

**Minutes of the
Unified Planning/Zoning Board of Adjustment
August 1, 2016
7:00 PM**

A regular meeting of the Unified Planning/Zoning Board of Adjustment of the Borough of Matawan, New Jersey, was held at the Matawan Municipal Community Center, 201 Broad Street, Matawan, New Jersey on August 1, 2016 with Chairman Rickey Butler presiding. Pursuant to Section 5 of the Open Public Meetings Act, adequate notice of this meeting has been provided by publishing notification in *The Independent* on January 14, 2016, by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:05 PM requesting a roll call.

On roll call the following members responded present:

Yes: Charles Ross
John McKenna
Joseph Urciuoli
Rickey Butler
Brett Cannon
Joseph Saporito
Raymond Ayling
Kenneth Cassidy

Joseph Altomonte, Joseph Urbano and Timothy Moran were absent.

Also present were Michael A. Irene, Jr., Esq., Planning Zoning Board Attorney and Robert W. Bucco, PE, Planning Zoning Board Engineer.

Chairman Butler requested everyone to stand for the Salute to the Flag.

Applicant(s)

Emlenrich, LLC - 126 Main Street – Block 24, Lots 3, 4, 6, 6.01, 7-9
(Amended Preliminary and Final Site Plan Approval)

Mr. Irene asked if anyone had any issues with the notice materials. No response

Mr. Irene sworn in Mr. Bucco

Dante Alfieri appeared before the board representing Emlenrich, LLC, with an amended preliminary and final site plan approval to modify the exterior architectural features of the building. The applicant wants to change the heating system for the project and is using a PTAC system, which, have registers on the exterior of the building. Copies of a colored rendering of an existing building that utilize the same system where passed out to the board.

Mr. Irene updates the board stating that the board adapted use variance relief, height variance relief, bulk variance relief, preliminary and final site plan approval back in January of 2012. He

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also reminds the board that the property is located at 126 Main Street. It is a 4-story structure located where the old C-Town Supermarket once stood. The new structure will have retail on the bottom and 39 residential units on top. Mr. Irene marks the color renderings as Exhibit A-1.

Patrick Barton – 8 Bridgwood Road, Franklin, NJ. Mr. Irene swears in Mr. Barton. Mr. Barton states that he is the construction manager for Emlenrich, LLC, he took over the project 3 months ago. He will be in charge of the building, subcontractors and permitting. Mr. Barton explains that the original building presented to the board had a split system heating and cooling system which are rooftop units that would require line sets from the roof to the building and register in the ceiling of each unit. They are now asking the Planning and Zoning Boards approval to amend the previous application to install a PTAC system which are self-contained heating and air conditioning units that do not require a line set. The color rendering presented to the board is not the actual building at 126 Main Street but of another building with the same outside registers to show how the registers will match the façade of the building. They are here tonight seeking approval before they have the architect redesign the electric and HVAC.

Mr. Barton answers questions from the board regarding the specifics of the units, what the alternative would be and condensation. Mr. Barton explains that there will be a wall unit located in both the living room and bedrooms of each residential unit. Each unit will go through the wall and the registers (metal grates) will be on the outside of the building. The registers will be color codes to match the façades. The alternative would be to go back to the original plan that include 36 units on the roof with copper line sets going down to heating units that take up closet space in each residential unit. Each unit is equipped with a coil-whip that blows any condensation into the motor so there is very little condensation. Any condensation left is released through a plastic weep tube that is turned away onto the front of the building.

Mr. Irene opened the floor for public comment.

Donald McNeil – 136 Jackson Street, Matawan, NJ

Mr. McNeil states that he lives in the house directly behind 126 Main Street and that his house is currently on the market. He is concerned that no one is going to want to purchase his house with what is currently a giant hole in the ground. Mr. Butler explains that this is not a planning and zoning issue.

Neelam Khanna – 120 Main Street, Matawan, NJ

Ms. Khanna states that she owns the house directly next to what is currently a giant hole in the ground. She is concerned for the safety of her tenants and her own building. She asks to whom does she contact to complain. Mr. Irene advises her that she needs to contact code enforcement or the construction company. Mr. Irene then asks Mr. Burton to give her an idea as to the scheduling of when construction will begin. Mr. Burton states that they are meeting with the bank and hope to begin construction within the next few weeks.

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Mr. Butler asks if the board has any further questions. Mr. Urciuoli questions if there was an application. Mr. Irene stated that it came in by letter instead of in the form of an application. Mr. Bucco explains that Emlenrich LLC, wanted to get the board approval before new plans were drawn up by the architects.

Mr. Urcouoli made a motion to approve the amended site plan revision subject to Mr. Bucco's engineer review. Seconded by Mr. Ross. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Charles Ross
John McKenna
Joseph Urciuoli
Ricky Butler
Brett Cannon
Joseph Saporito
Raymon Ayling
Kenneth Cassidy

Motion Passed

Resolution(s) to be Memorialized

Lombardo & Co., LLC – 145-147 Main Street – Block 34, Lots 6&7
(Granting Approval for Minor Subdivision [2 Family])

Mr. Butler requests a motion to approve the minor subdivision approval for Lombardo & Co., LLC – 145-147 Broad Street. Mr. McKenna made the motion seconded by Mr. Cannon. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Charles Ross
John McKenna
Ricky Butler
Brett Cannon
Raymon Ayling
Kenneth Cassidy

Motion passed

Chairman Butler requests a motion to approve the minutes of the June 6, 2016. Mr. Urciuoli made the motion, seconded by Mr. Ayling. Motion passed.

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Discussion

Mr. Irene stated that Mr. Urciuoli drafted the Annual Report. Mr. Butler asked if everyone had a chance to review. Mr. Canon made a motion to accept, seconded by Mr. Ross. Mr. Butler requested a roll call vote. A roll call vote was taken.

YES: Charles Ross
John McKenna
Joseph Urciuoli
Ricky Butler
Brett Cannon
Joseph Saporito
Raymon Ayling
Kenneth Cassidy

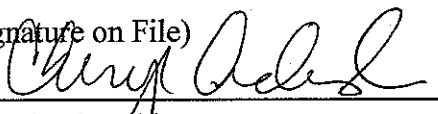
Motion Passed

Adjournment

Chairman Butler requested a motion to adjourn. Mr. Urciuoli made the motion, seconded by Mr. Ayling. The Board agreed. Motion passed.

The meeting was adjourned at 7:40 PM.

(Signature on File)


Cheryl Adamski
Recording Secretary