

MATAWAN PLANNING/ZONING BOARD
MEETING

DATE: April 1, 1996

TIME STARTED: 7:40 P.M.

TIME ENDED: 8:05 P.M.

IN ATTENDANCE: Mrs. E. Rinear
Mr. R. Shuey
Mr. P. Buccelato
Mr. R. Strang
Mr. J. Roselli
Mr. B. Smith
Mr. K. Groody
Mrs. L. Nicora

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

PLEDGE OF ALLEGIANCE.

MEETING MINUTES:

CORRESPONDENCE: None

VOUCHERS: None

OLD BUSINESS

DISCUSSION: Setting Agenda for the Giordano application for April 15, 1996 at 7:30 p.m.

NEW BUSINESS

Application for a Use Variance from Sylvia Blaze to sell oil paintings in front of her home located on 797 Route 34 on Saturdays and Sundays between the hours of 10:00 a.m. and 4:00 p.m.

A Use Variance is being requested therefore Mr. Shuey and Mrs. Rinear cannot vote. Five Mr. Strang asked to be excused from the vote for personal reasons. Five affirmative votes will be required for approval.

This application will be heard at the April 15, 1996 business meeting. Mr. Nebenzahl stated that the applicant must show special reasons, has to meet the negative criteria and the special reasons should relate to our development regulations or our goals and objectives of our Master Plan.

Discussion on the fee schedules that were drawn up by THP. There will be one change on the fees for the engineer which will be from 7% to 10%. This new fee schedule will be presented to the Mayor and Council for approval.

Mr. Stockel stated that he received a letter from Mr. DelTufo, an attorney representing Alishahi/Shalchi to discuss an application that was submitted six years ago for a site plan and six lot subdivision located on Aberdeen and Cross Roads, Block 68, Lot 1. This application was given a conditional preliminary approval at that time. The applicant is requesting that new fees and hearing be waived. State regulations state that such a request is permitted. Mr. Stockel stated that the physical makeup of the board has changed since this application was heard and considering changes in the population, traffic concerns, the water pressure and other conditions that this conditional preliminary approval is too old. Mr. DelTufo is requesting to be heard at the Planning/Zoning Board Workshop meeting scheduled for Monday, May 6, 1996 at 7:30 p.m.

Mr. Bucco stated that he does not know that these conditions were met and that the applicant should be reheard.

Mr. Shuey suggested that the applicant be allowed to come before the Board and present his application for review and have a public hearing.

OPEN TO PUBLIC: None

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

Meeting ended at 8:05 p.m.

There next business meeting for the Planning/Zoning board will be held on Monday, April 15, 1996 at the Matawan Municipal Community Center at 7:30 p.m.

END OF MINUTES

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. 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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