

**Minutes of the
Unified Planning/Zoning Board of Adjustment
December 3, 2018
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 December 3, 2018 with Chairman Ricky 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 24, 2018, by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:00 PM.

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

On roll call the following members responded present:

Yes: Joseph Altomonte
Kurtis Roinestad
Brett Cannon
Joseph Urcioui
Ricky Butler
Timothy Moran
Guy Buckel
Paul Kelahan
Jerry Martin
Brian Livesey
John Lazar
Sharen Laporte

Absent: Justin Dapolito

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

Applicant

Andrew Scibor – 225 Main Street – block 29, Lot 30
(*Major site Plan w/Bulk & Use Variance*)

Due to the unavailability of Mr. Scibor's architect and also the unavailability of his planner, he has chosen to move his application to the February 2019 meeting date, which is drafted for February 4, 2019, with the necessity to re-notice. Mr. Buckel made the motion to carry this meeting to February 4, 2019, seconded by Mr. Lazar. The board agreed. Motion passed.

Resolution(s) to be Memorialized

Emlenrich, LLC – 126 Main Street – Block 24, Lot 3.01 & 5
(*Amended Preliminary and Final Site Plan with Use Variance*)

Chairman Butler requested a motion to adopt the resolution for 126 Main Street. Mr. Urcioui made the motion, seconded by Mr. Kelahan. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urcioui
Ricky Butler
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Jerry Martin
Brian Livesey
John Lazar

Borough of Matawan – 150 Main Street – Block 26, Lot 4
(Capitol Review Project)

Chairman Butler requested a motion to adopt the resolution for 150 Main Street. Mr. Lazar made the motion, seconded by Mr. Urciouli. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urciouli
Ricky Butler
Timothy Moran
Guy Buckel
Paul Kelahan
Jerry Martin
Brian Livesey

Borough of Matawan – 54 ½ Middlesex Road – Block 71, Lot 16
(Capitol Review Project)

Chairman Butler requested a motion to adopt the resolution for 54 ½ Middlesex Road. Mr. Urciouli made the motion, seconded by Mr. Kelahan. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urciouli
Ricky Butler
Timothy Moran
Guy Buckel
Paul Kelahan
Jerry Martin
Brian Livesey

Bell Properties, Inc. – 228 Main Street – Block 41, Lot 7
(Site Plan Application)

Chairman Butler requested a motion to adopt the resolution for 228 Main. Mr. Buckel made the motion, seconded by Mr. Lazar. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urciouli
Ricky Butler
Timothy Moran
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Applicant(s)

Thomas J. Knox – 97 Aberdeen Road – Block 64.02, Lot 7
(Major Subdivision w/ Variance Application)

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Mr. Irene states that he has reviewed all notice materials and everything seems to be in order. He asks if there are any questions regarding the notice materials. No response.

Mr. Salvatore Alfieri, Esq., representing the applicant addressed the board. Mr. Alfieri states that there are two witnesses present as well as Mr. Knox to answer any question the board may have.

Mr. Irene swears in Mr. Bucco.

Richard K. Heuser, P.E. & L.S. professional land surveyor, licensed in the State of New Jersey was sworn in and the board accepted his credentials. The following evidence was submitted into evidence; A-1 Major Sub Division Plan dated 3/28/18 revised through 8/15/18 consisting of 3 sheets, A-2 Tree Plan dated 6/6/18 consisting of 1 sheet. Mr. Heuser describes the existing site, which is located in the R100 zones of both Matawan Borough and Aberdeen Township. Matawan requires a lot width of 100 feet and a lot area of 15,000 sq. ft. where Aberdeen only requires 10,000 sq. ft. in area. The proposed plan, to subdivide the lot into five (5) separate residential lots and creating a permitted, principle use of, single family detached dwelling on each proposed lot. Access to the proposed four (4) lots is by way of a proposed 20 foot wide access alleyway. Also submitted into evidence as A-3; a typical 4 bedroom dwelling rendering. Each unit will have the required 2 parking spaces along with garage space for vehicles.

Mr. Moran questions if there will be any additional lighting or curbs installed alongside the alleyway. One lighting post will be installed during construction and there will be no curbs within the development.

Chairman Butler opens the floor to the public for any questions for the engineer.

Tom Mohler – 90 Aberdeen Road asks if there will be sidewalks within or alongside the alleyway. No additional sidewalks will be installed. The sidewalk along Aberdeen Road will remain.

Mr. Alfieri introduces James W. Higgins, a New Jersey licensed planner. Mr. Higgins in sworn in and the board accepted her credentials. Mr. Higgins states that the subject property is over 75,000 square feet in area which is 50% larger than any other site in the area. Some sites in the area are as small as 10,000 square feet. He also states that the site abuts a garden apartment to the immediate north. The R-100 zone in Aberdeen is located only (1) one lot away and only requires 10,000 square feet in lot area where Matawan requires 15,000 square feet in lot area. He states that the proposal is to create a total of 5 lots, 3 of which will be undersized. He adds that the existing dwelling will remain on proposed new lot 7.01. He also states that there are many nonconforming lots in the area. He feels that no substantial negative impact will result from granting this relief.

Chairman Butler opens the floor to the public for any questions for the planner. No response.

Mr. Alferi concludes his presentation and notifies the board that Mr. Knox is present this evening for any question the board or public may have.

Chairman Butler opens the floor to the public for any comments they may have.

Alex Smutko -- 94 Aberdeen Road. Mr. Irene swears in Mr. Smutko. Mr. Smutko states that he is a neighbor of Mr. Know who lives directly across the street. He states that there is a variety of building lot sizes all over Matawan. He feels that the board should grant the application.

Mr. Mohler – 90 Aberdeen Road. Mr. Irene swears in Mr. Mohler. Mr. Mohler testifies that he too lives across the street from the proposed development. He states that Aberdeen Road is a busy roadway with vehicles traveling from Ravine Drive to the Matawan Train Station. He stressed that stacking 5 houses on this property is inconsistent with the neighborhood. He also points out that this subdivision could cause a chain of events to other large lots on this

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street. As a result this could fundamentally change neighborhood. He also states that he doesn't like the idea of an alley way for access to the lots and not knowing how snow and trash would be removed.

Mr. Urciouli made a motion to approve the application, seconded by Mr. Martin. Chairman Butler requests a roll call vote. A roll call vote was taken.


Yes: Joseph Urciouli
 Ricky Butler
 Timothy Moran
 Guy Buckel
 Paul Kelahan
 Jerry Martin
 Brian Livesey
 John Lazar
 Sharen LaPorte

Abstain: Joseph Altomonte, Brett Cannon

Adjournment

Chairman Butler requested a motion to adjourn. Mr. Urciouli made the motion, seconded by Mr. Livesey. The board agreed. Motion passed.

The meeting was adjourned at 8:40 PM.


Cheryl Adamski
Recording Secretary