

SPECIAL MEETING OF MATAWAN UNIFIED PLANNING/ZONING BOARD

DATE: DECEMBER 09, 2002

TIME STARTED: 7:30 P.M.

ATTENDING: Mr. K. Cassidy
Mr. K. Groody
Mr. M. Pelligrino
Mr. J. Roselli
Mr. J. McKenna
Mr. R. Montfort
Mrs. E. Rinear
Mr. J. Shepherd

ALSO IN ATTENDANCE: Mr. L. Nebenzahl, Planner
Mr. M. Irene, Board Attorney
Mrs. P. Penniplede, Recording Secretary

Mr. Michael Irene Board Attorney stated that the record will reflect that proper notice was given with the Open Meeting Act.

Board member Ken Cassidy excused himself from sitting on the board for this presentation because he resides across the street from the property being discussed.

Ron Schmatiwitz from American Property Developers LLC stated that they are the contract purchaser. They are considering this property for a one hundred thirty two cluster style condominium development and are presenting a report with proposed master plan amendment text and concept plan for general review.

The property consists of twenty two acres of which twelve acres will be dedicated to the borough. They propose to designate two areas for landscaped seating and the areas in the front part will contain the development which will be 1300 sq. ft.

Project planner stated that this will be a mixed use, zoning reflects the character of single family. A new zone will be created a RC Residential zone for a cluster condominium development. This project is a site well suited for multi-family use, open space, will eliminate the non conforming use by putting it in as a residential use, this type of small scale is oriented towards the fifty and above professionals, the compatible uses will keep the residential character, they will be of high quality upscale design, this development will be a positive fiscal benefit for the borough in generating additional taxes.

Project Traffic engineer conducted a traffic study on several days at three intersections in the area of Rt. 79 Victoria House, Minnisink Drive, and Mill Road

& Rt. 79. The study was done at peak hours and study showed that the new development would not generate a substantial increase in traffic. There is adequate capacity to handle it, the sight distance is excellent, no access will be sought to Mill Road. A new signal which will be installed will be of great help.

Mr. Groody asked of the twelve acres that is being donated to the borough how many acres are usable? Two acres are usable the rest are wetlands.

Mr. Martin asked if the traffic study was conducted on the weekends, Saturday and Sunday mornings? The hours that these studies are done are during commuter peak hours.

OPEN TO PUBLIC: Councilman Penniplede asked if there is going to be an age restriction? His concerns are regarding additional school age children. There will be no age restriction but in studies of other cluster type condos there have been approximately only sixteen school age children residing.

Fire Chief Tamburello asked about the height of the buildings. Project architect stated that the buildings will have a thirty eight mean roof.

Mr. Nebenzahl stated that the maximum height in this zone is thirty five feet.

Chief Tamburello stated that the setback is more of a concern because of the ladder and height extension. He stated that the fire department will be asking for assistance for new equipment to enable fire safety for the new development.

Councilwoman Buragina asked if there will be elevators in the buildings? No, only walk ups. They plan to provide adaptable units on ground floor for converting for handicapped residents.

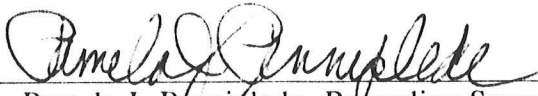
Councilman Cannon stated he has concerns about the planned pathways that lead into Gravely Brook Park which is nearby. Kids hang out there and asked what the distance of the pathway to park will be. The distance will be seven hundred feet. The town can tell the developer how they would like the donated property to be used.

Mr. J. McKenna asked if there can be an emergency exit off Mill Road. The access is wide enough and an island can be put there so it can't be blocked off. There will be no access on Mill Road.

Mrs. Helen Sellinger who has owned the property for sixty seven years stated that she is retiring and this was the best offer she has received so far.

Mr. Nebenzahl suggested that everyone think the idea over and he will give his views and ideas at the January Planning/Zoning Board meeting.

Motion to adjourn was made by Mrs. Rinear, seconded by Mr. Roselli.

Prepared by: 
Pamela J. Pennipede, Recording Secretary

c: file
members