MATAWAN PLANNING/ZONING BOARD
MEETING

DATE:	July 15, 1996
TIME STARTED:	7:30 P.M.
TIME ENDED:	8:35 P.M.
IN ATTENDANCE:	Mr. R. Shuey Mr. P. Buccelato Mr. R. Strang Mr. J. Roselli Mr. J. Springer Mrs. E. Rinear Mr. J. Sullivan
ALSO IN ATTENDANCE:	Mr. Fred Kalma, Attorney Mr. L. Nebenzahl AICP, P.P., THP, Inc. Mr. Robert 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:	Minutes of June 17, 1996 approved.
CORRESPONDENCE:	None
VOUCHERS:	None
OLD BUSINESS:	None
NEW BUSINESS:	Major Subdivision - Alishahi/Shashi Block 68 Lot 1 - Aberdeen/Cross Roads Russell Weber - Variance for front set back on Lot No. 1.03, Block No. 96, vacant lot on Matawan Ave.

New Business - Alishahi/Shashi represented by Mr. G. DelTufo was present to request final approval for the major subdivision at Cross and Aberdeen roads. Also present to answer questions was Mr. Robert Key.

Mr. R. Bucco reviewed the waivers requested and stated that if the recommendations presented in his correspondence of June 10, 1996 for the off site contribution are agreeable then he sees no reason not to grant final approval for this proposal. A traffic study has been done and these monies will be used for any off site improvements. Mr. Bucco stated that he will not sign any plans until all such conditions are met.

Mr. DelTufo stated that the applicant has agreed to contribute $11,500.00 for off site improvement. These monies must be available when the bonding is put in place to start the improvements.

OPEN TO BOARD MEMBERS:

Mrs. E. Rinear inquired about the wetlands. Mr. DelTufo stated that the wetland approval has been given.

Mr. P. Kramer inquired as to where the fire hydrant will be placed? Mr. DelTufo explained where the fire hydrant will be located.

Mr. R. Strang inquired if all outstanding fees were met? Mr. DelTufo assured the board that they have been paid.

Mayor Shuey asked if there were going to be decent size triangles? Mr. Key stated that there would be.

Motion to approve the final approval with conditions stated by the borough engineer was made by Mr. J. Springer and seconded by Mayor R. Shuey.

Roll Call: All board members present voted in favor of granting final approval with conditions stated by borough engineer.

Mr. Russell Weber stated that he is requesting a 20' front set back to build a house on property located on Matawan Avenue across from Marc Woods. A 25' set back was previously approved for building on this property, however Mr. Russell is requesting to move the house off of the slope and move it up 5' closer to the road.

Mr. Weber stated that an approval was received in 1990 for the 25' set back. Mr. Bucco has a copy of the resolution from August 28, 1990 approving a 25' set back. This was also subject to the steep slope ordinance.

Proof of Public notice was reviewed by Mr. Kalma and he confirmed that there was proper notification done.

Mr. Sullivan asked Mr. Weber why he is requesting to change the set back? Mr. Weber stated that he wants to stay away from the slope and therefore must change the design of the house and move it up 5' closer to the road.

Mr. Nebenzahl inquired if there was a dwelling adjacent to this lot? Mr. Weber stated that there was another dwelling located approximately 100' away from this property.

Mrs. E. Rinear motioned to postpone any voting on this application until all board members can view the property. Mr. Weber stated that he will post and flag the area so that all the board members can view the area.

Open To Public: None.

Motion to carry the Public hearing on this application until the next Planning /Zoning board business meeting was made by Mrs. Rinear and seconded by Mr. Roselli.

Roll Call: All board members present voted in favor to carry this proposal and the public hearing until the next meeting on August 19, 1996.

Motion to adjourn meeting was made by Mr. J. Sullivan and seconded by Mr. Duffy.

Meeting ended at 8:35 p.m.

The next business meeting for the Planning/Zoning board will be held on Monday, August 19, 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
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