

The Manasquan Planning Board held a Second Meeting at 4PM, March 17, 2015 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, NJ.

Chairman Hamilton opened the meeting by asking everyone present to please stand and salute the Flag.

ROLL CALL:

Board Members Present:

Mayor George Dempsey, Neil Hamilton, John Muly, Paul Rabenda, John Burke, Mark Apostolou, Kevin Thompson

Board Members Absent:

**Joan Harriman, Councilman McCarthy, Greg Love, Leonard Sullivan, Robert Young
Peter Ragan arrived at 4:02PM**

Professionals Present:

Geoffrey S. Cramer – Planning Board Attorney

Albert D. Yodakis – BORO Engineering – Planning Board Engineer/Planner

Attorney Geoffrey S. Cramer read the Open Public Meeting Statement.

RESOLUTION #14-2015 – Higgins, Brian – 493 Long Avenue – Mark Apostolou made a motion to approve, seconded by John Burke, all in favor none opposed.

RESOLUTION #47-2014 – Prior, Donald – 54 ½ Ocean Avenue – Mark Apostolou made a motion to approve, seconded by John Burke, all in favor none opposed.

RESOLUTION #13-2015 – Molyneaux, George and Kathleen – 85 N Main Street – Mark Apostolou made a motion to approve, seconded by John Burke, all in favor none opposed.

APPLICATION #16-2015 – OCEAN STAR GAS STATION – Timothy B. Middleton is the attorney representing the applicant. He had two witnesses to be sworn in as well as the Board Engineer. Mr. Cramer swore in: Carole Jablonsky, owner/applicant, Robert Letts, mechanic renting from the applicant, and Albert Yodakis, Board Engineer/Planner. Neil Hamilton gave an opening statement regarding this application. He said this was an unusual situation in that the Zoning Officer realized that there was previously an operation here for many, many years and then it shut down. The bays were not in service probably for 5 plus years. We tried to get past the idea that the Use was abandoned, we tried to among ourselves and our professionals was to determine as quickly as possible what the status of this was. We consulted with the Attorney, referred to Cox, the Engineer and the Judge was involved, Councilman Owen McCarthy was involved and we went around and around with this and the consensus came up amongst us that the Use was not abandoned.

Mr. Middleton said he concurs. Neil said so now, we pulled out an old Site Plan from 20 years ago when this property was owned by Gulf Oil Corporation/Cumberland Farms, there were no minutes of record that could be found nor was there a Resolution that went with the property that had any status of hours of operation or containment of materials or anything of that sort. So it boiled down to in fairness to us, so we would have something on record and fairness to the fact that the whole area has changed from what was some business/homes there and now are Condominiums and obviously the neighborhood has changed as far as occupancy, status of ownership. It was our opinion that Mrs. Jablonsky would come before this Board, pull out this original Site Plan and we just want to basically update the Site Plan include a Resolution, and in that we want to talk about just briefly parking, hours of operation, storage of materials such as tires. The operational facts of this business, that's why you are here. Mr. Middleton said he concurs, he will provide testimony from his client and the tenant. Neil said on the original Site Plan there are nine (9) parking spaces delineated, they may still be there, and we would want them delineated. Hours of operation, we need to address that. There will be "no sale of vehicles" allowed. We have an Ordinance in place anyway; you cannot sell vehicles from service stations. We need to keep the storage contained. No parking on the Street for clients. Carole said she would re-stripe the parking spaces. Everything on site except the little office and the two bathrooms was completely dug past the water line and below for anything at all that was in there. Tim Middleton asked to have the Site Plan marked as Exhibit A-1 for the record. Next, Mrs. Jablonsky gave her hours of operation for the bays as being from 8am to 8pm, 7 days a week. The station opens at 6am during the week and 7am on the weekends. Neil asked about deliveries. Mr. Letts said it's going to be very light automotive, no motors. Spark plugs, oil changes, water pumps something that's in and out in 2 to 3 hours. All my deliveries are NAPA, they fill up at our station, and so the van stops by, gets fuel and drops off parts. His repair business is automobiles and light trucks up to like an F-250 or 350. His hours of operation right now are seven (7) days a week, because he is just trying to figure out where the customers are wanting it, I know no one else is open on Saturday and Sunday. Monday to Friday hours will be 8am to 8pm. Saturday and Sunday 8am to 6pm, more for the customer who breaks down and has no place else to go. As he is just opening he is trying to build up his business. Refuse and garbage would be mixed with Carol's. He is looking at a Beautification Grant right now from Monmouth County; he said he would be a good neighbor. He would have to comply with the Sign Ordinance. Kevin said he is ready to move on this, it's very simple, we know what's going on there, the Town has Ordinances, they have to abide by the Ordinances, we want a clean operation. Mark Apostolou asked about the disposal of oil and liquid storage which was stated will be kept inside and disposed of according to EPA Regulations, none outside. Tires will be kept inside, he has tire racks and old tires will be gotten rid of right away. Mark asked for an agreement that vehicles will not be kept on site for longer than seven (7) days. Neil's only issue is the hours of operation. Sunday bothers him because you have a very active Church there, he would like to see Sunday avoided. Mr. Lets said he would not open before 11am on Sunday and will close at 6pm, he will not work outside, and he wants to be available for that person who breaks down on a Sunday. Kevin stated if he has an occasion to go into the shop after hours he wants to let him do that. Mark Apostolou made a motion to open and close to the public as there was no one in the audience. Kevin made a motion to approve the application, the motion was seconded by Mark Apostolou.

Board Members Voting Yes:

**Mayor George Dempsey, John Muly, Paul Rabenda, John Burke, Peter Ragan,
Mark Apostolou, Kevin Thompson, Neil Hamilton.**

APPLICATION APPROVED

**Mark Apostolou made a motion to adjourn the meeting, seconded by Kevin Thompson, all
in favor none opposed.**

MEETING ADJOURNED AT 4:24PM

Respectfully Submitted,

**Mary C. Salerno
Planning Board Secretary**