

MATAWAN PLANNING BOARD
SPECIAL MEETING

DATE: February 15, 1995

TIME STARTED: 7:30 P.M.

TIME ENDED: 8:35 P.M.

ATTENDANCE: Mayor R. Shuey
Mr. J. Duffy
Mr. R. Strang
Mr. P. Buccellato
Mrs. E. Rinear
Mr. J. Springer
Mr. K. Groody
Mr. Schlotzhauer

ALTERNATE IN ATTENDANCE: Mr. R. Clifton

ALSO IN ATTENDANCE: Mr. R. Bucco, Board Engineer Schoor Engineering
THP, Inc, Mr. L. Nebenzahl AICP, P.P.
Mr. P. Kramer, Fire Official
Pam Ferrara, Board Clerk

The meeting was called to order by Chairman Robert Strang 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 Boro Hall.

Roll Call was taken.

Pledge of Allegiance.

NEW BUSINESS: Public Hearing and Sworn Testimony to obtain Preliminary Site Plan Approval for the construction of Peter's Fishery, Highway 34 & Main St. formerly Mobil Oil site.

Board Chairman, Mr. R. Strang, read a traffic report submitted by the Matawan Police Department pertaining to the proposed site of Peter's Fishery. Recommendations were made that the site should be so designed that no vehicles make a left turn into the entrance on Main St. nor a left turn into entrance from Route 34.

Nicholas Tsilimidos owner of Peter's Fishery, Mr. Richard Heiser, Engineer and Mr. Peter Pascallis of Help U Sell Real Estate were sworn in and gave testimony as follows:

Mr. N. Tsilimidos answered the following questions asked by his attorney, Mr. L. Granata

Q. Can you tell the Board your name and address?

- A. My name is Nicholas Tsilimidos, owner of Peter's Fishery on the corner of Route 79 & Highway 34, Matawan.
- Q. How long have you owned and operated the present Peter's Fishery located on Highway 34 and Route 79, Matawan?
- A. I have been operating for the past ten (10) years.
- Q. You are now operating the Fishery that you would like to move across the street what used to be the B P Mobil site?
- A. That's right.
- Q. You have experience operating the business and you know what you want to do there?
- A. Absolutely.
- Q. How many employees do you have at Peter's Fishery ?
- A. There are four (4) - five (5) employees working on each shift
- Q. Are those the same shifts you would like to employ at your new site?
- A. Yes, we presently have three (3) shifts working and plan to have the same shifts at our new location.
- Q. What hours will your business be in operation?
- A. At this time we plan to be open from 9:00 a.m. until 9:00 p.m.
- Q. How many tables for service in your proposed site will be available?
- A. We plan to have fifteen (15) tables in the new building.
- Q. How many parking spaces do you have available at your location now?
- A. We have eight (8).
- Q. How many parking spaces do you propose to have at your new site?
- A. There will be sixteen (16) to seventeen (17).
- Q. In the new operation will it be conducted in the same manner that the present one is run?
- A. Yes.

Q In the new site do you plan to continue the same type of services, eat in and take out ?

A. Yes.

Q. Will the take out be from inside the store?

A. Yes.

Q. What type of schedule do you plan to have for the removal of garbage and also for recycling of garbage?

A. A six (6) yard dumpster is obtained for garbage and is picked up three (3) times a week. There are two (2) fifty (50) gallon drums used for recycling; one (1) for plastics and bottles and one (1) for aluminum. All cardboard is taken back to the market in New York for recycling.

Engineer Mr. Heiser then presented the Planning Board with the following information corresponding with blue prints given to the members of the Planning Board:

The existing property where the new construction is planned was formerly owned by BP Gas and then by Mobil Oil.

This property is surrounded by property owned by Mrs. Calamaras, a vacant lot on No. Main St., by Route 34, and also by Main Street.

The site is on the west of Main St. north of Route 34. There are four (4) curb openings now, two (2) entrances off of Main St. and two (2) entrances off of Route 34. The site has a vacant lot on the North of Main St. and the Calamaras' property located on the West of Route 34.

Proposal is to construct a building for Peter's Fishery with access of one driveway on Main St. and one driveway on Route 34. Two driveways will be closed up which are the closest ones to the intersection so improvement will be made to the site by moving back from the point of access.

The Monmouth County Planning Board has given verbal approval with the following three (3) conditions.

1. Remove and replace sidewalks.
2. Remove and replace stockade fencing. Stockade fencing on both sides of lot will be replaced.
3. Remove existing curbing and replace with depressed curbing.

The flow of traffic behind the building will be used for loading, deliveries and access emergency vehicles. Fire lanes will be struck as such .

Fire Official, Mr. P. Kramer, inspected proposed site and was satisfied with plans.

Two design waivers will be needed for parking. One design waiver is needed for the size of parking spaces 9 x 18 instead of 10 x 20 and another design waiver is needed for the

number of parking spaces to be sixteen (16) instead of seventeen (17) spaces according to the amount of seats which is fifty (50). Handicap parking will be van accessible.

A waiver is also being requested for the overlap of three (3) parking spaces (#8, 9, 16). These three (3) triangle spaces will overlap approximately 1 - 2'.

A variance is being asked for the size of the ten foot (10') set back on the property. A business sign will be installed in the set back.

The new site will be paved and concreted.

The landscaping will be designed with low shrubs planted at all entrances all along the frontage of Main St. and Route 34 with tall plants being planted in the back behind the building along lot 16.

The lighting will be designed so that virtually no light will spill over onto the adjacent properties.

Mr. L. Granata, attorney representing Nicholas Tsilimidos presented the following:

Proof of Service and proof of paid property tax bills were submitted to Planning Board.

The required E.P.A. report will be submitted to the Planning Board when Mobil Oil submits results of same.

Traffic concerns were then addressed. Mr. Heiser stated that he felt that a restaurant such as Peter's Fishery would generate less traffic than the prior gas stations generated when they were in business at this same site. He also pointed out that at dinner hour the Route 34 traffic would be more Southernly than Northernly creating less traffic in front of the site which would make it easier to enter. Mr. N. Timilidas agreed to post signs No Left Turns at both driveways, Main St. or Route 34 entrances.

Mr. Strang stated that Mrs. Calamaras contacted him to express her concerns about customers using her property to park their cars at peak business times. Mr. Tsilimidos stated that he would do his best not to allow this to happen.

Mr. Granata was then asked by the Board if notification was given to persons surrounding the proposed site and if any responses were received. Responses were received from Mrs. Calamaras with an offer to sell her property for the amount of \$350,000.00 and from Mr. Costello offering to sell his lot for the amount of \$130,000.00. Mr. Tsilimidos stated that these prices were too high and he could not afford to purchase these properties.

Representing Real Estate Agency Help U Sell, Mr. Peter Pascallis then provided the Board quotes from other real estate transactions that were previously sold and/or available for comparison pricing

Air conditioning/heating units will be located on the roof. A noise study must be submitted as a condition of final approval for site.

The floor was opened up for Public discussion.

Mr. Bill Barter an Attorney representing Mrs. Calamaras then spoke. Mr. Barter expressed Mrs. Calamaras's concerns with illegal parking on her property. Once again Mr. Tsilimidos expressed that he will do his best not to let illegal parking occur.

Mrs. Sally Madowitz, 274 Main Street, Matawan then spoke. Mrs. Madowitz expressed her concerns about the location of the heating/air conditioning units and noise that it may create which may disturb tenants she has living on the second floor of home she owns on Main St..

Mrs. Madowitz was told that the heating/air conditioning units would be located on top of the building and was assured that a noise study with property lines would be conducted before final approval.

With no one else wishing to speak the Public Hearing was then closed.

Mayor Shuey made a suggestion to Mr. Tsilimidos that it may be wise to find an alternate location for the employees of Peter's Fishery to park their cars which will make all parking spaces available for customers.

Mayor R. Shuey motioned to grant Preliminary Site Plan approval for Peter's Fishery and motion was seconded by Mrs. E. Rinear.

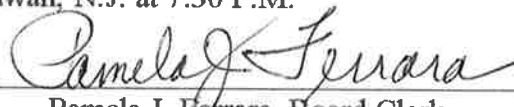
After Public Hearing and Sworn Testimony the Preliminary Sit Plan approval for Peter's Fishery was approved.

Meeting was adjourned.

END OF MINUTES

The next Planning Board Meeting will be held on Wednesday, March 1, 1995 at 201 Broad Street, Matawan, N.J. at 7:30 P.M.

PREPARED BY:


Pamela J. Ferrara, Board Clerk

c: Mr. R. Strang, Board Chairman
Mr. J. Springer, Board Vice Chairman
Mr. E. Schlotzhauer, Board Secretary
Mrs. E. Rinear
Mayor R. Shuey
Mr. P. Buccelato
Mr. J. Sullivan
Mr. K. Groody
Mr. J. Duffy
Mr. R. Clifton
Mr. B. Smith
Mr. P. Kramer, Fire Official
Mr. R. Bucco, Board Engineer
Mr. J. Stockel, Board Attorney
Mr. L. Nebenzahl, Board Planner
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