

MATAWAN ZONING BOARD
MEETING OF FEBRUARY 28, 1984

Meeting called to order by John Engle who led with the pledge of allegiance.

Present at roll call: John Cummings, John Engle, Gladys Holub,
John McKenna, Dennis Rike, Jack Shepherd.

absent: Richard Lewis - Alternate member, Bill
Meggison sat in for Richard Lewis.

Also present were: Frederick P. Neimann, attorney and
James Martin, Zoning Officer

Motion by John Engle, seconded by Gladys Holub to dispense with the reading of minutes from the previous meeting.

Application No. 84-2 - Timarid Corporation, 15 Sycamore Avenue
Tinton Falls, New Jersey
Lots 4 and 5 - Block 61
Located at Matawan Avenue

Principals of Timarid are David Shaheen of Red Bank and Arnold Criscitiello of Elberon. Attorney for applicant, Richard B. Ansell, Oakhurst, New Jersey.

A conditional use variance was granted to Timarid Corporation to build 62 single family detached homes on 17.1 acres off Matawan Avenue and Aberdeen Road. The property is known as the Otto Tract and is bordered by the Garden State Parkway and the New Jersey Transit railroad tracks.

The variance was required because cluster development is not permitted in the residential R-75 zone.

The Zoning Board granted the use variance contingent upon approval of the site plan and subdivision by the Planning Board. If approval is not granted by the Planning Board, the use variance would become void.

Mr. John T. Chester, architect, engineer and planner for applicant was sworn in. Mr. Chester had full blown sketches and showed the board how the homes would be built. He said the clustering of the homes would be more appropriate because of the unusual topography of the tract, and the 62 homes will be built in a central area, on 7,500 square foot lots, and would be clustered at the highest point.

Approximately nine (9) acres would be donated to the Borough for recreational facilities.

Sixty percent (60%) of the homes would have three bedrooms and the remainder two bedrooms. The prices will range between \$80,000 - \$90,000.

John Engle read a letter from the New Jersey Highway Authority that they would like to go on record that a 6 ft. chain fence be installed along the area that abuts the Parkway for safety purposes. Applicant agreed to this.

Vote: All members voted yes.

There were no objectors during the hearing.

Matawan Zoning Board Meeting
February 28, 1984
Page -2-

Application No. 84-4 - Amerada Hess, 1 Hess Plaza, Woodbridge, New Jersey.
Lots 11, 12, 13, 14A - Block 120
Located on Route 34.

The Board approved alterations to existing gasoline station and construction of a Kiosk of approximately 500 sq. ft.

Attorney for applicant, Stephen E. Barcan of Wilentz, Goldman & Spitzer of Woodbridge, New Jersey, said that the kiosk will function as a small convenience store. They will also continue with the sale of gasoline. The store would sell such items as: milk, eggs, newspapers, and cigarettes.

Mr. Wolfrom, Manager of Real Estate Planning for Hess said that the station will handle all grades of gasoline and diesel fuel. The existing steel gasoline tanks will be replaced with fiberglass tanks.

Mr. Wolfrom also stated that this set-up (station and convenience store) would be the first of this type for Hess in New Jersey.

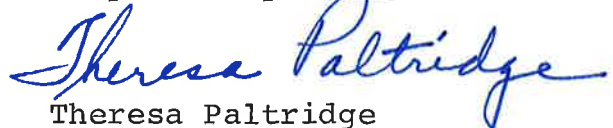
Also sworn in were: Henry J. Ney, Professional Engineer and Planner and James W. Higgins, Licensed Professional Planner.

There were no objectors at the hearing.

Vote: All board members voted yes.

The meeting adjourned at 11:30 P.M.

Respectfully submitted,



Theresa Paltridge
Recording Secretary