

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
July 7, 2014  
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 July 7, 2014. The meeting was called to order at 7:00 PM by Chairman Kenneth Cassidy presiding. Chairman Cassidy called the meeting to order, pursuant to Section 5 of the Open Public Meetings Act that adequate notice of this meeting has been provided in the notice which was published in The Independent on January 23, 2014 and by posting.

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

Chairman Cassidy requested a roll call.

On roll call the following members responded present:

Yes: Paul Buccellato  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Donna Gould  
Yes: Angelo Gallego, Jr.  
Yes: John McKenna  
Yes: Robert Montfort  
No: Joseph Saporito  
Yes: Joseph Urciuoli  
No: Rochelle Malanga  
Yes: Andrew Lopez  
Yes: Daniel Acquafredda as 7:05

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

**Approval of Minutes**

Chairman Cassidy requested a motion to approve Buccellato. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.  
Yes: Donna Gould  
Yes: Angelo Gallego, Jr.  
Yes: Robert Montfort

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Yes: Joseph Urciuoli  
Motion approved.

**Resolutions to be Memorialized:**

1. Adoption of the 2013 annual report of the Unified Planning & Zoning Board of the Borough of Matawan

The Board discussed adopting this resolution and came to a unanimous decision to hold the vote and give Mr. Irene an opportunity to draft a 2012 annual report before the next meeting.

Mr. Montfort made a motion to hold the 2013 annual report for vote and allow Mr. Irene to draft a 2012 annual report prior to the August 4, 2014 meeting. Mr. Butler seconded the motion. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Donna Gould  
Yes: Angelo Gallego, Jr.  
Yes: John McKenna  
Yes: Robert Montfort  
Yes: Joseph Urciuoli  
Yes: Andrew Lopez  
Yes: Daniel Acquafredda  
Motion approved

2. Approval to adopt a resolution to accept administrative changes to JSM @ Matawan, LLC.

Chairman Cassidy requested a motion to adopt the Resolution. Mr. Montfort made the motion, seconded by Mr. McKenna. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Donna Gould  
Yes: Angelo Gallego, Jr.  
Yes: John McKenna

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Yes: Robert Montfort

Yes: Joseph Urciuoli

Motion approved

3. Approval to memorialize a resolution granting Administrative amendment to the prior approvals by The Board to JSM @ Matawan, LLC.

Chairman Cassidy requested a motion to memorialize the Resolution. Mr. Montfort made the motion, seconded by Mr. Butler. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato

Yes: Rickey Butler

Yes: Kenneth Cassidy

Yes: Donna Gould

Yes: Angelo Gallego, Jr.

Yes: John McKenna

Yes: Robert Montfort

Yes: Joseph Urciuoli

Motion approved

Discussion:

Mr. Buccellato made a recommendation to address the Adult Entertainment Zone. Discussion ensued regarding whether a Adult Entertainment business can open on Main Street. Mr. Irene said they could as things stand now. He said the ordinance was twelve years old and that The Board must designate an area for this type of establishment to be in.

Mr. Buccellato asked Mr. Bucco if he could a render a study on behalf of the Board to identify zones in which an adult entertainment business would be permitted.

Mr. Buccellato asked how much this would cost and Mr. Bucco thought he could do it for no more than \$500.00. The Board was amenable to this amount as long it will be certified by the CFO of Matawan Borough

Chairman Cassidy requested a motion to adjourn. Mr. Montfort made the motion, seconded by Mr. Buccellato.

The board voted with all members in favor and the meeting was adjourned at 7:40 PM.

Respectfully submitted

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Nancy Jo Palermo  
Recording Secretary