

UNIFIED MATAWAN PLANNING/ZONING BOARD MEETING MINUTES

DATE: SEPTEMBER 4, 2002

TIME STARTED: 7:32 P.M.

TIME ENDED: 9:35 P.M.

IN ATTENDANCE: Councilman P. Buccellato
Mr. Pellegrino
Mr. R. Montfort
Mr. J. Shepherd
Mrs. E. Rinear
Mr. K. Groody
Mr. J. Duffy
Mr. K. Cassidy

ALSO IN ATTENDANCE: Mr. K. Smith, Board Engineer
Mr. John Stockel, Board Attorney
Mr. Michael Irene, Board Attorney
Mr. Lester Nebenzahl, Board Planner

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: Eight members present.

MEETING MINUTES: Minutes of August 19, 2002 were approved with corrections as noted by Mr. Montfort, seconded by Mr. Pellegrino. All members voted in favor.

CORRESPONDENCE & VOUCHERS: N/A

OLD BUSINESS:

1. Salvatore & Linda Abela - 23 Ravine Drive, Lot 9, Block 93 - Minor Subdivision and Bulk Variance Relief.

Mrs. Barbara Tuttle, was sworn in and testified of her credentials as a real estate broker for seventeen years in Matawan. She is present tonight to answer questions and address concerns from residents in the neighborhood of the Abela's as to the value of property in the area particularly a two bedroom home. She gave a market analysis and presented such

as Exhibit A-3 for information only with current sales within one mile of the property.

Mrs. Tuttle addressed questions from the neighbors of the Abela property. Mrs. Carol Kashen, 121 Washington St., Mr. James Carney, Theresa Enderson all presented issues and concerns as to the value of their property and what the change in the property the Abelas plan to sell. Mrs. Tuttle also stated that the construction of the new home will increase property values.

Mr. Ron Raimondo was sworn in and testified that he is a licensed real estate broker with Key Agency whose office is located at 220 Nottingham Rd., Morganville and testified that he has been in business for twenty five years. Mr. Raimondo also addressed issues and questions that were presented by neighbors of the Abelas.

OPEN TO PUBLIC: Neighbors presented questions to both real estate brokers and they addressed their issues to the best of their abilities.

OPEN TO BOARD: Mr. Buccellato asked the applicant if they would be willing to move the subdivision line which would eliminate the need for variance relief and they could keep their existing dwelling as a three bedroom home and sell it as such and construct the new dwelling as planned. Mrs. Abela stated that they would as it would be beneficial to them to do so.

Mr. Smith stated that with moving the side yard over they could move the lot line over 5' and allow a variance from the existing area to new structure which would create a variance for both lots.

Motion to grant bulk variance relief for the subdivision with conditions as noted was made by Mr. Buccellato, seconded by Mrs. Rinear. Roll call was taken and six members voted in favor, two against.

2. Shamrock Construction - Mr. Fiorino attorney representing the applicant stated that he did not have time to review correspondence from Mr. Smith outlining issues but he will present the application as best as he could tonight.

Mr. Irene stated that correspondence received by Mr. & Mrs. Johnson with regards to this application is noted as hearsay.

Mr. Orlando Rodriguez was sworn in and testified that he is the executive vice president of Shamrock Engineering & Construction Inc.

Mr. Rodriguez stated that they intend to make the dwelling into an office for his company.

Mr. Rodriguez presented four photographs and a plan for the board to review. These were marked as Exhibit's A-1 the plan and A-2 thru A-5 the photos.

Mr. Rodriguez stated that they chose this location because the house is adjacent to the strip mall and they felt that it would be a great location for his office. The office will be used for four persons for engineering and excavating and payroll for the company. Most of the work will be done by use of computers and modems. They will visit clients, they will not need to come to the office. There will be occasional deliveries by UPS or FED-EX, most correspondence will be done by mail.

They propose to make some improvements consisting of central air, removal of oil tank, one kitchen was removed as it was a mother daughter home and had two kitchens and other cosmetic improvements. Their planned hours of operation will be from Monday - Friday, 7:30-4:30, closed on weekends. They plan to make no improvements or changes on the outside of the property only internal.

Mr. Nebenzahl asked if anyone would be living on the property. Mr. Rodriguez stated that no one will be living there.

OPEN TO PUBLIC: Residents of proposed location voiced their concerns about parking, truck deliveries, buffers and safety of neighborhood children with the added traffic that this may present and also what would happen if this was to be sold, what would happen to this property in the future.

Mr. Irene asked if the applicant is having a planner to come and present positive and negative criteria for the proposed use? Mr. Rodriguez stated yes they do plan to have a Planner.

Motion to carry this application to the next meeting which will be on Monday, October 7, 2002 was made and carried.

Shamrock Construction application will be carried to meeting of October 7, 2002 with no further notice.

3. Ruben O'Bea - 137-143 Main St. - application will be carried until meeting of October 7, 2002.

OLD BUSINESS:

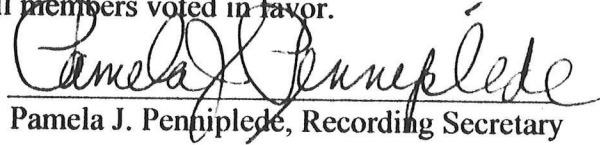
Resolutions to be memorialized:

1. Mr. Hicks - amended resolution was approved and carried.
2. Mark Marchi - resolution was carried for revision.

NEW BUSINESS: Mr. Nebenzahl discussed the importance of having a public meeting for the Master Plan to be discussed and the board decided to schedule it for November 18, 2002.

Motion to adjourn meeting of September 4, 2002 was made by Mrs. Rinear, seconded by Mr. Shepherd. All members voted in favor.

Prepared By


Pamela J. Penhiple, Recording Secretary

c: Board Members

Mr. P. Kramer, Fire Official

Mr. K. Smith, Board Engineer

Mr. M. Irene, Board Attorney

Mr. L. Nebenzahl, Board Planner

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