

MATAWAN UNIFIED PLANNING/ZONING BOARD MEETING MINUTES

DATE: FEBRUARY 12, 2001

TIME STARTED: 7:30 P.M.

TIME ENDED: 9:40 P.M.

IN ATTENDANCE: Mayor R. Clifton
Councilman P. Buccelato
Mr. R. Strang
Mrs. E. Rinear
Mr. K. Groody
Mr. R. Montfort
Mr. J. Shepard
Mr. R. Shuey
Mrs. L. Nicora
Mr. J. Duffy

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

This meeting was called to order by Mr. 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.

ROLL CALL: Ten members present.

PLEDGE OF ALLEGIANCE:

MEETING MINUTES: Motion to approve meeting minutes of January 10, 2001 was made by Mrs. Rinear, seconded by Mr. Shepard.

CORRESPONDENCE & VOUCHERS: None

OLD BUSINESS: Swearing in of Mrs. Lois Nicora Alternate II by Mayor R. Clifton Resolution 01-01-20 Redevelopment Plan. - Resolution was approved with two amendments; ability to construct townhouses and preservation of old train station to be listed as a preserved area.

Roll Call taken and all members voted in favor with two amendments.

Memorialization of Approval of Tafferi variance application 34 Lakeside Dr., Lot 14, Block 117. Motion to approve was made by Mr. Shepard, seconded by Mr. Duffy. Roll call was taken and all board members voted in favor.

NEW BUSINESS:

Mr. Louis Tomasiello- conceptual discussion. Mr. Tomasiello stated to the board that he has started cleaning out the area of property adjacent to his restaurant on Main St. He had started to clear out trees and plans to fill in with clean fill in preparation for enlarging parking area.

Mr. K. Smith, board engineer stated that once you start to clear the property it could change the drainage patterns which could have an impact on the surrounding properties. The muck may have other environmental concerns. He suggested that before making any changes that a preliminary investigation be done to alleviate any future problems. Mr. Smith will visit the area and discuss further with Mr. Tomasiello.

1. Variance Application - John and Elizabeth Williams, Lot35, Block 47.

Mr. Williams was sworn in and testified that he is the owner of the property and is applying to do improvements to the back of his house. He plans to remove the back deck and enlarge his kitchen and add a screened in porch to the back. This will bring him to a 24' setback instead of the 30' required.

Mr. Nebenzahl verified Proof of Service to property owners within 200', and that proper notification was advertised in the Asbury Park Press. Verification will be confirmed by Board Attorney John Stockel.

Mr. Shepard asked Mr. Williams what structures are on adjacent properties? Mr. Williams stated that this property will be encroaching upon his neighbor's swimming pool area which is separated by a 6' high chainlink fence and a stockade fence along the driveway area.

OPEN TO PUBLIC: None

Motion to approve this application subject to board attorney's review was made by Mr. Montfort, seconded by Mayor Clifton. Roll call was taken and all members voted in favor.

2. Site Plan Application #01-01 - JSM @Matawan L.L.C. - 455 Highway 34 - Lot 2 & 3 - Block 40.

(Mr. Nebenzahl removed himself from hearing this application because he is applicant's planner .)

Mr. Gerald DelTufo attorney for applicant was informed that this would not be a formal application hearing because of a letter received by Mr. Bucco, borough engineer stating that a letter from EPA has not been received.

Mr. DelTufo stated that he would like to proceed with the hearing and progress.

Mr. Robert Curley, engineer from Schoor DePalma Engineering, was sworn in and recognized. Mr. Curley provided an arial view of the lot. The plans are to improve the area by having office space and a retail building which will have a Day Care Center on the corner. This exhibit was marked as Exhibit A1.

Mr. Smith stated that he reviewed the plans and was told that a revised set of plans will be submitted with details and questions that need to be clarified.

Mr. Curley asked to proceed and stated that he could address items in the letter of Mr. Smith. Mr. Curley stated that presently this area is Central Jersey Materials, on the corner of Rt. 34& Broad St. is Mr. Good Lube which will be removed. Only the office buildings presently there will remain. A Walgreens drug store and two separate retail buildings will be there and on the easterly corner a day care center is proposed.

Mr. Curley stated that this will be a substantial upgrade and will be a positive improvement to the municipality and adjacent property owners.

Mr. Ron Aulenbach, applicant engineer, provided board with photo of retail buildings proposed. He stated that a study of the impact showed that 85 additional full time jobs will be made available.

OPEN TO BOARD: Mr. Groody asked about the Day Care Center. Mr. Aulenbach stated that there was no one at this time but have been talking to interested parties.

Mr. Groody asked how many stores are proposed? Mr. Aulenbach stated that in one section five or six and in the other section nine or ten stores.

Mr. Smith stated that there are a lot of tying up of loose ends that need to be done with this application. Some main concerns are the Walgreen Drug Store, loading areas, drive up windows, hours of operation, lighting, pavement markings, signage, landscaping, parking,

Mr. Aulenbach stated that Walgreens can possibly be made into a twenty four hour store which may have two drive through windows for pick up. Mr. Aulenbach stated that it was the policy of Walgreens as also was the design of the building which is prototype of all Walgreen stores. Walgreens will not deviate from this building design.

A traffic study has been done and expert will attend the next meeting with findings.

Mr. Montfort asked that the details of the building and its lighting plans be discussed with the Historic Sites Commission so that it will not look like a strip mall. Mr. Aulenbach stated that they will make every effort to work with the Commission.

OPEN TO PUBLIC: Mr. Tim Berliner, 260 Broad St., asked about the lighting? Will the lighting from three parking lots be shining over into the adjacent property owners homes all night?

Mr. Curley stated that a site lighting plan will be done. He further stated that it would be dangerous to not have lighting for security reasons.

Mr. Berliner asked where the entrances will be on Broad St.? Mr. Curley pointed them out on Exhibit A1.

Mr. Berliner stated that he feels that the traffic study was done at the wrong times. He also asked what can prevent Walgreens from becoming a twenty four hour store? He stated that he is against those hours.

Mr. Shawn Tamenes, owner of the Matawan Mall, Rt. 34, asked if the Motor Vehicle Services will remain? He stated that as a business owner he feels it is good for the town.

Downtown Matawan Alliance stated that they request that JMS planners utilize a survey of the types of businesses that residents of Matawan would like to see come into the town.

Mr. Jerry Hourihan asked about the drainage, will it affect the borough property especially Terhune Park? Mr. Curley stated that would be addressed by the engineer.

Mrs. Johnson, Broad St., stated that the values of the property owners will be affected. She further said that she feels that the lives of the residents are being impacted and provided many strong oppositions to the whole proposal.

Mr. Montfort stated that the Downtown Matawan Alliance has been working on Design Guidelines for signs and would like to present them to the planner.

Motion to adjourn this meeting of the Matawan Planning/Zoning Board, February 12, 2001 was made by Mr. Shuey, seconded by Mrs. Nicora.

The next regular Business Meeting be held on Monday, March 12, 2001.

PREPARED BY:


Pamela J. Pennipede, 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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