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**Minutes of the
g/Zoning Board of Adjustment
September 9, 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 September 9, 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
- Yes: Rickey Butler
- Yes: Kenneth Cassidy
- No: Donna Gould
- Yes: John McKenna
- No: Robert Montfort
- Yes: Joseph Saporito
- Yes: Joseph Urciuoli
- No: Daniel Acquafredda
- No: Rochelle Malanga

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

Applicant(s):

**Victor & Carmen Rodriguez – 278 Broad Street – Block 49, Lots 31.01 and 32.01
(Variance)**

Mr. Salvatore Alfieri Esq. came before the Board with his clients Victor & Carmen Rodriguez 8542 110th St. Richmond Hill, NY 11418 to seek a variance for his property at 278 Broad Street, Matawan, NJ.

Mr. Irene swore in Mr. Victor Rodriguez.

Mr. Alfieri introduced an updated survey from August 8, 2015 prepared by Mr. Richard Heuser showing the impervious coverage.

Mr. Rodriguez explained that the fence was taken down and the driveway was paved from



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the street to the beginning of the backyard. The fence was then placed at the end of the paving which is flush with the back of the house.

Mr. Alfieri asked him if there was any impact to the neighbors on either side of the property in question.

Mr. Rodriquez said there would not be. He said they were putting in gutters that would direct the water to drain down the driveway into the street.

Mr. Bucco stated that the blacktop will provide five parking spaces which will eliminate the parking deviation.

Mr. Urciuoli asked if there were any small building in the rear and Mr. Rodriquez said no, only a concrete patio.

Mr. Alfieri stated that the existing setback is in compliance.

Mr. Cassidy asked if there any other questions form then Board and there were none, he then asked if there any questions from the public and no one answered.

Chairman Cassidy requested a motion. Mr. Butler made a motion to accept the revisions of driveway to accommodate parking. Mr. Saporito seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

- Yes: Paul Buccellato
- Yes: Rickey Butler
- Yes: Kenneth Cassidy
- Yes: John McKenna
- Yes: Joseph Saporito
- Yes: Joseph Urciuoli

Motion approved.

Due to a lack of a quorum, Mr. Irene told Mr. Rodriquez he would have to wait until the October 5, 2015 meeting to have the Resolution for the approval of Certificate of Non-Conformity voted on.

Master Plan Draft Review with T&M Associates, Stan Slachetka & Nicholas Dickerson

Mr. Cassidy asked Mr. Butler, Chairman of the sub-committee on the Master Plan for an update.

Mr. Butler told the Board that Mr. Stan Slachetka and Mr. Nicholas Dickerson Planners with T&M Associates were in attendance to report on the Master Plan.

The Planners were sworn in by Mr. Irene.

Mr. Slachetka explained that this was a workshop session to discuss the Master Plan draft information before the formal hearing which would be noticed and set for the October 5, 2015 meeting.

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Mr. Slachetka told the Board that 2014 shows a need to update the Master Plan goals and objectives and land-use plan element.

The community is relatively fully developed and there is not a need for a radically overhaul of the municipality but of the redevelopment. He continued by saying there were a small number of vacant parcels of land associated with wetland or non developmental areas.

Overall land use proposed includes the downtown area as well as the train station area. In addition, looking at areas for rehabilitation to enhance development areas and parking.

Mr. Dickerson displayed some charts and told the Board that it's been fifty years since the current plan has been implemented. The focus is on the Historical area. He said there were four main sections to the plan.

1. The downtown core.
2. The Main Street corridor, which has mixed of uses.
3. The downtown neighborhood district (mostly residential).
4. The Mixed Use gateway on the Route 34 corridor as well as the train station.

Mr. Slachetka said the update was to create a reasonable implementation of The Master Plan and also identify areas of open space and recreation as well as what priorities there should be. The train station is a key point he said.

There is a need for full blown circulation plan as well as a new Open Space element.

Mr. Cassidy asked for questions from the Board.

Mr. McKenna asked if the population was getting older. Mr. Urciuoli replied that there average population age is twenty five to fifty four and had shrunk. He said between 2000 and 2012 there was a decrease of age.

Mr. Butler thanked the Planners. And in turn, Mr. Slachetka thanked the Board.

Mr., Irene verified that T & M Associates would take care of the noticing for the October 5, 2015 meeting.

Mr. Buccellato thanked the sub-committee for a job well done on this monumental task.

Matawan Emerald Investments – 96 Freneau Avenue – Block 121, Lot 17 (Conceptual Site Plan Review)

Mr. Patrick Heinz and Mr. Jerry Martin of The Martin Group, 96 Freneau Avenue came before the Board on an informal matter.

Mr. Cassidy recused himself and Mr. Butler stepped up as the Co-Chairman.

Mr. Heinz explained that he and Mr. Martin are residents and own the property at 96 Freneau Avenue, which include an office building, a hair salon and a two-family home.

They would like to remove all existing structures and build an office building and garage.

He said the new building would be two and one half stories and will have ADA access.

Mr. Saporito asked there was sufficient property to handle the structure, Mr. Heinz said there was and they would be asking for a variance for height and parking.



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Mr. Urciuoli questioned if they currently owned all the structures and was told yes.
Mr. Saporito asked parking variance they would be asking for. Mr. Heinz said the requirement is ninety eight and they would ask for eighty.
Mr. Bucco mentioned that the height maximum was thirty five and The Martin group was requesting thirty six.
Mr. Heinz told the Board that he and Mr. Martin sat down with The Andrews who were next door neighbors to tell them what they proposed and to get feedback from them. He said they agreed to adjust ten parking spaces to accommodate the Andrews by moving the parking closer to The Carpet Cottage, which was agreeable to the owners, and provide landscaping and a fence to make the improvements more desirable to the Andrews.
Mr. Irene suggested they check the buffer requirements, lighting and drainage, etc.
Mr. Bucco stated that it appeared to be a normal site plan and they will need to prove to the Board that the variance is warranted.
Mr. Heinz also explained the building would be subterranean.
Mr. Butler asked if there were any more questions from the Board or from the public.
Mr. Urciuoli wanted to know when they planned to come back for a variance. Mr. Butler suggested the November meeting as the October meeting was to be dedicated to the Master Plan.
Mr. Butler also asked what was going to happen to the current tenants and Mr. Heinz replied that the current buildings were in poor shape and disrepair and the new rent rates would be a deciding factor in whether the currents tenants chose to stay on.

Discussion:

Mr. Buccellato asked the Board how they would feel about offering a fee reduction to Applicants who are already doing work on a property.
Mr. Irene said that would depend on the ordinance. He said the numbers are built in and based on the acreage for commercial sites.
It is possible it could be site plan exempt.
Mr. Bucco said, no, that is not in the ordinance. This would have to be brought upm at a Borough Council meeting.

Adjournment:

Chairman Cassidy requested a motion to adjourn. Mr. Saporito made the motion, seconded by Mr. Urciuoli.
The board voted with all members in favor and the meeting was adjourned at 8:37 PM.

Respectfully submitted,
Nancy Jo Palermo
Recording Secretary