows:

35-11.8 Additional Lot, Height and Yard Requirements

- a. No deck shall be constructed above the highest finished floor of any building or structure;
- b. A widow's walk having a maximum floor area of fifty (50) square feet is permitted provided that it is uncovered and that the sole access to the widow's walk is from within the interior of the building;
- c. No steps, stairs, entry porch, platform, landing, shower enclosure or mechanical device shall be constructed, located or maintained in any required side yard setback area except as set forth in paragraph k. below;
- d. An uncovered and unscreened entry porch, platform or landing leading to a basement, cellar or first floor which is not more than five (5) feet wide may project not more than three (3) feet (not including steps) into the required front or rear yard setback area, provided the floor of the porch is within three (3) feet of ground level;
- e. Entry steps or stairs may be located in the required front and rear setback areas;
- f. An open terrace, deck or patio, but not including a roofed over porch or terrace and not more than three (3) feet above the surrounding grade may be located in the front yard provided that the unoccupied portion of the front yard has a depth of at least ten (10) feet;
- g. A one (1) story bay window may project into a front yard not more than three (3) feet;

- h. Roof overhangs and chimneys may project not more than eighteen (18) inches into the required side setback area;
- i. Standby generators shall be located in the rear yard only and not project beyond the side building lines of the principal building. The generator shall be screened so that it is not visible from adjacent properties. For corner lots, standby generators may be located in a side yard with prior approval from the Zoning Officer and the Technical Review Committee of the Planning Board;
- j. For existing residential principal buildings located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, steps and/or stairs required to be extended as a result of the building being raised shall be permitted to extend into any required front, rear or side yard setback, but not into the public right-of-way. For new residential construction located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012 and steps and/or stairs may be located in the front and rear setback areas;
- k. Ground level decks and patios may be located in the rear yard provided that the deck or patio is not more than eight (8) inches above the surrounding grade and set back at least five (5) feet from the side and rear property lines;
- l. Notwithstanding the provisions of paragraphs A and F above, residential principal buildings located in flood hazard zone V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM), as released on December 12, 2012, may construct first floor decks in the front and rear yards at a height not to exceed the level of the first floor of the structure.
- m. Maximum building height for all garage apartment buildings facing First Avenue in Flood Hazard V as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, shall be in accordance with section 35-9.4.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2313-20 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

BARBARA ILARIA, RMC
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Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2314-20**

**ORDINANCE AMENDING CHAPTER 35 (ZONING)
SECTION 35-3 (DEFINITIONS) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code Chapter 35 Section 35-3 refers to Definitions; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending Chapter 35 Section 35-3 to amend the definition of a dormer and establish the definition of Mother/Daughter Housing; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 35 Section 35-3.1 refers to Definitions of the Revised General Ordinances of the Borough of Manasquan is hereby amended to include the following definition:

- a. Dormer – a projection from a roof that contains a window which shall not exceed ten (10) feet in length measured along the fascia and is set back a minimum of two (2) feet from the exterior vertical building wall beneath the dormer.
- b. Mother/Daughter Housing – a single family dwelling that offers a semi-independent living space within the principal dwelling unit for a parent(s). The living space must be located within the principal dwelling and can only be accessed through the existing dwelling and not by a separate entrance. A fully independent living space within the principal dwelling unit is not permitted. Two front doors are strictly prohibited.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2314-20 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

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