

MATAWAN UNIFIED PLANNING/ZONING BOARD MEETING MINUTES

DATE: MARCH 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. J. Roselli
Mrs. L. Nicora
Mr. J. Duffy

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

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:

EXECUTIVE SESSION: Motion was made by Mrs. Rinear, seconded by Mr. Duffy to close for Executive Session. Executive session was held and discussion on having a workshop meeting or another type of system for board members to familiarize themselves with applications prior to hearing them at meetings.

MEETING CALLED TO ORDER: Meeting called to order by Mr. Strang. Mr. Stockel stated that the board members are concerned about not being informed about applications before the actual meeting. Two meetings a month may be scheduled; one as a workshop meeting and one as a business meeting or another means considered.

MEETING MINUTES: Motion to approve meeting minutes of February 12, 2001 was made by Mrs. Nicora, seconded by Mr. Duffy. All members in favor.

CORRESPONDENCE & VOUCHERS: None

OLD BUSINESS:

NEW BUSINESS: 1. Variance Application - Mark & Barbara Wolf, Lot 7, Block 113.

Mrs. Barbara Wolf was sworn in and testified that she is the owner of the property and is applying for variance application for addition to add a Great Room onto the right side of their house.

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

Mr. Shepard asked what is adjacent to the side where the addition is proposed?
Mrs. Wolf stated that it is adjacent to the Don Quijote Restaurant parking lot.

Mr. Nebenzahl asked why the addition is going on that side of the house?
Mrs. Wolf stated that the house is an L-Shaped and there is no room in the back of the house nor any other feasible location for the addition. She further added that the addition will give the front of the house a much better look.

OPEN TO PUBLIC: None

OPEN TO BOARD: Mr. Nebenzahl stated that the benefits to be derived outweigh any detriment, there are hardships due to the shape of the property.

Motion to approve this application was made by Mr. Shepard, seconded by Mrs. Rinear. Roll call was taken and all members voted in favor.

2. Variance application - Sandra Petner, 8 Center Ave., Block 119, Lot 29.

Sandra Peter was sworn in and testified that she is the owner of the property and is applying for variance for a wrap around porch to be added to her house. Instead of having ten foot of side yard there will only be six feet.

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

Mr. Shepard asked where porch will be with relation to neighbors property? Mrs. Petner stated that it will be looking into the neighbors garage.

OPEN TO PUBLIC: None

OPEN TO BOARD: Motion to approve this application was made by Mr. Montfort, seconded by Mrs. Rinear. Roll call was taken and all members voted in favor.

3. Variance application-Chakela & Rickey Butler, 10 Boston Lane, Lot 34, Block 11.

Mrs. Butler was sworn in and testified that she is the owner of the property and is applying for a variance for an addition and front yard setback.

Mr. Shepard asked about the structures next to them if they were one or two stories?

Mrs. Butler stated there are two stories dwellings on either side of them.

OPEN TO PUBLIC: None

OPEN TO BOARD: Mr. Shepard made motion to accept the application as presented, seconded by Mrs. Rinear. Roll call was taken and all members voted in favor.

Conceptual discussion presented by Minnisink Village, represented by Mrs. Esprin, manager.

Mr. Stockel stated that an attorney would be present for a formal application but since this is just conceptual it will be waived.

Mrs. Esprin stated that they are going to try to convert 36 of the 48 efficiency units into one bedroom apartments for the seniors so that they can be more comfortable. She stated that they will not be encroaching on any other property.

Mr. Ridges architect presented plan sketch for review.

Mr. Nebenzahl asked if the building footprints would be changed? Mrs. Esprin stated yes.

Mr. Nebenzahl stated that a revised site plan will have to be submitted to the board. Mr. Nebenzahl stated that he doesn't understand why they are seeking a waiver? He stated that a new survey can be reproduced for the board.

Mr. Smith stated there are too many questions, a formal application must be filed to be presented to the board.

4. 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. DelTufo stated that he would like to proceed with the continuance of the hearing of this applicant by presenting a professional Traffic Study report.

Elizabeth Altman of Schoor DePalma was sworn in and testified that she is a licensed engineer in state of NJ and a project manager with Schoor De Palma.

Ms. Altman stated that she did a traffic study at Rt. 34 & Broad St. originally at peak hours Saturday 11:00-2:00 pm , and has done subsequent study from 6-7:30 pm which include train peak hours 6:15-7:15 p.m. She stated that the new traffic that will be generated and the overall levels of service can be met without detriment.

Mr. Shepard stated that the traffic flow in the site itself still has to be corrected and new plans must be presented to the board.

Mr. Groody stated that the two lanes of the drivethru for the drugstore is silly the way it is designed now and suggest that they be put in the other direction.

Mr. Montfort asked if the Walgreens is the primary focus for this new facility? Can it be moved back on property where there is more room.

Ms. Almtan stated that quite a bit of parking will be lost and some circulation issues would be derived.

Mr. Shepard stated that the people who use the drivethrus would probably be frequent customers and would become familiar with the flow.

Mr. Robert Curley, Schoor DePalma, sworn in and testified that by shifting the drivethru lanes to the other side of the building may cause more traffic concerns in the front.

Mr. Shepard asked if there must be two drivethru lanes ? Mr. Curley that he will look in to eliminating one of the drivethru lanes and study the patterns used on other sites.

Mr. Thomas stated that the S Movement of traffic is a very difficult pattern and he fully agrees that the drivethru lanes must be reconfigured.

Mr. Groody asked how they would get around Rt. 34 to get to the child care center. He stated that he is very disappointed with tonight's discussion. Nothing was corrected with the movement of traffic since the last meeting and he feels that alternative plans should be presented.

Mr. Montfort if the general entrances can be moved to end of lot. Mr. Smith stated that there is a house on the next lot.

Mr. Groody asked where the Walgreen delivery truck will come in? Ms. Altman said the truck will come in from Rt. 34, go around the back of the lot, usually one large truck a week.

Mr. Strang stated that he feels that the board is not satisfied with the traffic and other issues concerning traffic flow.

Mr. DelTufo stated that they are trying to find out what issues need to be addressed by the results of this meeting. Mr. Strang stated that he would like to also hear from the public and have their ideas considered.

Mr. Shepard asked if the Day Care Center will create a problem with the Walgreen Drug Store and it's requirements that must be met with the State.

Mr Shepard also asked if there are going to be any problems using the site for a school? Mr. Curley stated that State guidelines must be met for a Day Care Center..

Mr. Montfort asked what would happen if the Day Care Center becomes a flop? Do we have a Day Care Center committed at this time?

Mayor Clifton asked what would be the building used for? Mr. Curley stated that the property would be permanently deed restricted and if there was any changes they would have to be approved by the Planning/Zoning Board.

Mrs. Rinear asked that a letter from DEP be requested concerning the site. Mr. Smith stated that an environmental review; Phase I and Phase II environmental study, will be required.

Mr. Ron Aulenbach, engineer for applicant and met with the homeowners to try to discuss some concerns that they had with Walgreens.

Mr. Shepard asked about the exterior nature of the building? Mr. Aulenbach stated with reference to the exterior design of the buildings they would meet with the Historic Sites Commission and the Downtown Matawan Allcance to discuss.

Mr. Aulenbach presented photo of type of Walgreens usually used in this area of country. Exhibit I.

OPEN TO PUBLIC:

Brian Falconer, 54 Johnson Avenue, from the Downtown Matawan Alliance stated that the DMA does not have a problem with Walgreens but they are very interested in design and improvement of this development. He stated that the board should not feel that Walgreens is the only choice that they have to pick from.

He asked why the traffic study for train traffic was done the day after a holiday and when school was closed?

Linda Lassen, 280 Broad St. - stated concerns of traffic and safety of our children. Problem on Broad St on her section and is concerned with the additional traffic. She would like to see the safety issue of children be addressed. Parents will not allow their children out on Broad Street alone.

Ms. Altman stated that the Traffic Study was done in November and early December of 2000 originally and an additional study was done recently to incorporate the train station and peak hour traffic. She stated that on the particular section of Broad St. Mrs. Lassen was speaking of, there will be one more car per minute in both directions created.

Mrs. Furr - 4 Essie Drive stated that she feels the traffic study is not real, why was the study stopped at 5:45, it's just not real.

Mr. Curley stated that an additional count was done to extend the study to go past 7:00 to include train station traffic.

Mrs. Johnson - 242 Broad St., asked do we need another drug store and another day care center there? Why not new houses?

Mr. Lewis stated that it is an industrially zoned area and it allows for commercial use.

Mr. Shepard stated that someone who owns property has the right to ask for uses to develop with.

Jean M. Mitchell, 119 Park Way, asked why doesn't the Day Care Center need parking? Mr. Stockel stated that the code says that there is no specific requirement. If the Day Care Center does not materialize what will be done with the parking? The applicant will have to come back and be reheard by the board.

Mr. Henderson, Historic Sites Commission, stated that he wants the Commission to be in on the design of these buildings. He further stated that he is concerned with the drainage with the area of new construction. The area is mixed with blue clay and can create a problem with drainage.

Mr. Hourihan, 239 Jackson Street, stated that he would like to know what's going in there besides Walgreens and a Day Care Center? Some of other things that need to be considered, sewer lines, fire department, first aid, and other parking facilities in the various areas. Will there be parking on the streets?

Tim Berliner, 260 Broad St. stated that he feels that no way is the property going to be less valuable, in fact he feels that property will be much more valuable. He feels that this project should be wrapped up as soon as possible.

Regina Hawn, 220 Main Street, an active member of community and would like to know how can we bring in unique specialized merchants who will draw interest from surrounding communities and support programs for our children.

Mr. Aulenbach said that there is a meeting with the Downtown Matawan Alliance scheduled to discuss businesses that they would like to see come into the area.

Motion to continue this application at our next regular business meeting, April 2, 2001. made by Mr. Shepard, seconded by Mr. Groody. All in favor.

Motion to adjourn this meeting of the Matawan Planning/Zoning Board, March 12, 2001 was made by Mrs. Rinear, seconded by Mr. Montfort.

The next regular Business Meeting be held on Monday, April 2, 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

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