

MATAWAN PLANNING BOARD
REGULAR MEETING

DATE: December 18, 1995

TIME STARTED: 7:30 P.M.

TIME ENDED: 9:00 P.M.

IN ATTENDANCE: Mr. R. Strang
Mr. E. Schlotzhauer
Mayor R. Shuey
Mr. J. Springer
Mr. J. Sullivan
Mr. R. Clifton
Mr. J. Duffy
Mr. P. Buccelato
Mr. B. Smith

ALSO IN ATTENDANCE: Mr. John Stockel, Board Attorney
Mr. L. Nebenzahl AICP, P.P., THP, Inc.
Mr. R. Bucco, Board Engineer
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 Borough Hall.

Roll Call was taken.

Pledge of Allegiance.

Approval of Planning Board meeting minutes of November 20, 1995 .

CORRESPONDENCE: None

Payment of vouchers for THP, Inc. were approved.

NEW BUSINESS: Application was reviewed for a Minor Subdivision on Union Street from William Struthers, Jr. Motion to approve was made by Mayor R. Shuey and seconded by Mr. J. Sullivan. Roll call was taken. All Board members voted in favor of granting preliminary and final minor subdivision approval.

Application for Site Plan approval from Mr. and Mrs. Lee-
to open a retail green grocery store - Canaan Farms
(formerly Bob's Green Acres, Highway 34, Matawan, N.J.)

Mike Pucci, engineer representing the Lee's was sworn in
and addressed general comments issued by board engineer,
Robert Bucco, dated November 9, 1995.

OPEN TO PUBLIC:

Mr. W. Schneider of 808 Highway 34, Matawan expressed the following concerns:

1. Mr. Schneider expressed his objection to the traffic that will be created and of the use of Crescent Place as an entrance and exit to the proposed site.
2. Garbage dumpster- concerns with rodents and about the contents of the building from the previous owner.
3. Security lights.- times that lights will be kept on during and after business hours. Mr. Pucci stated that the lighting stations will be pointed away from neighboring property.
4. Removal of fence that exists on his property.

Mr. Victor Rocco, 811 Highway 34, Matawan expressed the following concerns:

1. Concerns about an overflow of vehicles parking on Crescent Place.
2. Mr. Rocco asked that if the business nature was to stay the same would a site plan approval or a D.O.T. approval be needed?

Mr. Jim Corrigan, 19 Crescent Place, Matawan asked the following questions:

1. The exit onto Crescent place. There are many children on that corner for pickup and drop off for school buses. The safety of these children are of great concern.
2. What are the hours of business?
3. Mr. Corrigan expressed that he is not happy with the parking in the back and asked what the buffer zone is?
Mr. Pucci stated that the buffer zone is ten feet (10'). There will be eight feet (8') from the beginning of the fence and Mr. Corrigan's property and there will be two

feet (2') from the fence to the curb line and white pines will be planted in between.

4. Mr. Corrigan inquired on the dumpster pick up times and if a lock will be put on the dumpster so that others cannot use it.

Mr. Tony Reda, 18 Crescent Pl., Matawan expressed the following concerns:

1. Traffic concerns, specifically with school children and the bus stop that is on that corner. He expressed concerns are for the safety of the school children that are picked up and dropped off before and after school hours on Crescent Pl.

Mr. James Lee, owner of Canaan Farms, was then sworn in to answer the following questions that were asked of him by Mr. D. Paula, attorney for same:

Q. For the record, you are Mr. James Lee, owner of this property now?

A. Yes.

Q. Is it your intention to operate a green grocery , a fruit and vegetable store there?

A. Yes, sir.

Q. Will you sell any other products besides fruits and vegetables?

A. Milk and soft drinks.

Q. What will be your hours of operation on a weekly and daily basis?

A. Sunday, closed all day. Monday - Thursday, 7:30 a.m. - 9:00 p.m. and Friday and Saturday 7:30 a.m. - 10:00 p.m.

Q. How many employees will you have?

A. Three employees plus myself.

Q. What will your employees do?

A. Clean fruit and vegetables and arrange and price them.

Q. Do you operate a business such as this now?

A. No.

Q. You will not have any outdoor storage?

A. No.

Q. Even in the summer time when the weather is nice you will not have fruit and vegetables outside?

A. No.

Q. Will you change the items that you will sell when the weather changes?

A. No.

Mrs. Susan Rocco, 811 Highway 34, Matawan, asked the following:

1. Mrs. Rocco asked if Crescent Place is a residential area?
She was informed that it is a residential road.

With no further questions, the Public hearing was then closed.

Board discussion was then held.

Mr. Kramer, fire official was asked if all tanks have been removed. Mr. Kramer stated that he checked and that this property was not on the the State's contamination list

Mayor Shuey stated that if there are any problems with speeding up and down the street when school children are present that the residents should notify the Police and the area can be possibly be posted as such. Mayor Shuey also stated that if any rodents are spotted on the property, that the Board of Health should be notified immediately. Mayor Shuey also stated that our Board of Health is one of the strictest boards in this town and will respond to any complaints that they may receive.

With no further discussion, a motion was made by Mr. J. Sullivan for Site Plan approval for Canaan Farms with the following provisions:

1. A lock top will be provided for the dumpster.
2. Time of pick up for dumpster will be during normal business hours .
3. No refrigeration units outside the premises.
4. No storage facilities outside the main building.
5. The removal of the fence on adjacent property.
6. Hours of operation for the lighting in the parking lot will be no later than one (1) hour after closing.
7. No Right Hand Turn sign from site onto Crescent Place.
8. Parking variance requested for sixteen (16) spaces where twenty two (22) are required.
9. Design waiver as specified for thirty one feet (31') where thirty five feet (35') is required .

Motion to second the Site Plan approval with the aforementioned provisions was made by Mr. J. Duffy.

Roll call was taken. All Board members voted in favor of granting Site Plan approval of Canaan Farms.

Mr. Les Nebenzahl then discussed with Board Members the Re-examination report , Borough of Matawan Master Plan and Development Regulations that he submitted, dated November 1995.

Motion was made to adopt the Resolution by Mayor Shuey and seconded by Mr. B. Smith.

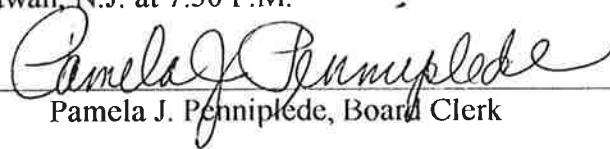
Roll call was taken. All Board members voted in favor to adopt the Resolution.

Motion was made by Mr. J. Sullivan and seconded by Mr. J. Duffy to adjourn this meeting. The Planning Board meeting of December 18, 1995 was adjourned at 9:00 p.m.

END OF MINUTES

The next Planning Board meeting will be held on Wednesday, January 17, 1996 at 201 Broad Street, Matawan, N.J. at 7:30 P.M.

PREPARED BY:


Pamela J. Pennipede, 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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