

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
June 5, 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 June 5, 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  
                  Brett Cannon  
                  Joseph Urciuoli  
                  Rickey Butler  
                  Guy Buckel  
                  Paul Kelahan  
                  Justin Dapolito  
                  Deana Gunn

Kurtis Roinestad, Timothy Moran, Jerry Martin, Kenneth Cassidy , John Lazar were absent.

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

**Resolution(s) to be Memorialized**

*Jason Haldeman – 375 Forrest Ave – Block 80, Lot 5 (Approval of Variance Relief)*

Mr. Butler requests a motion to approve the Resolution granting variance relief for 375 Forrest Ave. Mr. Cannon made the motion, seconded by Mayor Altomonte. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Brett Cannon  
                  Joseph Urciuoli  
                  Rickey Butler

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Guy Buckel  
Paul Kelehan  
Deana Gunn

Motion Passed.

*Straight Line Automotive – 83 Freneau Ave – Block 120, Lot 30  
(Additional Extension of Site & Variance approval, for maximum time allowed by law.)*

Mr. Butler requests a motion to approve the resolution granting variance relief for 83 Freneau Ave. Mr. Urciuoli made the motion, seconded by Mr. Cannon. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Brett Cannon  
                  Joseph Urciuoli  
                  Rickey Butler  
                  Guy Buckel  
                  Paul Kelehan  
                  Deana Gunn

Motion Passed.

**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes of May 1, 2017. Mayor Altomonte made the motion, seconded by Mr. Cannon. Board agreed. Motion passed.

**Applicant**

*Christopher Lacerre – 29 Center Ave, Block 119, Lot 2.04  
(Variance Application)*

Mr. Alferi, representing the applicant has asked that the application be carried to the July meeting in order for the applicant to perfect all notice materials.

Mr Urciuoli makes a motion to carry this matter to the July 20, 2017 meeting to allow the applicant to perfect all notice materials, either by demonstrating that they made timely publication, or by publishing the notice in advance to the July 20, 2017 meeting date. Also, by sending a certified mailing, of said notice, to the county Planning Board. The applicant will also

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give the board a stipulation extending time, which the board has to act, seconded by Mr. Cannon. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte  
Brett Cannon  
Joseph Urciuoli  
Rickey Butler  
Guy Buckel  
Paul Kelahan  
Justin Dapolito  
Deana Gunn

Motion passed.

*James & Susan Murphy – 13 Lakeside Drive, Block 115, Lot 30  
(Variance Application)*

Mr. Irene has reviewed all notice materials and finds there was a defect in posting, therefore this application will be carried to the August 7, 2017 meeting in order for the applicant to perfect all notice materials. In addition, Mr. Irene relates to the board that there are issues with this application that predate some of the board members. Therefore, the applicant will be required to present the original plans that were approved, which the applicant is now seeking to amend, new proposed plan, copy of resolution that was adopted at the time, post remand and a copy of the court order, for the boards review.

Mr. Urciuoli made a motion to carry this matter to the August 7, 2017 Planning/Zoning meeting with new notice, stipulation, and extending of time, seconded by Mr. Cannon. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte  
Brett Cannon  
Joseph Urciuoli  
Rickey Butler  
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**Discussion**

The board discussed rescheduling the July 3, 2017 meeting. The new meeting date is July 20, 2017 at 7:00 PM.

**Adjournment**

Chairman Butler requested a motion to adjourn. Mr. Urciuoli made the motion, seconded by Mr. Cannon. Motion Passed.

The meeting was adjourned at 7:45 PM.



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Cheryl Adamski  
Recording Secretary