

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
April 6, 2015  
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 April 6, 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.

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

Also present was Michael A. Irene, Jr., Esq., Planning Zoning Board Attorney

Chairman Cassidy requested a motion to approve the minutes of March 2, 2014. Mr. McKenna made the motion. Mr. Saporito seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato  
Yes: Kenneth Cassidy  
Yes: Angelo Gallego, Jr.  
Yes: John McKenna  
Yes: Robert Montfort  
Yes: Joseph Saporito  
Yes: Joseph Urciuoli

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Yes: Daniel Acquafredda  
Yes: Andrew Lopez

Motion approved.

**Discussion:**

Mr. Buccellato told the Board that The Borough Council passed the Resolution retaining the services of T & M Associates to complete the Master Plan.

He suggested implementing a reverse 911 call requesting input from residents regarding the Master Plan. He asked for a few subcommittee members to make calls to residents and business owners surrounding the Train Station to get their input.

Mr. Buccellato said that he and the Borough Attorney had a meeting with New Jersey Transit and that they are on board with the Redevelopment plan and would like to move forward as soon as possible.

Mr. Montfort asked if they are trying to do the whole Master Plan between now and June and Mr. Buccellato replied yes, there is enough money in the budget.

Mr. Saporito said it would be wasteful to do it in portions.

Mr. Buccellato stated that if any members of the Board have questions they should voice them now.

Mr. Monfort asked if there was also going to be something done with the old Train Station Building. He then said he would like to see some Open Space at the end of Dock Street and that parking was needed behind the buildings.

Mr. Saporito explained that there is a portion of the Master Plan that discusses parking and the conclusion is that the first step is the Redevelopment needs.

Mr. Buccellato said that that was part of the Resolution.

Mr. Cassidy commented that Mr. Irene won the Quick Chek litigation for the Board.

**Adjournment**

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

The board voted with all members in favor and the meeting was adjourned at 7:25 PM.

Respectfully submitted,  
Nancy Jo Palermo  
Recording Secretary