MATAWAN PLANNING/ZONING BOARD
MEETING MINUTES

DATE:	NOVEMBER 21, 1996
TIME STARTED:	7:33 P.M.
TIME ENDED:	8:26 P.M.
IN ATTENDANCE:	Mr. E. Schlotzhauer Mr. R. Strang Mr. K. Groody Mr. J. Roselli Mr. J. Duffy Mrs. L. Nicora Mr. P. Buccelato Mr. B. Smith
ALSO IN ATTENDANCE:	Mr. J. Stockel, Board Attorney Mr. R. Bucco, Board Engineer Mr. L. Nebenzahl, Board Planner Pam Penniplede, Recording Secretary

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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.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MEETING MINUTES: Minutes of October 21, 1996 approved.

CORRESPONDENCE: None

VOUCHERS: None

NEW BUSINESS:

1. Mr. Louis Granata requested an informal discussion about plans that he has to sell property where he presently conducts a law office due to a broken partnership. Mr. Granata stated that they planned to subdivide the property to sell as a building lot. Mr. Bucco stated that the lot could be subdivided and would conform to zone for residential if the property was purchased for that purpose.

2. Mr. & Mrs. M. Hommel applied for a special use permit to relocate their travel agency to property located at the corner of Route 34 and MacArthur Drive, Matawan, an office building that was being used as medical space.

Mrs. Hommel was sworn in and stated that she would like to purchase the building on the corner of Route 34 & MacArthur Drive which is presently being used as a medical office. She has run a travel agency in Strathmore for the past 17 years and would like to purchase this building and move her business. The only changes that would need to be made would be to the interior of the building. She stated that she would also do more landscaping on the outside of the building. Most of the business in the travel agency is done via telephone with customers coming into the office to finalize their reservations so the parking is sufficient and is handicap accessible.

OPEN TO BOARD: Mr. Smith asked how many employees would be working in the office? Mrs. Hommel stated that there are two full time and three part time employees besides herself. Mr. Smith then asked what the hours of business would be? Mrs. Hommel stated that they would be open Monday, Wednesday 9:00 - 8:00, Tuesday, Thursday and Fridays 9:00 - 5:30, and Saturdays 9:00 - 5:00 p.m.

Mr. John Stockel confirmed that all documentation for this application was in order.

OPEN TO PUBLIC: Alice Newman from Eisenhower Court stated that there was a rumor that Mrs. Hommel planned to rent out some of her office space? Mrs. Hommel stated that this rumor was not true and that she planned to utilize the building for her travel agency office.

Mary Sansone, 7 McArthur Drive stated her concerns about an overflow of parking and traffic onto the street with special concerns of children playing outside. Mrs. Hommel stated that she did not foresee any problem with traffic or parking because she only has three - four employees there at one time and there is sufficient parking to accommodate. Mrs. Sansone also inquired if there would be any additions planned for the future? Mrs. Hommel stated that there were no plans to add onto the building.

Mr. L. Nebenzahl stated that if parking was to become an issue that an inspector would be sent to the premises to look into the problem.

Motion to approve this application by Mrs. Hommel was approved by Mr. Ben Smith and seconded by Mr. Joseph Roselli with the following conditions:

No exterior alterations to the building.
No additional lighting, existing lighting is sufficient.
No sign enlargement, Sign must stay the same size.
No dumpster.
The hours of operation to be Monday - Saturday 9:00 a.m. - 8:00 p.m., Sundays closed.
Employees must be limited to a maximum of four at one time.

Roll call vote was taken and all board members present voted in favor of approving this application with the conditions as noted above .

Motion to adjourn the meeting of November 18, 1996 was made by Mr. J. Duffy, seconded by Mr. J. Roselli.

Meeting ended 8:26 p.m.

Next business meeting date-December 16, 1996.

PREPARED BY: Pamela J. Penniplede
Pamela J. Penniplede, 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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