

MATAWAN UNIFIED PLANNING/ZONING BOARD MEETING MINUTES

DATE: APRIL 23, 2001

TIME STARTED: 7:30 P.M.

TIME ENDED: 9:40 P.M.

IN ATTENDANCE: Mayor R. Clifton
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. 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: Nine members present.

PLEDGE OF ALLEGIANCE:

MEETING CALLED TO ORDER: This special meeting was called to order by Mr. Strang

MEETING MINUTES:

CORRESPONDENCE & VOUCHERS:

NEW BUSINESS:

OLD BUSINESS:

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

Mr. DelTufo stated that he would like to proceed with the continuance of the hearing of this applicant. He stated that at the last meeting the board asked that revisions be made to the site especially with the traffic flow. He then presented a new exhibit , A2, showing the board the latest revisions.

Mr. Robert Curley testified to the board that Mr. Aulenbach approached Walgreens with results of the last meeting and discussed modifications and major changes to the site plan. As a result Walgreens will be moved back 60' into the site, the building will be shrunk to 12,000 sq. ft., which will also modify the driveway entrance and there will be secondary parking in the area between Route 34 and Walgreens.

Traffic modifications were reported by Mr. Nicholas of Schoor DePalma who stated that the traffic flow within the site will be greatly improved and this modification will provide more area for vehicles to make a left onto Broad St. There will be a Right of Way dedication on Broad St. These modifications will also include swapping loading and drive thru areas and residents will be blocked from loading zones. There will be more area for vehicles to make left turns on Broad Street. County approval is still pending.

Sgt. Falco, Matawan Police Department Traffic Safety Bureau testified that the plans presented go along with their recommendations. Right Hand Turns Only will have to be enforced with a proper ordinance, and a No Left Turn sign into the complex must be added.

Mr. Groody asked if the parking will meet requirements? He also asked if the Day Care Center does not take the building will more parking be required for another occupant?. He also asked if we are willing to leave an empty building sitting there until someone else rents it?

Mr. Smith stated that if another business wanted to rent the building that it would have to come before the board. There will be no hardships considered. Mr. Curley stated that the property would be permanently deed restricted.

OPEN TO PUBLIC: Mr. Temeas, 37 Miriam Dr., stated that he fears that drivers will be using this area as a way to cut through to alleviate waiting at the traffic light. He also expressed concern as to the upkeep of the property in the back, who will be responsible to keep the area neat? What plans are in place? Mr. Del Tufo stated that there are plans for a fence in that area.

Mrs. Rinear stated that she wants a stipulation that an 8' fence of solid vinyl or 1" chain link fence which is to be all the way down the trail back to Rt. 34.

Jean Marie Mitchell, 119 Parkway, asked about any new variances that are being requested, about the county required dedication along Broad St., and any existing variances.

Mr. Smith stated that the property has two zones running through it, Industrial and Retail zones which determines which type of variances are needed.

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 also asked exactly what variances are being requested. Mr. Falconer stated that Mr. Aulenbach met with the Historic Sites Commission and himself and discussed changes with lighting and design and would like to be able to see the structure be able to fit in with the area. He feels that the town should not just accept this just because it is better than what is there now. Mr. Falconer asked if we must pick this type of store because it is the second best clean up? He stated that this is a prime piece of property and if this isn't approved another buyer will be interested, we should not settle.

Phil Kramer asked about the main driveways and requested that they be considered fire lanes, that the roadway be striped and also about the plans for the fire pump connections. Mr. Smith stated that fire department connections and issues will be addressed and conditions of the final approval.

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, Downtown Matawan Alliance and Walgreens and try to work with everyone.

Glenn Teal, 154 Broad St. - stated that exiting onto Broad Street is always an adventure. He asked if speed bumps were considered to be installed? 100 yards from the intersection speed bumps installed could be a good idea to control traffic and speeding.

Peter McEntire, 3 Poet Dr., stated that he feels that this type of site is only inviting more traffic into the area. He feels that the site needs to be developed but asked why more these type of stores? He feels that Walgreens building as shown looks cold, and not fitting with the scheme of the town.

Fred Skelnar, Main St., asked if any planning is in place to work with the police department to regulate people parking on that site and going to the train station? He feels that some thought should be put into governing that issue.

Alvina Johnson, 242 Broad St., would like an answer to who will be responsible to keep the site clean? The site that is there now is never clean, phone calls are made to the Police Dept. and other agencies and no one has done anything. One of the proposed driveways for this site is directly across from her house. She stated that she doesn't feel the town needs anything like this.

Phil Kramer, asked if the Day Care Center will have a fence within a fence and if so how will the area between be kept clean and maintained?

Kevin Groody stated that he doesn't approve of the type of building that is being presented to the board. He further stated that approval from the Historic Sites Commission should be a requirement.

Mrs. Rinear stated that she would like a letter from the DEP with a complete review of the whole property and lot.

Mr. Smith stated that an environmental review; Phase I and Phase II environmental study, will be required.

Mr. Jack Morris, principal of Edgewood Properties, stated that he has no problem with getting a letter from DEP on the whole property. He further stated that Walgreens has buildings all over and is a reputable and good company. He stated that he is willing to bring any suggestions to them from the Planning Board and Historic Sites Commission.

Mr. Shepard asked if there are different types of structures of Walgreens in New Jersey? He asked if there are any alternatives to the structure we were shown that can be built?

Mr. Smith stated that we really haven't been shown what the buildings will look like and suggested that the applicant present the board members with variations.

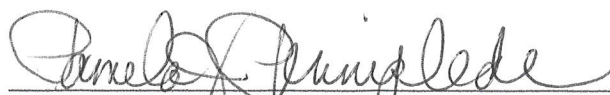
Mr. Shepard stated that the board would like some choices.

Motion to continue this application at a special meeting to be held on, May 14, 2001. made by Mr. Shepard, seconded by Mr. Groody. All in favor.

Motion to adjourn this meeting of the Matawan Planning/Zoning Board, April 23, 2001 was made by Mrs. Rinear, seconded by Mr. Montfort.

The next regular Business Meeting be held on Monday, May 7, 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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