UNIFIED MATAWAN PLANNING/ZONING BOARD MEETING MINUTES

DATE:	AUGUST 19, 2002
TIME STARTED:	7:30 P.M.
TIME ENDED:	9:15 P.M.
IN ATTENDANCE:	Mr. Pellegrino Mr. R. Montfort Mr. J. Shepherd Mrs. E. Rinear Mr. K. Groody Mayor R. Clifton
ALSO IN ATTENDANCE:	Mr. K. Smith, Board Engineer Mr. John Stockel, Board Attorney Mr. Michael Irene, Board Attorney Mr. Lester Nebenzahl, Board Planner

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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: Six members present.

MEETING MINUTES: Minutes of July 1, 2002 were approved with corrections as noted by Mr. Montfort, seconded by Mr. Pellegrino. All members voted in favor.

Minutes of July 22, 2002 were approved with correction as noted by Mr. Montfort, seconded by Mrs. Rinear. All members voted in favor.

Minutes of August 5, 2002 were approved by Mr. Montfort, seconded by Mrs. Rinear. All members voted in favor.

CORRESPONDENCE & VOUCHERS: N/A

OLD BUSINESS: 1. Ruben O'Bea, 137-143 Main St. Site Plan - not present
2. Shamrock Construction - carried to meeting of September 4, 2002 at request of Mr. J. Fiorino attorney for applicant after conferring with his applicant due to minimum amount of voting members sitting on board at tonight's

Drawings of the property were presented and marked as Exhibit A-1 and presented to the board for review.

Mr. Kee stated that the proposed site is located on Main St. just to the Southwest of Rabbit St. It goes from Main St. to Broad St. The existing building is located very close to Main St. itself impossible to get past it to to get back to the rear where the proposed parking is. All proposed parking and access to the property would be off of Broad St. Vehicle traffic would enter and run along the northern property line going in to the individual parking stalls which will be located along the southern property line perpendicular parking. The 21' they are requesting a waiver on would be the aisle width. When bringing the traffic in the turning maneuvers would be from the far or the traveled lane into the parking stalls themselves. It is not impossible to make the actual swing into the parking stall with one properly executed maneuver. The worst situation that would happen would be somebody would make it half way around and decide that they couldn't make it stop back up and maneuver back into the stall. There is no property available on either side to meet the design criteria so they are asking for a waiver.

Mr. Kee stated that there is a second option which would be to reduce the number of parking stalls which would widen each individual space out to about 10 ½' parking width. This would make the swing easier as it would be wider. He discussed this with Mr. Smith and he stated that they should make the presentation to the board and did not indicate having a problem with either proposal.

Ms Vogt stated that it will not be a high impact business, it is professional office use, it will be Mr. Marchi and one other person. He will be renting office spaces to an accountant and other professionals. They could deal with either design.

Mr. Groody asked how many people would the building accommodate?

Mr. Mark Steven Marchi was sworn in and stated he resides at 19 Stafford Drive, Old Bridge. There will be three to four units, each unit containing about two people. The largest office he would be using for his office. It would be himself and another person most of his work is done off the site. The other employee would be in the office. He has potential rental of an accountant so far.

Mr. Smith stated that they will need fourteen parking spaces, including handicapped space.

Mr. Nebenzahl stated that he is uncomfortable with the spaces being 9' as shown, he would be more comfortable with 10' for ten of the spaces which would reduce one space. This would allow nine other spaces to be 1' wider 10', three would be 9' and one handicapped space. The three 9' spaces should be at the end of the lot. He would suggest that they be hairpin striped. He suggests that the board consider this proposal.

Mr. Kee stated that with regards to the 21' wide driveway, instead of keeping a straight driveway access at this particular point we would taper it down to meet the 21' minimum driveway at the curb line on Broad St. This was discussed with the County Planning Board and was acceptable.

Mr. Nebenzahl asked if they were asking for final approval subject to approval with Mr. Smith on drainage issues? Ms Vogt stated that they have all ready went to the County workshop and they had no objections to the drainage and they would have no problem working with Mr. Smith.

Mr. Montfort asked if the building will be handicapped accessible? Ms. Vogt stated that they will comply to access elevations architecturally. They do not have the depth to the property for the usual type of handicapped ramp so they will have to come up with another plan meeting this requirement.

OPEN TO BOARD: Mr. Montfort requested that the type of siding be presented to the Historic Sites Commission for review before installed and also the type of signage that he plans to use.

Mr. Nebenzahl stated that the sign should identify the tenants. Mr. Montfort stated that the building should have a sign identifying the building and then a smaller sign inside the property with names of the tenants. He asked that they bring before the Historic Sites samples of the façade, lighting, fencing and signage for review.

Mr. Shepherd stated that lighting should have shields to refract lighting from neighbors and any approval should mention such.

Mr. Groody asked what type of fencing would be put on the sides. Would a vinyl type of fencing be better than a stockade fence?

Mr. Nebenzahl asked where the dumpster would be at? Mr. Kee stated that garbage would be kept inside and put out to curb. Most of the garbage would be papers. Mr. Kee pointed out on the plans where the receptacles will be kept.

OPEN TO PUBLIC: Mr. Phil Kramer, fire official stated that since the driveway is 21' wide he asked that the side be marked off as fire lane. A sign could be posted as opposed to marking the curb. He suggested two signs be installed 50' apart to mark off fire lane.

Mr. Paul Reinhold, Zoning officer asked that the applicant show the handicapped ingress on the site plan.

Ms. Nadia Blackwood, 42 Broad St. stated that her living room faces the parking lot and she is concerned with the fact there will be no buffer.

Mr. Shepherd asked that if the applicant planted trees or bushes on her side of the fence would that be more acceptable? She stated that would be fine. Mr. Shepherd stated that she will be responsible to maintain the landscaping. The type of landscaping could be an agreement with her and the applicant. If they don't come to an agreement they can come back to the board. Suggestion was made that the fence could be reduced to a lower height and then plant hedge row to go all the way to back of fence. This would make it more pleasing to the adjacent property owner.

Mr. Reinhold, Zoning officer asked that the plans show site triangle which was okayed by the County Planning board.

OPEN TO BOARD: Motion was made by Mayor Clifton to approve this application with conditions that Mr. Smith approve revised set of drawings, façade materials, signage, fencing, be reviewed by Historic Sites Commission. Lighting is to be shielded and approved by the board engineer, trash can area and enclosure, parking area revised to reflect parking stalls as discussed, two signs be added showing no parking or standing in lot, and installation of suitable landscaping agreeable with Ms. Blackwell, 42 Broad St. In addition an agreement on maintenance of landscaping be included. Motion was seconded by Mr. Montfort. Roll call was taken and all members voted in favor.

Resolutions to be memorialized:

1. Mr. Hicks - resolution was read and Mr. Hensky attorney representing Mr. Hicks stated that there are two different issues that are combined into one resolution and they feel that it should be two different resolutions.

Litigation with regards to this application has been served to Matawan Borough

OLD BUSINESS: Sam Mezzacappa, 8 Edgemere Drive. Mr. Mezzacappa stated that he is apologetic for the delay in presenting his application because he has been trying to find a plan that would be acceptable to the neighbors and would comply with ordinance and zoning.

Mr. Shepherd stated that he should not bring each step to the planning board but send the information to the engineer, Mr. Smith and when Mr. Smith feels that he has everything ready for the board to review and vote on then he could do so.

Mr. Irene stated that Mr. Mezzacappa could be granted an agreement for an extension to the end of the year of 2002 to complete his application. All members voted in favor.

Mr. Shepherd asked if all members read the Service Agreement with Mr. Irene. Motion to accept was made by Mr. Montfort, seconded by Mrs. Rinear. All members voted in favor.

Resolution authorizing Mr. Irene to represent the Unified Planning/Zoning Board in litigation regarding the Hicks application was motioned by Mr. Shepherd, seconded by Mrs. Rinear. All members voted in favor.

Motion to adjourn meeting of August 19, 2002 was made by Mrs. Rinear, seconded by Mr. Shepherd. All members voted in favor.

Prepared By Pamela J. Pennipede

Pamela J. Pennipede, Recording Secretary

c: Board Members
Mr. P. Kramer, Fire Official
Mr. K. Smith, Board Engineer
Board Attorney
Mr. L. Nebenzahl, Board Planner
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