MATAWAN UNIFIED PLANNING/ZONING BOARD MEETING MINUTES

DATE: JANUARY 7, 2002

TIME STARTED: 7:30 P.M.

TIME ENDED: 9:30 P.M.

IN ATTENDANCE:

MAYOR R. CLIFTON
COUNCILMAN P. BUCCELATO
MRS. E. RINEAR
MR. J. DUFFY
MR. K. GROODY
MR. R. MONTFORT
MR. J. ROSELLI
MR. J. SHEPHARD

ALSO IN ATTENDANCE:

MR. L. NEBENZAHL , BOARD PLANNER
MR. K. SMITH, BOARD ENGINEER
MR. J. STOCKEL, BOARD ATTORNEY

The meeting was called to order by Vice Chairman Jack Shepherd 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: Eight members present.

PLEDGE OF ALLEGIANCE:

REORGANIZATION 2002: THE FOLLOWING MEMBERS WERE SWORN IN BY BOARD ATTORNEY, JOHN STOCKEL.

Kevin Groody
~~KEVIN CASSIDY~~ - CLASS IV MEMBER TO EXPIRE 12/31/05
MARTIN PELLIGRINO - ALT I MEMBER TO EXPIRE 12/31/02
ROBERT MONTFORT - CLASS II TO EXPIRE 12/31/02
PAUL BUCCELATO - CLASS III TO EXPIRE 12/31/02

Motions were made to elect Jack Shepherd for Board Chairman, Jim Duffy as Vice-Chairman and Mrs. Rinear as Board Secretary. All in favor.

Motion to appoint Pam Penniplede as recording secretary was made, seconded. All in favor.

Meeting was then called to order and resolutions were read, moved, seconded and voted on as follows:

Board Engineer - French and Parrello
Board Planner - THP Inc.
Board Attorney - John Stockel
Meetings to be held on first Monday of each month 7:00 for ½ hour workshop meeting, followed by 7:30 business meeting.
Publication of meetings to be placed in Asbury Park Press as well on the bulletin boards at Borough Hall and Matawan Municipal Community Center.
Continuity of attendance at meetings.

Mr. Shepherd made a recommendation that a monthly log sheet be kept by the Board Attorney and copies of pending resolutions be forwarded and included with board member packages prior to scheduled meetings. Motion was made by Mr. Montfort, seconded by Mayor Clifton. All in favor.

MEETING MINUTES: December 3, 2001 were approved by Mrs. Rinear, seconded by Mr. Duffy.

CORRESPONDENCE: None

VOUCHERS: None

OLD BUSINESS:

1. JV Builders - Mr. Montfort, Mayor Clifton and Councilman Buccelato excused themselves from hearing this application.

Mr. Peiper and Mr. Kee presented the application which was revised from four lots to three conforming lots. The homes will have a 7' k-turn located in 27' driveway end. Vehicles can adequately be able to turn around to exit. The homes that are proposed will be approximately $235,000.00.

Mr. Nebenzahl reviewed some issues that were discussed at the original hearing that he would like to hear on at the meeting in January for this application: Lighting, buffers, how many cars, parking, lined parking spaces, driveway - k turn or turn around style and review of comments in Board Engineers report.

Mr. Kee addressed Mr. Smith's general review letter on the revised plans. The basement can have problems with ground water. Mr. Kee stated that he will conduct soil evaluations which will be witnessed by the engineer. A condition of approval can be based upon the fact that they can satisfy the borough engineer with soil evaluations.

OPEN TO PUBLIC: Mr. Montfort asked that the style of the homes be kept in the Historic or Victorian style.

Mr. Kramer asked if the runoff from the Medical Center blacktop be adequate on the left side. Mr. Kee stated that the run off to Main Street is adequate and is not going to be changed by the development.

Motion to approve preliminary final subdivision with conditions outlined in engineer report was made by Mrs. Rinear, seconded by Mr. Duffy. All members voted in favor.

2. John Impaglia Site Plan Approval - application cannot be carried any longer. Motion to dismiss was made by Mr. Duffy, seconded by Mrs. Rinear. All in favor.

3. Mr. Ciaglia - Little Street - Mr. Peiper stated that the application is for a Use Variance for residential use. Mr. Ciaglia has tried to rent as a business because it is located on a side street. He is applying to rent out as an apartment which he feels that he has a better opportunity to do so because it is so convenient to the train station.

OPEN TO BOARD:
Mr. Cassidy asked how many bedrooms he proposed to have? Mr. Ciagla stated two.
Mr. Groody stated that parking spaces would be needed and there are none on Little Street, where would they park?

Mr. Montfort stated that he is against taking a store front and making it into an apartment.

Motion to deny application was made by Mr. Montfort, seconded by Mr. Cassidy. Six members voted to deny this application, two voted in favor.

NEW BUSINESS:

1. J.M.P. Estates, 8 Edgemere Drive, Major Subdivision.

Mr. Stockel verified notice and publications were in order.

Mr. Mezzacappa came in and was sworn in as an individual rather than a corporation.

Mr. Nebenzahl stated that a design waiver is required and proofs need to be presented by an engineer. One lot may require a variance for insufficient width.

Mr. Shepherd suggested that board members visit the site to see for themselves the area.

Mr. Smith stated that he needs further information from the DEP and the applicant's engineer.

Motion to carry this application without any further notice until February 4, 2002 meeting was made by Mr. Shepherd, seconded by Mr. Duffy. All members voted in favor.

OPEN TO BOARD: Mr. Nebenzahl stated that the Master Plan should be put on the agenda. The meeting must be noticed as an Open Hearing Meeting.

Motion to adjourn this meeting was made by Mayor Clifton, seconded by Councilman Buccelato.. All members present voted in favor.

The next business meeting will be held on Monday, February 4, 2002 at the Matawan Community Center at 7:30 p.m.

PREPARED BY: Pamela J. Penniplede

Pamela J. Penniplede, Recording Secretary

cc: Board members
Mr. K. Smith, Board Engineer
Mr. J. Stockel, Board Attorney
Mr. L. Nebenzahl, Board Planner
Mr. P. Kramer, Fire Official
Mr. P. Reinhold, Building Inspector
file