

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
June 6, 2016  
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 June 6, 2016 with Chairman Rickey Butler presiding. Pursuant to Section 5 of the Open Public Meetings Act, adequate notice of this meeting has been provided by publishing notification in *The Independent* on January 14, 2016, by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:05 PM requesting a roll call.

On roll call the following members responded present:

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  Charles Ross (Arrived at 7:16 PM)  
                  John McKenna  
                  Joseph Urciuoli  
                  Rickey Butler  
                  Timothy Moran  
                  Brett Cannon  
                  Raymond Ayling  
                  Kenneth Cassidy

Joseph Saporito was absent.

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

Chairman Butler requested everyone to stand for the Salute to the Flag.

**Applicant(s)**

*Doug & Cathy Hrehowesik – 93 Ravine Drive – Block 77, Lot 13  
(Approval of Bulk Variance Relief)*

Mr. Irene asked if anyone had any issues with the notice materials. No response.

Mr. Irene sworn in Mr. Bucco and Mr. & Mrs. Hrehowesik.

Mr. Irene marked exhibits submitted to the Board.

Exhibit A-1 Survey, Exhibit A-2 Plot Plan, Exhibit A-3 Flow Plan, and Exhibit A-4 Grading Plan.

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Mr. Hrehowesik outlined the proposed plan to the Board including adding a covered front porch, covered deck, upward addition to second floor, and widening of existing driveway. Mr. Hrehowesik answered questions from the Board including the installation of a hot tub to the existing patio in rear of house. Mr. Irene opened the floor for public comment. There were no comments. Mr. Irene closed the floor for public comment. Mr. Urciuoli requested a motion to approve the application of Doug and Cathy Hrehowesik, seconded by Mr. Ayling. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  John McKenna  
                  Joseph Urciuoli  
                  Rickey Butler  
                  Timothy Moran  
                  Brett Cannon  
                  Raymond Ayling  
                  Kenneth Cassidy

Motion passed.

*A&B Key Collision DBA Key Auto Body – 20 Main Street – Block 1. Lot 14.01  
(Variance Application)*

Mr. Irene sworn in Mr. Bucco.

Salvatore Alfieri came before the Board representing A&B Key Collision outlining proposed installation of an awning sign in place of where a façade sign existed previously. At this time there is no ordinance for this type of signage therefor, the zoning officer could not sign off on the permit and there was no other authority to approve the application. Mr. Bucco composed a letter indicating the signage and lettering did not violate any bulk standards. The new awning is being installed in the same spot as previous signage. An application with a copy of the wrap around sign was submitted to the Board for review.

Mr. Irene sworn in Omar Mostafa. Mr. Mostafa stated the he is the current owner of A&B Key Collusion as of February of the year. Mr. Mostafa states you cannot clearly see the name of the shop. He wants to install a new awing to increase coverage to expand business. He also states the surrounding businesses have similar awnings to what he plans to install.

Mr. Irene marked exhibits submitted to the Board –

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Exhibit A-1 – Awning exhibit that consists of three (3) sheets, application and images of proposed awning.

Exhibit A-2 – Photo of Chevys cleaners with similar awning

Exhibit A-3 – Photo of 32 Main Street

Photo of Exhibit A-2, A-3 are passed around to Board for viewing

Mr. Moran advised the Board that there was no current ordinance in place regarding awning but there is an ordinance stating you cannot cover up the architectural beauty of any building.

Mr. Irene sworn in Mr. Mendes. Mr. Mendes stated he has been employed by Key Auto body since 1976, and is still presently by the current owner Mr. Mostafa. Mr. Mendes gives background information on building stating an awning had previously wrapped around the front and side of the building that was recently removed. The new awning will go in place of the old one. He explains the awning is going to be blue with white lettering, and the life of the awning is approximately 30 years.

Mr. Moran stated there is an ordinance for the type of lettering to be used on signage for Matawan Borough but no specific ordinance for awning design.

Mr. Butler opened the floor for public comment. There were no comments. Mr. Butler closed the floor for public comment. Mr. Urciuoli requested a motion to approve the application, seconded by Mr. Ayling. Mr. Butler requested a roll call vote be taken.

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  Charles Ross  
                  John McKenna  
                  Joseph Urciuoli  
                  Rickey Butler  
                  Timothy Moran  
                  Brett Cannon  
                  Raymond Ayling  
                  Kenneth Cassidy

Motion passed

*Lombardo & Co., LLC – 145 -147 Broad Street – Block 34, Lots 6&7  
(Minor Subdivision/Site Plan & Variance Application)*

Mr. Irene asked if anyone had any issue with notice materials. No response.

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Mr. Irene sworn in Mr. Bucco.

Mr. Kalma, representing applicant, related previous application to the Board of 2 – 2 family units on 2 lots that has been withdrawn, and a new 3 single family for subdivision variance application has been submitted. Mr. Irene marked subdivision plan as Exhibit A-1.

Allison Coffin, 823 West Park Avenue, Ocean. Mr. Irene sworn in Ms. Allison Coffin.

Ms. Coffin is a licensed professional planner who then related her credentials. Ms. Coffin related the adjacent properties density, frontage and setbacks. She noted the existing character of this area is a mix of lot widths and a number of smaller lots than the ordinance states. Mr. Kalma questioned the amount of parking that each unit would have. Ms. Coffin stated there will be 3 spaces available per unit, 2 driveway spots and an attached one car garage. The ordinance only requires 2 spaces. Ms. Coffin states they will need variance relief for both lot width and density due to the lots being undersized. From a planning prospective she feels it can be granted under the C-2 standard to provide space for the extra driveway and back patio. Mr. Urbano asks if the measurement from the house to the sidewalk is 25'. Ms. Coffin explains the measurement is 25' from the lot line.

Mr. Irene sworn in Mr. Lombardo. Joseph Lombardo, 11 Michelle Ave, Old Bride, NJ.

Mr. Kalma states Mr. Lombardo will be submitting plans and specification to the construction officials of the Borough of Matawan. He asked Mr. Lombardo if the architecture of homes will be consistent with other homes in the surrounding area. Mr. Lombardo replied, yes. Mr. McKenna asked if house sizes are consistent with one another as one seems to be larger on plans. Mr. Lombardo states that one is slightly larger to conform to coverage. Mr. McKenna asks if the style and facades of houses are consistent to each other. Mr. Lombardo replies they will all be colonial style, 2 story homes. Mr. McKenna asks if a slight facade/color change could be made to differentiate houses so they don't look cookie cutter. Mr. Lombardo replies that is possible. Mr. Bucco asks if there are any questions with the review letter he comprised dated May 17, 2016 regarding landscaping, drainage and future easement issues with Monmouth County since Broad Street is a County road. Mr. Irene asks if there are any issues with Mr. Bucco's letter. Mr. Kalma replies his client has no problem complying. Mr. Bucco advised the Board that the applicant requested (3) three waivers. Mr. Irene explains to the Board these are completion waivers, a check list, and once complete the Board can hear the case. Mr. Irene requested a motion to grant the completion of waiver. Mr. Urciuoli made the motion, seconded by Mr. Ayling. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  Charles Ross  
                  John McKenna

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Joseph Urciuoli  
Rickey Butler  
Timothy Moran  
Brett Cannon

Motion passed.

Mr. Butler asks if there are any concerns or comments for the public.

Wes Fagan, 50 Chestnut Ridge Road, Holmdel (owner of 141 Broad Street). Mr. Irene sworn in Mr. Fagan. Mr. Fagan asked how many bedrooms are intended in these colonial style homes? Mr. Lombardo replied, 4. Mr. Fagan asked, what is the target demographic? Mr. Lombardo, replied, non-specific. Mr. Fagan asked the property's current market value. Mr. Lombardo replied, in the \$350K range. Mr. Fagan asked if Mr. Lombardo currently owned the property. Mr. Lombardo replied, no.

Matthew Gorman, 142 Broad Street, Matawan. Mr. Irene sworn in Mr. Gorman. Mr. Gorman states he is the owner of the property directly across the street from 145-147 Broad Street. He is concerned with traffic, parking and density. He feels that the property is intended for 2 single family homes not 3. He questions the amount of space that will be in between each house. Ms. Coffin replies that there is 8' from side line and 16' between house, and 8' from each lot line. Mr. Irene requested an extra set of plans. Plans were distributed reviewed by the public.

Andrew Potechko, 141A Broad Street, Matawan. Mr. Irene sworn in Mr. Potechko. Mr. Potechko asked how wide each driveway is going to be? Ms. Coffin replied, the driveway will be 2 cars wide and 25' long.

Douglas Harris, 144 Broad Street, Matawan. Mr. Irene sworn in Mr. Harris. Mr. Harris states this particular property was previously approved for 2 single family houses. Mr. Irene recalled a 2 spot subdivision. Mr. Bucco said it is one lot owned by the Borough, and an applicant came in for a subdivision which was approved. Mr. Irene said it was Borough-owned and intended to sell for 2 single family homes. Mr. Harris asks if the Board could consider the traffic and other issues before making a decision, and consider 2 single homes instead of 3. Mr. Irene states there is an application before the Board, the Board hears the testimony, comments and objections and then makes a decision.

Mr. Gorman after reviewing the plans re-approached with further questions and concerns regarding size of driveway and easement, and the overall look of the house not fitting in with the other houses on the street.

Tom Burke, 16 Clinton Street, Matawan. Mr. Irene sworn in Mr. Burke. Mr. Burke is concerned with the double driveway which occupies more than half the density of the front yard. After



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Brett Cannon  
Raymond Ayling

No. Charles Ross  
John McKenna  
Rickey Butler  
Kenneth Cassidy

Mr. Irene state 5 votes in favor and 4 against. Mr. Kalma and Ms. Wynne concur.

Motion passed.

**Resolution(s) to be Memorialized**

*JSM @ Matawan – 995 Hwy. 34 – Block 40, Lot 6.01 – Granting Amended Preliminary/Final Site Plan Approval and Bulk “C” Variance Relief*

Mr. Butler requested a motion to approve the amended site plan and variance application for Block 40, Lot 6.01 (Daycare Center) seconded by Mr. Cannon. A roll call vote was taken.

Yes: Joseph Altomonte  
Joseph Urbano  
Charles Ross  
John McKenna  
Rickey Butler  
Timothy Moran  
Brett Cannon

Motion passed.

*Lombardo & Co., LLC – 145 -147 Broad Street – Block 34, Lots 6&7 – Dismissal of Application*

Mr. Butler made a motion approving the Resolution for Dismissal of Application for Lombardo & Co., 145-147 Broad Street, Block 34, Lots 6&7 (3 two family homes), seconded by Mr. McKenna. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Charles Ross  
John McKenna  
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Raymond Ayling  
Kenneth Cassidy

Motion passed.

*Approval of Appointment of Board Recording Secretary – Cheryl Adamski*

Mr. Butler requested a motion approving Resolution of Appointment of Board Recording Secretary – Cheryl Adamski. Mr. Ayling made the motion, seconded by Mr. Cannon. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  Charles Ross  
                  John McKenna  
                  Joseph Urciuoli  
                  Rickey Butler  
                  Timothy Moran  
                  Brett Cannon

Motion passed.

Chairman Butler requested a motion to approve the minutes of the March 7, 2016 meeting. Mr. Altomonte made the motion, seconded by Mr. Cannon. Motion passed.

Chairman Butler requested a motion to approve the minutes of the April 4, 2016 meeting. Mr. Altomonte made the motion, seconded by Mr. Cannon. Motion passed.

**Adjournment**

Chairman Butler requested a motion to adjourn. Mr. Altomonte made the motion, seconded by Mr. Cannon. The Board agreed. Motion passed.

The meeting was adjourned at 8:51 PM.

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Cheryl Adamski  
Recording Secretary