

Unified Planning/Zoning Board of Adjustments Meeting  
November 5, 2007

The meeting was called to order by chairman, Ken Cassidy, and the pledge of allegiance was recited.

Roll call was taken with the following members present: Mr. Cassidy, Ms. DeYoung, Mr. Duffy, Mr. Mendes, Mr. Olini, Ms. Rinear, and Mr. Shea. The alternates present were: Ms. Malanga, Mr. Bunyon, and Mr. Gallego.

Mr. Mendes made a motion to approve the minutes of the October 18, 2007 meeting and Mr. Duffy second. The board voted with all members in favor except Ms. DeYoung and Ms. Rinear who were not at that meeting and abstained.

The first application was: 226 Main Street Block 29, Lot 30

Mr. Irene stated the board had received a letter from Mr. Alfieri, the applicant's attorney, which said that they had a new planner who was not available tonight. They are requesting that the application be carried over with re-notice and will provide the board extension of time through the end of January. Mr. Duffy made a motion to carry it over until January 7, 2008 and Mr. Mendes second. The board voted with all members in favor.

The second application was Harold Smith Block 122, Lots 19 & 20

Mr. Irene stated that the board had received a letter from Mr. Alfieri, the applicant's attorney, which said that the board planner notified them that the property has a major sub-division with all 3 lots undersize. They will need density relief and D variance relief. Therefore, they would like to carry it over with re-notice and will provide the board extension of time through the end of February. Mr. Cassidy made a motion to carry it over until February 4, 2008 and Mr. Olini second. The board voted with all members in favor.

The third application was Edelman & Penn Realty Block 35, Lot 6

Mr. White and Mr. Leyton, the board professionals, were sworn in previously. Mr. Hindelman is the applicant's attorney. He stated that they have come before the board before and are back tonight. They are seeking D variance relief and they are located in a downtown preservation zone. They are here with a new site plan that has revisions and also neighborhood pictures that were marked for exhibit. Mr. Englert, the applicant's architect, reviewed all the questions the board had previously asked and then reviewed the revisions. They revised the parking lot and there is no variance needed there. They reduced the size of the building and moved it further back from the residential area and increased the buffer on that side. He reviewed the driveway, sidewalks, fence and landscaping. He stated that the attic was now 1 dwelling and not 2 because of the minimum square footage and board suggestion. Therefore the total dwellings are 3 and not 4. He also stated that they tried very hard to make the plans fit into the neighborhood.

Board questions-

Mr. Cassidy asked if they have done other buildings like this and the architect said yes they have in Belmar.

Mr. Gallego asked about fire safety; escapes and sprinklers. The architect said there would be no fire escapes but they would have sprinklers and they would be up to the fire code standards.

Mr. Shea asked about the siding on the building and the architect said it would probably be hardboard, which is very durable, but it would not be vinyl. The attorney added that they could let the board see samples if they wanted.

Public questions-

Ms. Hawn of 222 Main Street asked if the small details of the era of the building would be preserved. The architect said they would use all the correct guides but sometimes they have to compromise due to delivery or materials. They would try the best they could to keep it genuine.

Mr. Montfort of 209 Main Street asked about the side yard setbacks. The architect stated that there were none.

Mr. Leber, the applicant's engineer, was previously sworn in. He marked the exhibits of the revised site plan. He then reviewed the board engineer's letter and the changes that were made. He reviewed the parking, retaining wall, ramps and walkways, fencing, and landscaping. He said the fence would now be 6' not 4' on the residential sides and would be shadow board on board in style. He addressed the other issues in the letter and stated that they would comply with all of them.

Public questions-

Mr. Montfort of 209 Main Street asked if the lighting fixtures would be changed and how many there would be. The engineer stated that they would have shields on them because the intensity has to be revisited and also the number of lights has to be revisited.

Public Comments-

Mr. Levine of 90 Main Street C12 was sworn in and asked why the historic buildings are all being torn down. He stated that Matawan is noted for their historic sights and it needs to remain that way.

Mr. Montfort of 209 Main Street was sworn in and he stated that he agrees that buildings of architectural significance should not be torn down but does not think that is the case here.

Ms. Hawn of 222 Main Street was sworn in and she stated that she agrees these building should not be torn down. Too many are and it is changing the flavor of the neighborhood. She also said again that the design choices are extremely important to the community.

Mr. Levine of 90 Main Street C12 stated again that the white house of the 2 is the one that he believes should be left alone and not torn down.

Mr. Hindelman summarized what his applicant needed from the board tonight. He stated that they need D variance relief for the professional offices, residential and retail space excluding liquor and food establishments. The hours they would be open would be 8am until 10pm, 7 days a week and there would be deed restrictions for any future owners. He said they needed bulk variances for the height of the fence and waivers as per the board professionals' letters. They need site plan preliminary and final approval and will go to the historic sites commission for the lighting, signs and approval on all materials.

Mr. Mendes then made a motion to approve the application with all conditions applying and Mr. Duffy second. The board voted with all members who were eligible to vote voting in favor.

Resolutions-

Grippi Resolution- Mr. Cassidy made a motion to approve and Mr. Shea second. The following roll call vote was taken: Mr. Cassidy-yes, Mr. Duffy-yes, Mr. Mendes-yes, Mr. Olini-yes, Mr. Shea-yes, Mr. Bunyon-yes, and Ms. Malanga-yes.

Mr. Duffy made a motion to adjourn the meeting and Mr. Shea second. The meeting was adjourned at 10pm.

Respectfully submitted,

Diane Cannon  
Board Secretary