

**Minutes of the
Unified Planning/Zoning Board of Adjustment
October 1, 2018
7:00 PM**

The 2018 Reorganization 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 October 1, 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: Kurtis Roinestad
Brett Cannon
Joseph Urciouli
Ricky Butler
Guy Buckel
Paul Kelahan
Jerry Martin
Brian Livesey
John Lazar

Absent: Timothy Moran, Justin Dapolito and Sharen Laporte.

Mayor Altomonte joined the board at 7:15 PM

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

Approval of Minutes

Chairman Butler requested a motion to approve the minutes from August 5, 2018. Mr. Urciouli made the motion, seconded by Mr. Livesey. The board agreed. Motion passed.

Kurtis Roinestad has recused himself due to conflicts with the matters of this evening.

Applicant(s)

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

Mr. Irene informs the board and public that in reviewing the notice materials, this property is located within 200 feet of the Township of Aberdeen, therefor notice must be given to the Township of Aberdeen, The township clerk, the residents of Aberdeen within 200 feet of the property and the Monmouth County Planning Board. Mr. Irene announces the new date of November 5, 2018 as to which this application will be carried without the necessity to re-notice those who have already been noticed.

Chairman Butler requested a motion to carry this application to the November 5, 2018 meeting. Mr. Martin made the motion, seconded by Mr. Urciouli. The board agreed. Motion Passed.

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Emlenrich, LLC – 126 Main Street – Block 41, Lot 7
(Amended Preliminary and Final Site Plan with Use Variance)

Mr. Irene informs the board and public that this property is located on Main Street, which is a county road. Therefor notice must be given to the Monmouth County Planning Board. This application will be carried to the November 5, 2018 meeting without the necessity to re-notice those that have already been noticed.

Mayor Altomonte has joined the board @ 7:15 PM

Bell Properties, Inc. - 268 Main Street – Block 24, Lots 3.01 & 5
(Site Plan Application)

Mr. Irene states that he has reviewed all notice material and they seem to be in order. He asks if there are any questions regarding the notice materials, no response.

Mr. Irene swears in Robert W. Bucco, PE, Planning/Zoning Board Engineer.

Mr. Salvatore Alfieri, Esq, representing the applicant addressed the board. Mr. Alfieri submits the following exhibit into evidence. A-1, minor sub-division sketch plat and survey prepare by Mr. Richard K. Hauser, P.E., L.S. dated June 7, 2018 revised through 9/21/18.

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. Mr. Heuser describes the existing site, which is located in two (2) zoning districts. The proposed plan, to subdivide the lot into two (2) separate residential lots and creating a permitted, single family, detached dwelling on the subdivided vacant lot. The pre-existing, no conforming conditions on the existing dwelling and the variances required for the proposed dwelling.

After further board discussion regarding the size of the proposed dwelling, the required and proposed side yard set-backs, the board is ready to proceed.

Chairman Butler opens the floor to the public for any questions for the engineer, no response.

Mr. Alfieri introduces Christine Herbert, a New Jersey licensed planner. Mrs. Herbert in sworn in and the board accepted her credentials. Mrs. Herbert submits the following exhibit into evidence. A-2, and aerial view of the property taken by Google Earth. Mrs. Herbert explains the proposal and variances required for this lot. She feels that the relief can be granted under the C1 hardship criteria for an unusual shape of a particular piece of property. She also states that in her opinion, this one little small dwelling in this area will not provide any substantial detriment to the area. That even with the unusual lot size, adding a small, charming dwelling, that will front Jackson St, will create opportunities for a variety of housing types and sizes, and a little more residential density that is walkable to the downtown area.

Chairman Butler opens the floor for any questions/comments from the public.

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Laura Dimaio residing at 249 Jackson Street was sworn in and questions the shape of the structure. Stating that, an 18 foot wide structure with a 12 foot wide garage leaves only 6 feet for a home. She also feels that this is out of compliance with the charming homes currently on Jackson Street and that what the residence are actually going to be looking at is basically a garage.

Maureen Kelly residing at 253 Jackson Street was sworn in and states that the portion of the property being proposed for a new dwelling has always been used as parking for 268 Main Street, and is now concerned as to where 268 Main Street is going to park when their driveway is taken away. Ms. Kelly also states that with the closeness of the new proposed structure being so close to her residence, (within 7 feet of her bedroom window) she is concerned about the fire and safety issues.

Holly Fishman residing at 256 Jackson Street was sworn in and states that she is a new resident of Matawan who bought a house on a charming street. This street is full of single family homes with beautiful front porches. After speaking to the owner and looking at the plans, she feels that this structure is not a single family home, it is a garage, with an apartment above. She feels that this structure will not benefit her street and she wants to be on record that she is against it.

Laura Dimaio residing at 249 Jackson St. re-addresses the board and states that this application is out of regulation in many ways. The proposed structure is minus 50 feet in width, the lot coverage is 41% where 30% is required and they are cutting the lot square footage from 7500 feet to 3750 feet. She states that these are huge numbers and not a few feet. She also states that the existing home facing main Street, 268 Main Street, is a two family dwelling, not a single family home and that four cars are a norm for two-family dwellings. She is also concerned as to where they are going to park.

Mr. Irene interjects to confirm that the existing dwelling is in fact a two-family home. He states that this is a single family zone, and this is a two family structure. He question if there is a D-variance, presuming that it's pre-existing and non-conforming, unless it was created by variance. Mr. Irene then questions the application. If this is a D-variance relief then the Class I and Class III members will need to come off the board. Mr. Alfieri confers with his client and confirms this is, in fact a two-family dwelling.

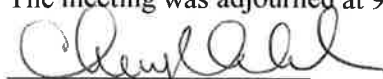
Mr. Alfeiri states that to properly grant this board jurisdiction they would have to amend the application and re-notice for D-variance relief in addition to relief already noticed.

Chairman Butler requests a motion to carry this application to the November 5, 2018 with the necessity to re-notice. Mr. Buckel made the motion, seconded by Mr. Martin. Board approved, motion passed

Adjournment

Chairman Butler requested a motion to adjourn. Mayor Altomonte made the motion, seconded by Mr. Cannon. The board agreed. Motion passed.

The meeting was adjourned at 9:35 PM.



Cheryl Adamski
Recording Secretary