

MATAWAN PLANNING/ZONING BOARD
MEETING

DATE: March 4, 1996

TIME STARTED: 7:45 P.M.

TIME ENDED: 8:15 P.M.

IN ATTENDANCE: Mr. J. Springer
Mrs. E. Rinear
Mr. R. Shuey
Mr. P. Buccelato
Mr. R. Strang
Mr. J. Roselli
Mr. B. Smith

ALSO IN ATTENDANCE: Mr. John Stockel, Board Attorney
Mr. L. Nebenzahl AICP, P.P., THP, Inc.
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

PLEDGE OF ALLEGIANCE.

MEETING MINUTES: Motion to approve meeting minutes of January 17, 1996 with corrections on page four as noted by Mr. Nebenzahl was made by Mrs. Rinear and seconded by Mayor Shuey.

CORRESPONDENCE: Correspondence from Donald Wright of Texas Road, Matawan requesting copies of any material the Planning Board has on the Giordano Minor Subdivision. Copies will be made available to Mr. Wright at fifty cents per page.

VOUCHERS: None

OLD BUSINESS: Discussion on issues for Bulk Variance and Minor Subdivision applications were held as follows:

- a). Bulk Variance/Minor Subdivision may be requested because of insufficient lot frontage and or width.
- b). Proof of hardship - C Variance based on the topography or shape of the lot. Applicant can claim a hardship as well as proof that there will be with no detrimental impact on the neighborhood or the Zone Plan.
- c). Flexible C Law allows that the applicant prove that the benefits to be derived by this application far outweigh any detriment. If the applicant does not show proof they haven't met the burden of the variance. The burden is on the applicant.
- d). Self created hardship is one where the lots have been previously subdivided.
- e.) Owner of property must be present to answer questions from the Board and the Public.

NEW BUSINESS: Meeting schedules and agendas

Any new applications that require a Use Variance or Site Plan approval will be discussed at a workshop meeting before being presented at the regular business meeting. Applications that do not require a variance and that have been properly noticed can be scheduled to be heard at workshop meetings. Regularly business meetings will be held on the third Monday of the month and workshop meetings will be scheduled as needed.

Motion to adjourn meeting was made by Mayor Shuey and seconded by Mrs. Rinear.

Meeting ended at 8:15 p.m.

The next scheduled business meeting for the Planning/Zoning board will be held on Monday, March 18, 1996 at the Matawan Municipal Community Center at 7:30 p.m.

END OF MINUTES

PREPARED BY:

Pamela J. Penniplede

Pamela J. Penniplede, 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. 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
file

AGENDA - MARCH 4, 1996

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES: February 21, 1996
5. APPROVAL OF VOUCHERS:
6. CORRESPONDENCE:
7. OLD BUSINESS: Frank Giordano-Minor Subdivision, Block 121, Lot 7.04
Tina Place
Carol Buchanan-Minor Subdivision, Block 66.12, Lot 13
175 Ravine Drive
8. NEW BUSINESS:
9. OPEN TO PUBLIC
10. ADJOURNMENT