

**Minutes of the
Unified Planning/Zoning Board of Adjustment
April 3, 2017
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 3, 2017 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 26, 2017, by sending notice to the *Asbury Park Press*, and by posting. A copy of said Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of said Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Chairman Butler called the meeting to order at 7:00 PM.

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

Chairman Butler requested a roll call. On roll call the following members responded present:

Yes: Joseph Altomonte
 Kurtis Roinestad
 Brett Cannon
 Joseph Urciuoli
 Rickey Butler
 Guy Buckel
 Paul Kelahan
 Justin J. Dapolito
 Deana Gunn
 John Lazar

Timothy Moran, Jerry Martin and Kenneth Cassidy were absent.

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

Applicant

*Jason Haldeman – 375 Forrest Avenue – Block 80, Lot 5
Variance Application*

Mr. Irene confirms that he has reviewed the notice materials and they are in order. Mr. Irene asks if there are any issues with the notice materials. No comment.

Mr. Irene swears in Mr. Bucco and Mr. Haldeman

Mr. Irene marks exhibits submitted to the board.

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Exhibit A-1 – Original Survey, prepared by Robert M. Horvath from Brunswick Surveying, Inc. dated 8/2/16

Exhibit A-2 – Same survey revised by Mr. Horvath with proposed garage and driveway on right hand side of property and existing driveway on left, which is to be removed.

Exhibit A-3 – Same survey revised by Mr. Haldeman keeping existing driveway.

Exhibit A-4 – Zoning Officers Package

Exhibit A-5 – Ariel images of property from Google Maps

Mr. Haldeman testifies he originally proposed to build a new 24' x 28' garage with an associated driveway. His application was denied stating only one driveway was permitted. He then agreed to remove the existing driveway as a condition of approval. After some thought, he decided he wanted to keep the existing driveway, leading him to need a variance approval. Mr. Haldeman is now before the board seeking a variance for two (2) driveways in addition to a lot coverage variance that is now required. The applicants request to keep the existing driveway would increase the lot coverage to 47% where as 30% is the maximum allowed.

Mr. Haldeman states that he believes there was a mathematical error in regard to the lot coverage. He believes that the existing driveway does not take up as much coverage as indicated in the review letter prepared by Najarian Associates.

Mr. Bucco replies that with all the information supplied to him and the scaling of the driveway, those are the correct measurements.

The Board suggests that this application be revisited once they have all proper documentation. They recommend Mr. Haldeman have a new survey drafted, showing exactly what is being proposed with accurate numbers, and resubmitted to the Board, at the next Planning Zoning meeting dated May 1, 2017.

Mr. Urciuoli made the motion to carry this matter to the May 1, 2017 meeting without the necessity of notice, seconded by Mayor Altomonte. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
 Kurtis Roinestad
 Brett Cannon
 Joseph Urciuoli
 Rickey Butler
 Guy Buckel
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 Justin J. Dapolito
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Motion passed.

Resolution to be Memorialized

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*Deborah Taluba – 45 Fierro Avenue – Block 116, Lot 11
Variance Relief*

Mr. Butler requests a motion to approve the variance relief for 45 Fierro Avenue. Mayor Altomonte made the motion, seconded by Mr. Cannon. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
 Kurtis Roinestad
 Brett Cannon
 Joseph Urciuoli
 Rickey Butler
 Guy Buckel
 Paul Kelahan

Approval of Minutes

Chairman Butler requested a motion to approve the minutes of March 6, 2017. Mayor Altomonte made the motion, seconded by Mr. Cannon. Board agreed. Motion passed.


Discussion

The Board discussed a memo sent out by the Borough Clerk, Karen Wynne regarding updating/revising the existing Site Plan Application.

Adjournment

Chairman Butler requested a motion to adjourn. Mayor Altomonte made the motion, seconded by Brett Cannon. Motion Passed.

The meeting was adjourned at 8:10 PM.



Cheryl Adamski
Recording Secretary