

**Minutes of the
Unified Planning/Zoning Board of Adjustment
November 3, 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 November 3, 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

Also present were Michael A. Irene Jr., Esq., Planning Zoning Board Attorney. Robert W. Bucco, Jr., Planning Zoning Board Engineer was not in attendance.

Approval of Minutes

Chairman Cassidy requested a motion to approve the minutes of the October 6, 2014 meeting. Mr. McKenna made the motion, seconded by Mr. Urciuoli. 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: John McKenna
Yes: Robert Montfort
Yes: Joseph Urciuoli

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Yes: Andrew Lopez

Motion approved.

Discussion:

Master Plan report by subcommittee

The appointed subcommittee for revising the Master Plan met again in October. They presented their report on the final version of the Master Plan Reexamination.

The subcommittee stated that Mr. Stan C. Slachetka, PP, AICP of T & M Associates would be filling in for Mr. Richard Cramer who is out of the office for surgery. Mr. Irene asked Mr. Slachetka to extend the Boards best wishes to Mr. Cramer.

Mr. Slachetka explained that every ten years the Planning and Zoning Board must review the Master Plan.

The Master Plan consists of four parts.

1. Goals and objectives.
2. Inventory of discussion of changes that affect land use change.
3. Review development plans.
4. Overall recommendations.

Mr. Montfort questioned if there had been an adopted resolution in 2001.

Mr. Buccellato said it was adopted, that he was there at the time. He then said that the boiler plate brings you to page 19 and could they discuss that.

Mr. Butler said the intent was to work from the train station up rather than down from town. This would include a parking garage with a mixed use development. He they discussed that the train station and the waterfront where the town's biggest assets.

Mr. Urciuoli said it was daunting to look at all the properties that are private. He said the Borough owns the land by Key Auto Body but it is Preserved Wetlands. He said it is preferable to look at individual parcels as opposed to having one developer take over the whole plan.

Ms. Gould asked if that would take away the continuity of the town look.

Mr. Slachetka replied that you can still have control if you have design standards even if you work on parcels and that the trend is moving away from using one developer and eminent domain. You will still have control.

Mr. Irene interjected with the comment that Mr. Slachetka is a recognized expert on redevelopment projects.

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Mr. Slachetka said: you can rely on condemnation. The Municipality has the authority to exercise the power of eminent domain.

Mr. Acquafredda asked if when homeowners are given an ultimatum if that makes them more willing to sell and Mr. Slachetka said: instead of a threat of eminent domain, you give them options which are agreeable.

Mr. Cassidy asked if there any grants available for projects such as this and was told there were none.

Mr. Acquafredda said there was an opportunity for a tax abatement which is a huge promotion.

Mr. Buccellato said: if we start eminent domain, we would have to go back to the beginning; therefore non-commendation is a better way to go.

Mr. Cassidy asked if there were any other questions and he commended the subcommittee on the great job they have done.

Mr. Buccellato commented on how impressed he was and on what a phenomenal job was done.

Mr. Montfort said the Master Plan must be re-edited and that would be extremely costly.

Mr. Slachetka said: You are updating the Master Plan, not redoing it.

Mr. Irene said: you can have an adoption of re-examination for the Master Plan, you must give notice, have a public hearing and have the Board vote on it if you are changing it, but if no changes are made then it's just a re-examination.

Mr. Slachetka and Mr. Irene agreed that a public hearing was not necessary. However the County Planning Board and Clerks of neighboring Municipalities must be noticed.

Mr. Buccellato called Mr. Pasquale Menna Esq., Borough Attorney and put him on speaker phone. He was asked if the Borough Council was required to take action on the above decision. Mr. Menna replied that they don't have to; however it has been done in the past.

Mr. Slachetka agreed to send all the information to Mr. Menna to review.

Chairman Cassidy requested a motion accept the Master Plan Reexamination Report and have Mr. Irene prepare a resolution. Mr. Urciuoli 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

Yes: Robert Montfort

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Motion approved.

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Chairman Cassidy requested a motion to adjourn. Mr. Acquafredda made the motion, seconded by Ms. Gould.

The board voted with all members in favor and the meeting was adjourned at 8:30 PM.

Respectfully submitted
Nancy Jo Palermo
Recording Secretary