MATAWAN PLANNING BOARD MEETING MINUTES

DATE:	APRIL 1, 2002
TIME STARTED:	7:30 P.M.
TIME ENDED:	8:40 P.M.
IN ATTENDANCE:	Mayor R. Clifton Councilman P. Buccellato Mrs. E. Rinear Mr. J. Shepherd Mr. R. Montfort Mr. M. Pellegrino Mr. K. Groody Mr. J. Duffy Mr. K. Cassidy
ALSO IN ATTENDANCE:	L. Nebenzahl, Board Planner Keith Smith, Borough Engineer Martha A. Suhayda-Vogt, Attorney at Law

---

The meeting was called to order by 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.

PLEDGE OF ALLEGIANCE

ROLL CALL: Ten members present.

MEETING MINUTES: Motion to approve meeting minutes of March 4, 2002 was made by Mrs. Rinear, seconded by Mr. Shepard.

CORRESPONDENCE & VOUCHERS: None

NEW BUSINESS:

1. Mr. Mark Marchi, 87 Main Street, Informal discussion about subdivision. Mr. Marchi stated that he would like to purchase the property for his own business. He stated that he will keep the residence in historic style. He stated that his business will not generate a lot of traffic and he will need a variance for parking.There is presently no driveway and is considering a one way driveway erected from Main to Broad Streets.

Mr. Shepard suggested that the board members visit the site and familiarize themselves with the property that Mr. Marchi return to the board.

Mr. Nebenzahl stated that this may be a permitted use all ready. A Use Variance will be required because there will be a severe parking shortage.

2. Daniel Hicks, 2 Schenck Avenue - Informal to discuss clarification of resolution. Mr. Hicks stated to the board that his original plans showed that the garage would be 27x27 two floors.

After much discussion motion was made by Mr. Shepard, seconded by Mrs. Rinear to clarify the resolution to reflect in the original resolution that heat can be installed, but no sink in bathroom nor kitchen.

Roll call was taken and all members voted in favor.

3. Seth & Heidi Tilis - 121 Washington Avenue - Variance to enclose their garage for a room. Mr. Tilis stated that their driveway is long and they can fit both cars in the driveway. A shed will be constructed for storage.

OPEN TO BOARD: None

OPEN TO PUBLIC: None

Motion to approve this application was made by Mayor Clifton, seconded by Mr. Duffy, roll call was taken and all members voted in favor.

4. Val-Lang Enterprises, Inc. - 341 Main Street - Site Plan Approval - Engineer for site plan requested a 30 day extension. Motion to extend to meeting on May 6, 2002 was made by Mr. Shepard, seconded by Mr. Duffy, roll call was taken and all members voted in favor. Instruction to Construction Code Official will be forwarded.

5. Saul & Nancy Kent - Resolution 02-17 was rescinded. Testimony was heard from Mr. Phil Kramer, fire inspector was sworn in and stated that when he inspected the house it was a three story house with living on the three floors. The first floor was primary living, the second floor was a full apartment with two bedrooms and the third floor had a shower, toilet, sink in the bathroom and in the kitchen was a sink, stove and refrigerator

Mr. Kent responded that the third floor was used by Mrs. Kent as an art studio and was also used for his adult children when they came to visit.

Mr. Paul Reinhold, Zoning and Construction Official, stated that this is a three family house and when this matter was brought before Judge Kalma it was stated that the third floor be removed.

Mr. Shepard stated that in 1991 there was an appraisal done of this property which was based on two bathroom.

Mr. Kent stated that since Mr. Kramer's inspection the gas line and stove have been removed from the third floor.

Mr. Nebenzahl asked how many separate entrances there were. Mr. Kent stated that there was a main staircase, old back servant staircase, side entrance used by tradesmen that does not lead to anything. There is one way to access portions of the house. The main staircase from the entrance to second floor apartment, the third floor has a steep staircase.

Mr. Nebenzahl stated that he advises that the applicant get new evidence to indicate these changes and provide such in testimony to the board.

Board Attorney Suhayda-Vogt called an Executive Session break at 8:00 p.m..

In Executive session she suggested that the house not to be sold until the applicant provide evidence to support their claim and that the present resolution be rescinded.

Public meeting reopened at 8:35 p.m.

Motion was made to reopen this hearing to hear additional testimony at a future meeting was made by Mr. Shepard, seconded by Mr. Duffy. All members voted in favor.

Resolution 02-15 - Schueing was read and voted on; 8 yes, 1 abstain.

Resolution 02-16 - Amerada Hess Corp was read and voted on, all in favor.

7. Sam Mezzacappa - JMP Estates - 8 Edgemere Drive - Mr. Peiper stated that he has received and reviewed Mr. Smith's letter of 3/29/02 and he is prepared to address each issue. Mr. Peiper presented a map, Exhibit A1, of Edgemere Heights which was prepared for Mr. Jacob Lefferts in 1936 which back then showed a street off Edgemere called Overlook Road.

Mr. Robert Kee, licensed professional engineer for the applicant testified that a new street; Jones Street, cut off Edgemere Drive would be the location of the nearest intersecting street. Jones Court would intersect with Edgemenre Drive west of Sunset Avenue.. Photos taken at location on Sunset Avenue by Mr. Kee were marked as Exhibit A2.

OPEN TO PUBLIC: Mr. John Deering, 15 Edgemere Drive, stated that with regard to the entrance and the cul-de-sac, sometimes traffic is heavy now and this location could create a further hazard. He further stated that the car headlights would be shining into the living room and other neighbors are in objection to that location.

Mr. Martin, Edgemere Drive, stated that there are problems with storm drainage existing now, will this create more? Mr. Kee stated that there will be no effect, none of the improvements will be going towards Edgemere, they will be going out to the lake and it doesn't effect the present storm drainage. Mr. Martin further stated that he also has concerns with traffic problems.

OPEN TO BOARD: Mr. Shepard stated that he has concerns with the slope ordinance, specifically on Lot 19.02, corner house 15' into sloped area.

Mr. Groody made a motion that this application be resubmitted to meet the requirements of RSIS. Motion was seconded by Mr. Duffy, roll call was taken all members voted in favor.

8. John Impaglia - board to dismiss this application, present application cannot be carried any longer. Applicant must submit a new application when ready.

Motion to adjourn the meeting of April 1, 2002 was made by Mr. Duffy, seconded by Mayor Clifton.

The next regular Business Meeting be held on Monday, May 6, 2002.

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