

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
Reorganization Meeting  
March 2, 2015  
7:00 PM**

The 2015 Reorganization 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 March 2, 2015. 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 29, 2015 and by posting.

Michael A. Irene, Jr., Esq. administered the Oath of Office to the following board member:

Donna Gould as Class III Member of the Unified Planning/Zoning Board of Adjustments for a one-year term, said term to expire December 31, 2015.

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:

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

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

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Chairman Cassidy requested a motion to approve the minutes of January 5, 2014. Mr. McKenna made the motion. Mr. Saporito seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.  
Yes: Donna Gould  
Yes: John McKenna  
Yes: Joseph Saporito  
Yes: Joseph Urciuoli  
Yes: Andrew Lopez

Motion approved.

**Resolutions to be Memorialized:**

Chairman Cassidy requested a motion to approve the Resolution Authorizing the Award of a Contract for Services of Board Attorney Michael A. Irene, Jr., Esq. Mr. McKenna made the motion. Mr. Lopez seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.  
Yes: Donna Gould  
Yes: John McKenna  
Yes: Joseph Saporito  
Yes: Joseph Urciuoli  
Yes: Andrew Lopez

Motion approved.

Chairman Cassidy requested a motion to approve the Resolution Authorizing the Award of a Contract for Services of Board Engineer Robert W. Bucco. Mr. McKenna made the motion. Ms. Gould seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.

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Yes: Donna Gould  
Yes: John McKenna  
Yes: Joseph Saporito  
Yes: Joseph Urciuoli  
Yes: Andrew Lopez

Motion approved.

Chairman Cassidy requested a motion to approve the Resolution Appointing Recording Secretary Nancy Jo Palermo. Mr. Lopez made the motion. Ms. Gould seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.  
Yes: Donna Gould  
Yes: John McKenna  
Yes: Joseph Saporito  
Yes: Joseph Urciuoli  
Yes: Andrew Lopez

Motion approved.

Chairman Cassidy requested a motion to approve the Resolution of the Annual Report for 2014. Mr. Saporito made the motion. Mr. Urciuoli seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.  
Yes: Donna Gould  
Yes: John McKenna  
Yes: Joseph Saporito  
Yes: Joseph Urciuoli  
Yes: Andrew Lopez

Motion approved.

Frank & Meline Belgiovine ó 27 Freneau Avenue ó Block 120, Lot 11 (Variance).

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

Yes: Rickey Butler

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Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.  
Yes: Donna Gould  
Yes: John McKenna  
Yes: Joseph Saporito  
Yes: Joseph Urciuoli  
Yes: Andrew Lopez  
Motion approved.

**Discussion:**

Mr. Cassidy thanked the subcommittee for their diligence in meeting once again to discuss the Downtown Redevelopment Plan.

Mr. Saporito told the Board that they had a very productive meeting. They clarified the path for redevelopment. He said everything seems to trend toward moving forward and the Developer is eager to do so. They discussed a main issue as the need to address parking issues which could include a parking garage at the Train Station which would require including NJ Transit in the discussions.

Also discussed was the need for a study of the area involved, which has been partially done. T & M associates will be asked to prepare an update as soon as possible.

There was discussion as to whether to conduct a public meeting, possibly as soon as April 6 or May 4, 2015 meeting. Also discussed was co-coordinating with Aberdeen Township.

**Adjournment**

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

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

Respectfully submitted,  
Nancy Jo Palermo  
Recording Secretary