

**Minutes of the
Unified Planning/Zoning Board of Adjustment
Sept. 9, 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 Sept. 9, 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 as of 7:09
No: Rickey Butler
Yes: Kenneth Cassidy
Yes: Donna Gould
No: Angelo Gallego, Jr.
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli
No: Rochelle Malanga
Yes: Andrew Lopez
No: Daniel Acquafredda

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 the minutes of the July 7, 2014 meeting. Mr. Montfort made the motion, seconded by Ms. Gould. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Kenneth Cassidy
Yes: Donna Gould
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Urciuoli
Yes: Andrew Lopez

Motion approved.

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Resolutions to be Memorialized:

Chairman Cassidy requested a motion to memorialize the Resolution adopting the 2012 Annual report of the Unified Planning & Zoning Board. Mr. Buccellato made the motion, seconded by Mr. Montfort.

Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato
Yes: Kenneth Cassidy
Yes: Donna Gould
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli
Yes: Andrew Lopez

Motion approved

Chairman Cassidy requested a motion to memorialize the Resolution adopting the 2013 Annual report of the Unified Planning & Zoning Board. Mr. Lopez made the motion, seconded by Mr. Buccellato.

Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato
Yes: Kenneth Cassidy
Yes: Donna Gould
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli
Yes: Andrew Lopez

Motion approved

Discussion:

Mr. Richard Cramer of T & M Associates has been retained by the Board in the capacity as a professional Planner and not as an Engineer.

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Mr. Cramer appeared to advise the Board regarding the Master Plan review.

Mr. Cramer states that the Master Plan must be reviewed every ten years. The plan has been adopted in 1978, 1995, 2003 (land use), 2005, 2007 (land use). There have been changes in land use and housing.

Mr. Cramer says the population of Matawan peaked in 1990 and is a mature, fully developed community with little space left for redevelopment.

Focusing on the space remaining for redevelopment; there is a new need for a Mixed Use Development and NJ Transit makes the Borough a very good candidate for such.

Mr. Irene asked the record to reflect that Mr. Buccellato joined the meeting at 7:09 pm.

Mr. Montfort said he has the Master Plan for 1999, 2002, and 2003, he asked where the Plan with the amendments is.

Ms. Gould asked if Master Plan was required to move forward with redevelopment.

Mr. Cramer said it varies, and does the Board feels they need to actually see the Plan with all the amendments in order to make decisions regarding redevelopment.

Mr. Cassidy asked Mr. Buccellato if there was a copy in Borough Hall. Mr. Buccellato said it should be published on the Borough web-site.

Mr. McKenna questioned if there was a model for a basic plan and Mr. Cramer replied that he hasn't seen one in New Jersey.

Mr. Saporito thought the Plan should be scanned and put on the web-site. Showing how dated it is will make the argument for justifying the cost of updating it he said.

Mr. Irene thinks depending on how the town has changed there might not be a need to redo the entire thing.

Mr. Urciuoli said that being that it's a huge document that they should start with The Transit Village and Main Street and that would benefit the Borough. Mr. Cramer agreed.

Mr. Irene asked if a subcommittee would be something normally done. And Mr. Cramer replied that it was up to the Board.

Mr. Irene asked the Board if they want to do the review as a full board or with a subcommittee.

Mr. Cassidy said: full board. Mr. Buccellato said: subcommittee. Mr. Irene and Mr. Buccellato said a subcommittee would be more efficient and productive.

Mr. Buccellato said the transit area should be done in phases and not as a whole.

Mr. Cassidy and Mr. Buccellato will pick a subcommittee and Mr. Cramer agreed to make all documents ready for the web site.

Mr. Buccellato asked Mr. Bucco for an update on the adult entertainment area. Mr. Bucco said there is one area in the Borough where it can be put.

Mr. Irene said they can still amend the Ordinance and they don't have to wait for the Master Plan review.

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The Board asked Mr. Bucco for an explanation for his leaving BPM Engineering and joining Najarian Associates.

Mr. Bucco said BPM was dissolving its firm as of December 2014 and he has joined the staff of Najarian Associates.

Mr. Irene said Mr. Bucco could remain as the Planning and Zoning Engineer as long as he had been named previously and a resolution would have to be adopted for him to remain.

Mr. Montfort made a motion to adopt a Resolution to retain Robert Bucco as Planning & Zoning Engineer for the balance of 2014. Mr. McKenna seconded the motion.

Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato
Yes: Kenneth Cassidy
Yes: Donna Gould
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli
Yes: Andrew Lopez

Motion approved

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 8:45 PM.

Respectfully submitted
Nancy Jo Palermo
Recording Secretary