

MATAWAN PLANNING/ZONING BOARD
MEETING MINUTES

DATE: OCTOBER 21, 1996

TIME STARTED: 7:30 P.M.

TIME ENDED: 8:15 P.M.

IN ATTENDANCE: Mr. J. Springer
Mr. E. Schlotzhauer
Mr. R. Strang
Mr. K. Groody
Mr. J. Sullivan
Mr. J. Roselli
Mr. J. Duffy
Mrs. E. Rinear
Mrs. L. Nicora
Mr. P. Buccelato

ALSO IN ATTENDANCE: Mr. J. Stockel, Board Attorney
Mr. R. Bucco, Board Engineer
Pam Penniplede, Recording Secretary

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.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MEETING MINUTES: Minutes of September 18, 1996 approved.

CORRESPONDENCE: None

VOUCHERS: None

NEW BUSINESS: 1. Mr. Frank LoGrande applying for a variance for rear yard set backs to build a one family residential structure on a vacant lot on Boston Lane, Lot 1, Block 16.

Attorney Richard Tilton representing Mr. LoGrande stated that Mr. LoGrande would like to construct a two story residential structure. He stated that the rear yard set back would be short 9". Mr. Tilton is requesting a bulk variance. Mr. Stockel asked if the applicant has tried to acquire property from adjacent property owners. Mr. Tilton stated that they had, and could not and proper advertising had been done. Mrs. E. Rinear inquired about

the back deck. Mr. Bucco had concerns with the corners of the deck and house to comply with the Steep Slope ordinance. Mr. Bucco requested that the approximate top of bank and the corners of the foundation be staked out for his inspection. Mr. Bucco will advise the planning board of his findings.

Mr. J. Stockel inspected all documentation for this applicant and was found in order.

OPEN TO PUBLIC: Mr. Ricky Butler was sworn in. Mr. Butler is an adjacent property owner and expressed concerns with the width of the street. The street is very narrow and the building of this home will require additional curbing and will present additional traffic problems on this one way street since curbing and paving was done as a borough improvement.

A motion to approve Mr. LoGrande's proposal for a bulk variance for a proposed two story dwelling to take in consideration a deck and also chimney with a set back variance on the end of the house subject to Mr. Bucco's inspection was made by Mr. Sullivan, seconded by Mr. Duffy.

Roll call was taken and all members present voted to approve this application.

2. Mr. and Mrs. Frank Bucco, 89 Ravine Dr., Lot 15, Block 77 applying for a variance for rear and side yard setbacks for an addition to the rear of their home.

Mr. Bucco is requesting to square off the house to add a room for his mother in law.

Mr. Stockel stated that no documentation was needed..

A motion was made to approve this application by Mr. Strang, seconded by Mrs. Rinear

Roll call was taken and all present board members voted to approve this application.

3. Mr. and Mrs. J. Nusbaum, 27 Ravine Drive. Lot 11, Block 93 applying for a variance for a side yard set back to enclose an existing porch.

Mr. Nusbaum was sworn in by Mr. Stockel and asked if he had tried to acquire additional property on either side of the house. Mr. Nusbaum stated that he had tried and could not.

Mr. Nusbaum wants to take out the screens that are in the porch and replace them with windows.

OPEN TO PUBLIC: Mr. Kramer asked if the porch was open on the bottom. Mr. Nusbaum stated that the porch had concrete footings.

Mr. Springer made a motion to approve this application which was seconded by Mr. Duffy.

Roll call was taken and all the present board members voted in approval of this application.

4. Mr. Dave Winters from Minnisink Village requested an informal discussion with regards to adding a room onto an existing unit at Minnisink Village.

Mr. Winters was sworn in by Mr. John Stockel and explained that he would like to square off an existing L shaped unit. There is a little piece chunked off and he wants to square it off.

Mr. Bucco had discussed this proposal with Mr. Winters and his only concern was with drainage on adjacent units and found no problems.

Mr. Stockel stated that this was merely a variation to the master plans.

Mr. Strang expressed concerns that other units will be applying to expand their living quarters.

OPEN TO PUBLIC: Mrs. Elaine Esprin who is authorized to speak for the owner stated that the superintendents unit is separate from the other units. She also stated that the units in Minnisink Village are subsidized by the government and will not allow other units sizes to change however this unit is for the super and is a separate entity.

Mr. P. Kramer stated that an additional smoke detector be installed.

Approval to grant this application was made by Mr. Strang and seconded by Mrs. Rinear.

Roll call was taken and all present board members voted to approve this application.

Motion to adjourn this meeting was made by Mr. J. Sullivan and seconded by Mrs. Nicora.

Meeting ended at 8:15 p.m.

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

END OF MINUTES

PREPARED BY: Pamela J. Pennipede
Pamela J. Pennipede, Recording Secretary

c: Mr. R. Strang, Board Chairman
Mr. J. Springer, Board Vice Chairman
Mr. E. Schlotzhauer, Board Secretary
Mrs. E. Rinear
Mrs. L. Nicora
Mr. P. Buccelato
Mr. J. Sullivan
Mr. K. Groody
Mr. J. Duffy
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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