

MATAWAN UNIFIED PLANNING/ZONING BOARD MEETING MINUTES

DATE: NOVEMBER 5, 2001

TIME STARTED: 7:30 P.M.

TIME ENDED: 8:30 P.M.

IN ATTENDANCE: Councilman P. Buccellato
Mr. R. Strang
Mr. J. Duffy
Mr. J. Roselli
Mr. Jack Shepard
Mrs. E. Rinear
Mr. R. Montfort

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

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.

APPROVAL OF MINUTES:

APPROVAL OF VOUCHERS: None

CORRESPONDENCE: None

OLD BUSINESS: Resolution for JSM at Matawan L.L. C. N.J.D.O.T. Highway Access Permit onto Highway 34 was read by Mr. Stockel.

1. Peggy Leifeste informal hearing. Mrs. Lefeiste stated that she would like to add or

revert room on her property to an office. It was previously an office, a jewelry store and then back to an office in the past. She would like to supplement her income and rent it out as an office once again. Les stated that she would need a Use Variance approval. Notice must be made to adjoining property owners and a public hearing must be held. This application will be heard at the next scheduled meeting on December 3, 2001.

2. Shao-yi & May Cheng, 2 Sheney Lane - Set Back Variance - Notifications and publications were in order. Mr. Cheng stated that he is 20' from the neighbor next door. It is a two story dwelling the addition will be on one.

Motion to approve was made by Mr. Shepherd, seconded by Mr. Montfort, all board members voted in favor.

3. JV Homebuilders - Revised plans for subdivision. Mr. Peiper asked to reopen the application for three lots instead of the original four lots. He must renote with the amendment to the application. He is asking that opposed to adopt a resolution of denial that he be able to reopen with one less lot and continue the hearing on Monday, December 3, 2001.

Motion to approve was made by Mr. Shepherd, seconded by Mr. Buccellato. All board members voted in favor.

Michael Ciaglia - Nonconforming Use - expansion on Lot 29, Block 9, Little Street. Mr. Ciaglia is requesting to expand and asking that the site plan be waived. The property is located on Little Street in a two story building. It is a store front on the bottom floor. They are asking to convert the downstairs to a two bedroom apartment.

Mr. Ciaglia stated that they are having a financial hardship in that they cannot rent the downstairs and have tried for many years.

Jack asked if any apartments along Main St. have off site parking? Mr. Ciaglia stated that some do but it is very limited. He stated that the tenant upstairs uses the municipal parking lot.

Mr. Montfort stated that he feels that that should be kept as a commercial business there and not be allowed to become apartments. This could set a precedent for others.

Mr. Nebenzahl stated that each case must come before the board and has to be heard on it's own merits.

Mr. Montfort stated that he feels that if we allow it to be done now each store that becomes empty will be coming in for the same exceptions.

Mr. Peiper stated that this store is located on Little St. not on Main St. and there is a hardship in that the store has been empty for several years all ready.

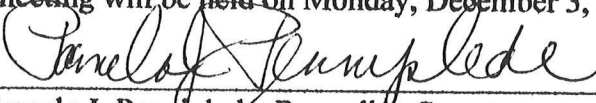
Mr. Peiper requested to carry this application to the meeting on December 3, 2001 for a full board hearing.

OPEN TO PUBLIC: Jerry Hourihan, 239 Jackson St. stated that rezoning should be done before hearing these applications and that it is time for the council to reevaluate property in town.

Motion to adjourn this meeting of the Matawan Planning/Zoning Board, November 5, 2001 was made by Mr. Duffy, seconded by Mr. Roselli. All in favor.

The next business meeting will be held on Monday, December 3, 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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