

**Minutes of the
Unified Planning/Zoning Board of Adjustment
November 5, 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 November 5, 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 Urciouli
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(s)

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

Due to the unavailability of Mr. Knox's planner, he has chosen to move his application to the next meeting date, which is slated for December 3, 2018. Mr. Know will need to re-notice in both Matawan and Aberdeen. Mr. Butler made the motion to carry this meeting to December 3, 2018 with the requirement of complete new notice, seconded by Mr. Cannon. The board agreed. Motion passed.

Bell Properties, Inc. - 268 Main Street – Block 41, Lot 7
(*Site Plan Application*)

The public hearing on this application was commenced on Oct 1, 2018, and then to be continued to the Board's agenda for November 5, 2018. Prior to the meeting, counsel for the applicant, submitted a letter to the Board dated October 31, 2018, advising that the applicant was withdrawing the application. The

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board voted to dismiss the application, without prejudice. Mayor Altomonte made the motion, seconded by Mr. Urcioui. The board agreed. Motion passed.

Borough of Matawan – 150 Main Street – Block 26, Lot 4
Capitol review Project – Canopy Solar PV System

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

Mr. Pasquale Menna Esq., Borough Attorney introduces himself to the board representing the Borough of Matawan. Mr. Irene asks that our Class I, Mayor and Class III, Councilman Cannon recuse themselves in this matter. Because the other two applicants on the agenda for tonight needing D variances both board members are also free to leave if they prefer.

Danielle Golba swears in Peter C. Dubro PE & PP of Sunlight General Capitol and Mr. Louis Ferrera, Borough Administrator. Mr. Menna states that this matter is a Capitol Review project. They are here tonight for an advisory opinion as well as comments from the board, as a courtesy. Mr. Menna introduces Mr. Ferrara to give an overview of the project. Mr. Ferrara explains that this project was started a number of years ago, which entailed an exhaust study of the Borough of Matawan. This element is just a small piece of the Borough's overall plan that will be a significant savings on the Borough's energy costs. We are now looking to add solar panel at 150 Main Street, Police Headquarters. Due to the new HVAC units that are currently mounted to the roof, there is no room for the instillation of solar panels therefor the only other option is to mount them atop carports. Two (2) carports will be installed with the panels attached. He also stated that the proposed lighting will be lower in height than what currently exists therefor it will be less offensive or intrusive. He also states that this project has been approved by the State Local Finance Board.

Mr. Dubro, Licensed Engineer and contractor from SunLight General addresses the board with his professional qualifications. The board accepts his credentials. Mr. Dubro submits the following exhibits into evidence. (A-1), Matawan Police Solar Canopy Plans, prepared by Peter C Dubro, PE & PP, dated 10/2/18, last revised 10/3/18, consisting of ten (10) sheets; (A-2), Title Sheet and Elevations of Solar Array Structure, prepared by Patriot Group dated 11/2/18, consisting of one (1) sheet and (A-3), L-Frame and T-Frame Solor Carports calculations, prepared by Mark S. Servinsky PE dated 8/47/18. Mr. Dubro explains that solar panels are oriented to the layout of the parking lot. He advises that the installation will consist of approximately 150 solar panels, covering 3,000 square feet in space. There will be two (2) solar arrays installed in the rear of the police station. Mr. Menna questions the height of the structure and if there would be any problems with vehicles being parked under them. Mr. Dubro states that the minimum height of the solar canopies is 14 feet, so to allow a vehicle to park comfortably underneath, and the maximum height is 20 feet. He also states that there is no issue with regard to the ability of vehicles to maneuver about the site. He also states that the solar panels contain an anti-reflective coating which limits glare. He advised that the lighting will be installed under the solar canopies to replace existing lighting. He also confirms that the project will be made to comply with all requirements and recommendations of the Fire Official.

Mr. Tom Burke, an interested party, questions the removal of snow and ice. Mr. Dubro responds that the Borough will enter into a maintenance agreement with a contractor to address this concern. He also states that the solar panels by nature tend to melt snow quickly. He also states the life expectancy of each panels is 20 to 25 years.

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Mr. Urciouli made the motion to endorse this project, seconded by Mr. Buckel. The board agreed. Motion passed.

Borough of Matawan – 541/2 Middlesex Road – Block 7, Lot 16
Capitol review Project – Canopy Solar PV System

Mr. Menna asks, with the Boards permission, that they waive the preliminaries since they are the same as the Police Department project that was just heard. Board agreed.

Ms. Golba sears in Mr. Ferrara, Borough Administrator and Mr. Irene swears in Robert W. Bucco, PE, Planning/Zoning Board Engineer.

Mr. Ferrara, Borough Administrator states that this project at the water treatment site is a smaller scope than the project at the Police Station. He advised that this project will consist of only one solar canopy, covering 5 – 6 parking spaces, along with the rooftop array.

Ms. Golba swears in Mr. Dubro. Mr. Dubro submits the following exhibits into evidence, A-1 Canopy & Rooftop Solar PV System Matawan Water Treatment plans, dated 10/8/18, prepared by Peter C. Dubro, PE & PP, consisting of 10 sheets; (A-2), Solar Panel Array plans, prepared by Mark S. Servinsky, PE, dated 8/18/18, consisting of 6 sheets; (A-3), Structural Calculations for T-Frame Solar Carport System, dated 8/16/18, prepared by Mark S. Servinsky, PE.

Mr. Peter C. Dubro, PE, project Engineer, states that the same solar technology will be used at this project, that was discussed earlier for the Police Department project. He states that along with the rooftop array a single canopy will be installed at the water treatment site, this canopy will be located in the parking area, against a fence. This location was chosen because it is the least shaded area on the property. He states that a baseball field is adjacent to the site and that there will be no issue with glare from the panels.

Mr. Butler opens the floor for any additional comments. No comment.

Mr. Urciouli made the motion to endorse this project, seconded by Mr. Roinestad. The board agreed. Motion passed.

Chairman Butler announces that there will be a 5 minute recess before proceeding.

Chairman Butler requests a roll call. On roll call the following members responded present:

Yes: Kurtis Roinestad
Joseph Urciouli
Ricky Butler
Timothy Moran
Guy Buckel
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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 that this applicant has previously appeared before the board for relief that has been granted. They have now acquired the adjacent property and are returning to the board for ‘D’ variance relief, bulk variance relief and amended preliminary & final site plan approval to permit the extension of the previously approved mixed use development to the recently acquired lot.

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

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. Irene marks the following exhibit into evidence. A-1, Mixed use Building Matawan Town Center Plan, prepared by Dean Marchetto, R.A., dated 9/22/09, last revised 6/28/18 consisting of 10 sheets; A-2, Amended Final Site Plan, prepared by Patrick D. McClellan, P.E., dated 8/11/17, amended 8/28/18, consisting of 11 sheets; A-3, Rendering depicting the project as originally approved and A-4 Rendering of new proposed addition to the project.

Dean Marchetto, Architect, licensed in the State of New Jersey was sworn in and the board accepted his credentials. Mr. Marchetto advised that the applicant has acquired the adjacent property Lot 5 and removed the dwelling that previously existed. The applicant proposes an addition to the project that will extend across Lot 5 along Main Street to Maiden Lane. Mr. Marchetto stated that the proposed expansion will yield an additional 2,500 square feet of retail space on the first floor, as well as 12 additional one (1) bedroom dwelling above, 4 units on each of the second, third and fourth floors. This will increase the approved 39 dwelling units above the first floor at the site to a total number of 51 dwelling units. This will bring the total unit bedroom count to 27 one bedroom units, 21 two-bedroom units and 3 three bedroom units. He indicated that a parking variance is required as the applicant is providing no additional parking spaces beyond what was originally approved. Mr. Marchetto states that the applicant will satisfy all requirements set forth in Mr. Bucco’s review letter as well as the Fire Official’s requirements.

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

Bill Bradley, residing at 2 Maiden Lane inquires as to where the vehicles will enter the project. In response Mr. Marchetto stated that there will be one entrance on Maiden Lane and two entrances on Jackson Street.

Robert Monforte, residing at 209 Main Street asked about the HVAC units, and whether the Ordinance provides for minimum square footage requirements for the dwelling units.

Marci Reilly, residing at 224 Main Street, asked about the number of additional units proposed for the project. She also questions who will monitor the use of the parking spaces.

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Kimberly Young, residing at 1 Maiden Lane, also inquires additional information as to where the vehicles will enter the project.

Peter Young, residing at 1 Maiden Lane, raised question about parking at the site. He states that there will be no place for additional park because parking is not permitted on any of the adjoining streets.

Sheila Flamm, residing at 136 Main Street asks about any potential businesses that will be entering the retail space.

Patrick D. McClellan P.E., Professional Engineer, licensed in the State of New Jersey was sworn in and the board accepted his credentials. Mr. McClellan stated that the applicant is seeking to incorporate Lot 5 into the previously approved plan. In addition to expanding the retail space on the first floor the proposed addition will add 12 additional one bedroom unit dwellings above. He also stated that the 100 parking spaces originally approved will remain the same but that 137 spaces will be required.

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

Tom Burke, ask about construction of a second level about the outdoor parking to create more space. Mr. McCullen states that the building is already currently under construction therefor "that ship may have already set sail".

Robert Monforte questions the parking and states that the parking deficiency is too extreme.

Peter Young raised questions about the parking and states that the closest supermarket is 2 miles away, it is not a walkable distance in regard the statement about tenants not having cars.

Mr. Alfieri introduces Christine Herbert, a New Jersey licensed planner. Mrs. Herbert in sworn in and the board accepted her credentials. Ms. Herbert advised that the project requires D(1) use variance relief and D(6) height variance relief. She opined that the height variances should be deemed to for subsumed with the use variance approval. Regarding concern for minimum square footage for the dwelling units Ms. Herbert indicates that 700 square feet of habitable space is the minimum required in the RM zone; the proposed units will consist of no less than 747 square feet of space. She states that Matawan is a Transit Village and that this project is suitable for the site. She points out that it is located in a downtown area, it is only one-half mile from the train station and residential density is a gift to give a downtown. She also states that this is an extension of a previously granted approval. She feels that no substantial detriment will result from granting these approvals. She states that 12 additional units will not sway traffic pattern one way or the other and that at least one parking space per unit will be available in the underground parking facility.

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

Mr. Young questions the flow of traffic. He states that almost all vehicles will enter the site from Maiden Lan, and he added that there is already a problem with traffic backing up at the intersection.

Mr. Irene announces that there will be a 2 minute recess before proceeding.

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

Mr. Roinestad states that he too is a resident that lives down the street from the project, he feels that the development on Main Street will bring ratables into the town that will help with taxes and there will be development on Main Street, which is needed.

Bill Bradley states that once this development is complete, the traffic and parking problems this development will create will be a problem for him and his neighbors as long as they live on Maiden Lane.

Shela Flamm states that she loves the plan and she feels that it will improve the downtown area.

Mr. Urciouli made the motion to grant the variance relief and amended preliminary & final site plan seconded by Mr. Buckel. Chairman Butler requested a roll call. A roll call vote was taken.

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

No: Timothy Moran

Motion Passed.

Approval of Minutes

Chairman Butler requested a motion to approve the minutes from October 1, 2018. Mr. Lazer made the motion, seconded by Mr. Urciouli. The board agreed. Motion passed.

Adjournment

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

The meeting was adjourned at 10:30 PM.



Cheryl Adamski
Recording Secretary