

MATAWAN PLANNING BOARD
REGULAR MEETING

DATE: May 3, 1995

TIME STARTED: 7:30 P.M.

TIME ENDED: 8:40 P.M.

IN ATTENDANCE: Mr. R. Strang
Mr. J. Springer
Mr. K. Groody
Mr. J. Duffy
Mr. P. Buccelato
Mr. E. Schlotzhauer
Mr. R. Clifton

ALSO IN ATTENDANCE: Mr. R. Bucco, Board Engineer, Schor Engineering
Mr. L. Nebenzahl AICP, P.P., THP, Inc.
Mr. J. Stockel, Board Attorney
Pam Penniplede, 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.

Approval of Planning Board meeting minutes of April 5, 1995 .

OLD BUSINESS: Peter's Fishery - no further certification
Quick Check - no further action

NEW BUSINESS: Preliminary Subdivision Hearing on Sutton Mills-William Turbey

Mr. Scott Anderson, attorney representing William Turbey and Mr. R. Heuser, engineer representing William Turbey, were sworn in.

Mr. Anderson presented plans to sub divide an 8.2 acre tract into twenty one (21) individual lots and revisions for the construction of Sutton Mills development.

A cluster development will be used which is permitted in the R-100 zoning as well as a saturation concept plan has been approved for twenty one (21) single family lots under the R-100 zoning provisions. Conservation easements will be applied.

The following waivers will be required:

1. One for detention basin for water drainage.
2. One for 8' fencing.
3. Lot #21 deed restriction.

Mr. Heuser presented projected improvements as follows:

- a. Sight distance improvement with Belgian block curbing, rail fencing with shrubs.
- b. Construction of an eight foot (8') fence for protection and noise control
- c. White pines and shrubs will be planted. with a two (2) year maintenance on all landscaping.
- d. All public utilities will be underground - cable TV, electric, gas, water, and sewer lines.

Lot # 21 must remain unsubdivided which must be assured by a Deed Restriction which will be a condition of the preliminary approval and a condition of the final approval.

Sewer lines will be connected to the existing lines, a catch basin will be brought to outlet with an additional fifteen inch (15") pipe on the low side. Water will go into the piping system and into Matawan Creek to prevent additional flooding problems on Matawan Avenue. Drainage will have a safety bar. A waiver will be needed for a detention basin for water drainage.

Robert Bucco, Borough engineer expressed concerns with two issues. One was with the flow of water needed to meet the fire code. The second was who will bear responsibility for the cost of upgrading and replacing motors and/or generator as a result of the frequency of pumping and additional load. An electrical study will be conducted by a consultant to evaluate the motor capacity and to determine if existing components require modifications.

A condition of preliminary approval will include that the cost of any improvement to the Water Pump Station will be bore by the applicant with the approval of the Planning Board Engineer.

Mr. Groody expressed concerns with traffic and speed limits. Mr. Turbey stated that the speed limit will be thirty (30) MPH and a 35' radius at the entrance/exit on Aberdeen Road is acceptable to allow for fire apparatus and the additional traffic.

Mr. William Turbey was then sworn in and presented pictures of two (2) models for illustration. The size homes will be from 1770 - 2100 square feet, approximately 32' wide to 37' wide. The homes will be built in a variety of styles with various options and will be built on basement/crawl spaces. The property for the proposed construction will be 55' width with a 25' set back, side yards will be 8' with a 20' rear yard. These homes will be priced from upper \$150,000 to the upper \$180,000. range according to options.

OPEN TO PUBLIC: Mr. Robert Montfort representing the Historical Society requested clarification of the three waivers that are required for the preliminary subdivision approval. Mr. Bucco advised him that the waivers needed were for the following:

1. 8' fencing
2. detention basin
3. 2.1 acre deed restriction

After clarification by Mr. Stockel, board attorney that all escrow fees have been paid by Mr. Turbey, a motion was made to grant Preliminary Major Subdivision Approval to Mr. Turbey for the construction of Sutton Mills known as The Highlands with conditions as specified in report from the Borough Engineer dated May 1, 1995.

Motion for approval was seconded. Roll Call was taken and approval was given by all board members present. The Preliminary Major Subdivision Approval for The Highlands at Matawan was then approved.

Mrs. Leslie Salow from Washington Avenue requested the board members permission to build a garage 2 1/2 feet from her neighbors border line. Mrs. Salow presented a written letter of consent from her neighbor for this construction. A consensus of the planning board members that no variance was needed, however the required permits must be purchased.

Public Hearing was then closed.

Motion was made by Mr. Duffy to adjourn meeting and seconded by Mr. Strang. The Planning Board Meeting of May 3, 1995 adjourned at 8:40 p.m..

END OF MINUTES

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

PREPARED BY:


Pamela J. Pennipledge, 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