

**Minutes of the
Unified Planning/Zoning Board of Adjustment
October 6, 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 October 6, 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
No: Donna Gould
Yes: 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 September 9, 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: Kenneth Cassidy
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli
Yes: Andrew Lopez

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Motion approved.

Resolutions to be Memorialized:

Chairman Cassidy requested a motion to memorialize the resolution authorizing the award of a contract for services as the Board Engineer to Robert Bucco for the balance of 2014. 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: Angelo Gallego, Jr.
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli
Yes: Andrew Lopez

Motion approved

Discussion:

Mr. Irene addressed the Board regarding Martha A. Vogt, Esq. Ms. Vogt had previously sent the Board a letter requesting a copy of a Resolution from 1999. Mr. Irene stated that he would contact the Borough Clerk to see if there was one.

At the September 9, 2014 meeting, the Board appointed a subcommittee to start the process of revising the Master Plan in order to commence with the redevelopment project in the Borough. The subcommittee appointed Mr. Butler, Mr. Urciuoli, Mr. Saporito and Mr. Acquafredda.

Chairman Cassidy asked for a report from said subcommittee.

Mr. Butler said they met with Mr. Richard Cramer of T & M Associates on September 30, 2014

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Mr. Cramer's recommendation was to work from the Train Station up. Mr. Saporito said some of the points they discussed included, goals, Eminent Domain, recreation, parking, and affordable housing. In addition, reconstruction of existing areas is important as the town is already built up. Also discussed were the COAH regulations.

In addition, the Board discussed advertising the existing assets in order to increase interest in the Borough.

Mr. Butler said Mr. Cramer was going to summarize what was discussed and submit a report within two weeks to the subcommittee for review. The subcommittee in turn will share this with the Board, with Mr. Butler agreeing to email it to all the members.

Mr. Buccellato asked the subcommittee to question Mr. Cramer if there is a possibility that New Jersey Transit would allow a parking deck to be constructed on their property.

He then thanked the subcommittee for their time and effort.

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 8:00 PM.

Respectfully submitted
Nancy Jo Palermo
Recording Secretary