MATAWAN UNIFIED PLANNING/ZONING BOARD MEETING MINUTES

DATE:	JUNE 4, 2001
TIME STARTED:	7:30 P.M.
TIME ENDED:	8:10 P.M.
IN ATTENDANCE:	Mayor R. Clifton Councilman P. Buccellato Mr. R. Strang Mrs. E. Rinear Mr. R. Montfort Mr. J. Shepard Mr. R. Shuey Mr. J. Duffy
ALSO IN ATTENDANCE:	Mr. Keith Smith, Engineer Mr. John Stockel, 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: Seven members present.

PLEDGE OF ALLEGIANCE:

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

OLD BUSINESS: Draft of Resolution of Approval - JSM @ Matawan, L.L.C.

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

Mr. Giordano attorney representing applicant reviewed the Draft Resolution of Approval with Mr. Stockel and board members. Corrections were made as needed.

OPEN TO PUBLIC: None

Motion to redraft Resolution with corrections was made by Mr. Shepard, seconded by Mr. Duffy. Roll call was taken and all members present voted in favor.

NEW BUSINESS:

1. Variance Application - Paul & Kathleen Blinn-1 Oak St., Block 72, Lot 9.

Mr. Blinn was sworn in and testified that he was the owner of the property along with his wife and they propose to add a shed to the rear of the property. The new construction will not encroach and meets all setback requirements.

Mr. Stockel stated that there is no variance required. He will forward letter of review to the Zoning Officer stating same.

Motion to send this application back to Zoning Officer was made by Mayor Clifton, seconded by Mr. Montfort. Roll call was taken and all members present voted in favor.

2. Minor Subdivision - Warren and Florence Hutchinson, 211 Main St., Block 38, Lots 2&3.

Mr. Montfort and Mr. Strang excused themselves from hearing this application due to conflict of interest.

Mr. Ralph Heiser representing the applicants and owners of the property stated they were proposing to readjust the property lines and build a garage on the side of the property owned by Mrs. Hutchinson.

OPEN TO PUBLIC: None

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

OPEN TO PUBLIC: Mr. John Spells asked about Lake Lefferts and if there were any plans that the Lake was going to be dredged?

Mayor Clifton stated that the present time there is no State funding but the Council plans to continue searching for available funds.

OPEN TO BOARD:

Mr. Montfort asked if Mr. Nebenzahl can review the Signage Guidelines that were drawn up? Mayor Clifton made a motion for the review by Mr. Nebenzahl, seconded by Mrs. Rinear. Roll call was taken and all members present voted in favor.

Councilman Buccellato stated that he feels that if an applicant requests a Special meeting to continue hearing their application that a special fee should be assessed. He suggested that the Council adopt an ordinance or amend the present fee schedule.

Mr. Montfort made a motion that the Mayor and Council look into adjusting the fee schedule to address Special Meetings, seconded by Mr. Strang. Roll call vote was taken and all members present voted in favor.

Motion to adjourn this meeting of the Matawan Planning/Zoning Board, June 4, 2001 was made by Mr. Shuey, seconded by Mr. Duffy. All in favor.

The next regular Business Meeting be held on Monday, July 9, 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
file