

MATAWAN PLANNING/ZONING BOARD  
REORGANIZATION MEETING

DATE: January 17, 1996

TIME STARTED: 7:40 P.M.

TIME ENDED: 9:00 P.M.

IN ATTENDANCE: Mr. J. Duffy  
Mr. E. Schlotzhauer  
Mrs. E. Rinear  
Mr. R. Shuey  
Mr. P. Buccelato  
Mr. J. Sullivan  
Mr. K. Groody  
Mr. J. Roselli

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

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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

PLEDGE OF ALLEGIANCE.

MEETING MINUTES: Approval of meeting minutes December 18, 1995 .

CORRESPONDENCE: None

VOUCHERS: Payment of vouchers for THP, Inc. were approved.

NEW BUSINESS: Reorganization meeting for the 1996 year.

Resolutions # 96-1 through 96-7 for the 1996 year were approved by a roll call vote.

96-1: Board Engineer - Mr. Robert Bucco  
96-2: Board Planner - Mr. Les Nebenzahl, THP, Inc.  
96-3: Board Attorney - Mr. John Stockel

- 96-4: Meeting Place and Time - First Monday of each month to be held at the Matawan Municipal Community Center at 7:30 p.m. unless special notice is provided scheduling said meeting or additional meeting on another date.
- 96-5: Notice Provisions - Meeting notices will appear in the Asbury Park Press.
- 96-6: Meeting attendance - Removal of any Board member who misses more than three (3) meetings may be recommended by the Board Chairman.
- 96-7: Appointment of Officers:  
Chairman - Mr. Robert Strang  
Vice-Chairman - Mr. James Springer  
Secretary - Mr. Ed Schlotzhauer

Oaths of Office were given by Mr. John Stockel to the following board members: Mr. Ed Schlotzhauer, Mrs. Esther Rinear, Mr. Joseph Roselli, Mr. Robert Shuey, Mr. James Duffy.

The following member were not present and will be sworn at the February meeting: Mr. Ben Smith, Mrs. Lois Nicora, Mr. Robert Strang.

Mr. L. Nebenzahl, Board Planner discussed with board members the different guidelines and changes that will be encountered with applications that may be presented to the newly combined Planning/Zoning Board.

#### OPEN TO PUBLIC:

Mr. William Cherry presented a proposal to build a single family dwelling with a detached garage on 1 Franklin Street where a house had been torn down and leveled. This would be built on an undersized lot 41 feet wide, 118 feet deep in a R75 Zone. Mr. Nebenzahl stated that the use is permitted on an undersized lot but would require a C variance. A plot plan will be needed and a public notification in the newspaper within ten (10) days of meeting date. Proof of notification to property owners within two hundred (200) feet will also be required. Plot plans of area of within two hundred feet (200') to show all dwellings being within the same size lots. Proof must be shown that there is no land available adjacent to the proposed property and that no adjacent property owner wants to purchase the applicants property at market value. Testimony that the offer was made must be proven and that no detriment will be associated with the application. A building plan must be submitted to the board. Applicant informed the board that one side of the property has a water easement and on another side is a gully that is owned by the borough.

Motion was made by Mr. R. Shuey and seconded by Mr. J. Duffy to adjourn this meeting. The Planning/Zoning Board meeting of January 17, 1996 was adjourned at 9:00 p.m.

END OF MINUTES

The next Planning/Zoning Board meeting will be held on Wednesday, February 21, 1996 at Matawan Municipal Community Center, 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. Schlottzauer, Board Secretary  
Mrs. E. Rinear  
Mayor R. Shuey  
Mr. P. Buccelato  
Mr. J. Sullivan  
Mr. K. Groody  
Mr. J. Duffy  
Mr. B. Smith  
Mr. J. Roselli  
Mrs. Lois Nicora  
Mr. P. Kramer, Fire Official  
Mr. R. Bucco, Board Engineer  
Mr. J. Stockel, Board Attorney  
Mr. L. Nebenzahl, Board Planner  
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