MATAWAN UNIFIED PLANNING/ZONING BOARD MEETING MINUTES

DATE: JANUARY 17, 2001

TIME STARTED: 7:30 P.M.

TIME ENDED: 9:20 P.M.

IN ATTENDANCE:
Mayor R. Clifton
Councilman J. Penniplede
Coucilwoman S. Roselli
Mr. R. Strang
Mrs. E. Rinear
Mr. P. Buccelato
Mr. R. Montfort
Mr. J. Roselli

ALSO IN ATTENDANCE:
Mr. L. Nebenzahl, Board Planner
Mr. Keith Smith, Borough Engineer
Mr. John Stockel, Board Attorney

Mr. Strang welcomed all in attendance to the meeting of the Planning/Zoning Board and asked all to join him in the Pledge of Allegiance.

ROLL CALL: Eight members present.

REORGANIZATION 2001: Oaths of Office members were sworn in by Mr. J. Stockel.

Mr. Robert Montfort was sworn in as board member, Class II, for a term of one year said term to expire 12/31/2001.

Mr. Jack Shepard was sworn in as board member, Class IV, for a term of two years said term to expire 12/31/2004.

Councilman Paul Buccelato was sworn in as board member, Class III, for a term of one year said term to expire 12/21/2001.

Mrs. Esther Rinear was sworn in as board member, Class IV, for a term of three years said term to expire 12/31/04.

Mr. Robert Shuey was sworn in as board member, Alternate I, for a term of one year said term to expire 12/31/01.

REORGANIZATION OF EXECUTIVE MEMBERS:

Mrs. Rinear nominated Mr. R. Strang as Chairman and Mr J. Shepard as Vice Chairman, seconded by Mr. Roselli.

All members voted in favor.

Mr. Buccelato nominated Mrs. Rinear as Board Secretary, seconded by Mayor Clifton.

All members voted in favor.

Mrs. E. Rinear nominated Mrs. Penniplede as Recording Secretary, seconded by Mr. Roselli.

All members voted in favor.

The meeting was called to order by Chairman Robert Strang pursuant to Section 5 of the Open Public Meeting Act, and stated notice having been posted in the Asbury Park Press and on the bulletin board in Borough Hall.

Resolutions 01-1-01-7 were voted on and approved as follows:

01-1- Board Engineer - Mayor Clifton nominated French & Parrello, seconded by Mrs. Rinear. Roll call taken and all members voted in favor.

01-2-Board Planner - Mrs. Rinear nominated THP., Inc., as Board Planner, seconded by Mr. Roselli. Roll call taken and all board members voted in favor.

01-3-Board Attorney - Mr. Strang nominated Mr. John Stockel, Esquire as Board Attorney, seconded by Mr. Roselli. Roll call was taken and all board members voted in favor.

01-4-Board meetings will be held the first Monday of each month at the Matawan Municipal Community Center, Broad Street, with an additional meeting if needed. Roll call was taken and all board members voted in favor.

01-5-Notice Provisions Publication of said meetings will be advertised in the Asbury Park Press. Roll call was taken and all board members voted in favor.

01-6-Continuity of Attendance, maintenance of status, of attendance by board members. Roll call was taken and all board members voted in favor.

01-7-Creation of Planning/Zoning Board Officials: Chairman, Mr. Vice Chairman, Board Secretary. Position of Acting Secretary where conflict exists and position is hereby created.

MEETING MINUTES: Motion to approve meeting minutes of December 18, 2000 was made by Mrs. Rinear, seconded by Mr. Montfort.

CORRESPONDENCE & VOUCHERS: None

NEW BUSINESS:

1. Variance Application - Shelley and Jeffrey Tafferi - 34 Lakeside Dr., Lot14, Block 117.

Mr. Tafferi was sworn in and testified that he is the owner of the property and is applying to add on to his back yard. The property has pre-existing nonconformances. He will not be encroaching to the back yard but will be on the Taylor Rd. side.

OPEN TO BOARD: Mr. Shepard asked how close the nearest home is to him on the Lakeside Dr. side? Mr. Tafferi stated that he is 20' from the Lakeside Dr. side, 18' from the Taylor Rd. side.

Mr. Shepard asked if he had done any previous additions on the house? Mr. Tafferi stated no he had not.

Mr. Stockel verified Proof of Service to property owners within 200', and that proper notification was advertised in the Asbury Park Press.

Mr. Shuey asked if Mr. Tafferi had any architectural drawings of the proposed shed so he could see what it would look like? Mr. Tafferi presented drawings to the board.

OPEN TO PUBLIC: None

Motion to approve this application was made by Mayor Clifton, seconded by Mr. Shuey. Roll call was taken and all members voted in favor.

2. Matawan Lumber Conceptual Discussion. Mr. Rober Curley, professional engineer and planner represented Mr. Yaeger owner of Matawan Lumber. Mr. Curley presented to the board the proposed plan for the Matawan Lumber Yard.

Mr. Nebenzahl stated that a public hearing must be held. Any expansion requires a Use Variance conizent of residents in area. Some issues that will need to be addressed by the applicant are buffers, noise requirements, parking, height of the primary structure, set backs and applicant must show why applicant cannot meet the zoning requirements.

Mr. Nebenzahl presented Railroad Improvement District Plan and discussed goals and objectives of the Master Plan to the board.

Mayor Clifton stated that he would like to endorse and approve the plan by resolution at the next meeting.

Motion to adjourn this meeting of the Matawan Planning/Zoning Board, January 17, 2001 was made by Mrs. Rinear, seconded by Mr. Shepard.

The next regular Business Meeting be held on Monday, February 5, 2001.

PREPARED BY: Pamela J. Penniplede
Pamela J. Penniplede, Recording Secretary

c: Board Members
Mr. P. Kramer, Fire Official
Mr. K. Smith, Board Engineer
Mr. J. Stockel, Board Attorney
Mr. L. Nebenzahl, Board Planner
Mr. T. Lewis, Zoning Official
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