

**Minutes of the
Unified Planning/Zoning Board of Adjustment
February 5, 2018
7:00 PM**

The 2018 Reorganization 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 February 5, 2018 with Chairman Ricky 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 24, 2018 by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:00 PM.

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

On roll call the following members responded present:

Yes: Joseph Altomonte
Kurtis Roinestad
Joseph Urciuoli
Ricky Butler
Timothy Moran
Guy Buckel
Paul Kelahan
Brain Livesey
John Lazar
Sharen LaPorte

Brett Cannon, Jerry Martin and Justin Dapolito were absent.

Also present Michael Irene, Attorney and Robert Bucco, Planning/Zoning Board Engineer.

Michael Irene administered the Oath of office to the following members:

Kurtis Roinestad as Class II Member of the Unified Planning/Zoning Board of Adjustments for a one-year term, said term to expire December 31, 2018.

Discussion

James & Susan Murphy – 13 Lakeside Drive – B115, Lot 13
(Rescheduling of application meeting date)

Mr. Urciuoli made a motion to carry this matter to the March 5, 2018 regular Planning/Zoning meeting date, seconded by Mr. Lazar. Board approved. Motion Passed.

2018 Meeting Calendar

Chairman Butler requested a motion to approve the 2018 meeting calendar and the 2018 reorganization meeting date of the Unified Planning/Zoning Board of Adjustments as follows:

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7:00 PM**

Monday, March 5, 2018
Monday, April 2, 2018
Monday, May 7, 2018
Monday, June 4, 2018
Monday, July 2, 2018
Monday, August 6, 2018
Wednesday, September 5, 2018*
Monday, October 1, 2018
Monday, November 5, 2018
Monday, December 3, 2018
Monday, January 7, 2018

- All regular Planning/Zoning Board of Adjustment meetings will begin at 7:00 PM on the first Monday of every month except where noted above.

Mr. Lazar made the motion, seconded by Mayor Altomonte. Board Approved. Motion Passed.

Applicant

Tight Right, LLC (Esposito's Pizza) – 930 Route 34 – Block 49, Lots 1 & 34
(*Site Plan Application*)

Mr. Irene has reviewed all documents and all notice materials seem to be in order.

Mr. Giunco on behalf of the applicant explains to the board that his client and Mr. Longette have come to an agreement to retain the number of seats that currently exist in the restaurant. Tight Right, LLC/ Espositos Pizza are satisfied with this agreement as it allows them to add and enlarge the kitchen area as proposed. They have revised the floor plan (exhibit A-7) to retain the existing 33 seats.

Mr. Gregory Bach, RA of Bach & Clark, LLC Architecture.

Mr. Irene advised Mr. Bach that he is still under Oath.

Mr. Clark describes to the board that the overall layout is staying the same. They are basically expanding the pizza oven area into part of the existing dining room. The additional space they will be gaining from the enclosed addition will be for the new seating area which will remain at 33 seats. Mr. Bach also explains that the restaurant will continue to be a one level structure. The proposed tower is an architectural element that will be used for storage. There will also be new signage that will be illuminated by gooseneck lighting.

Mr. Irene marks the revised floor plan as exhibit A-7

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Mr. Irene swears in Mr. Longette. Mr. Longette, owner of the adjacent Town Tire, expresses his concern that increasing the size of the kitchen will result in an increase of traffic at the site and the parking is still going to be an issue.

Mr. Irene swears in Mr. DiPasquale, Owner. Mr. DiPasquale testifies that the parking is mostly an issue on Friday evenings between the hours of 5 – 6 pm while Town Tire is still open for business. He stats that 80% of his business is pick-up and delivery and that the expansion of the kitchen will allow him to produce food quicker and reduce the wait time and improve the parking situation.

Mr. Irene states, for the record, that there are no other interested parties in attendance in regard to this matter.

Mr. Urciuoli makes a motion to approve the application, seconded by Mr. Lazar. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
Joseph Urciuoli
Timothy Moran
Guy Buckel
Paul Kelahan
Brain Livesey
John Lazar
Sharen LaPorte

Motion Passed.

Approval of Minutes

Chairman Butler requested a motion to approve the minutes from February 5, 2018. Mayor Altomonte made the motion, seconded by Mr. Urciuoli. Board agreed. Motion passed.

Adjournment

Chairman Butler requested a motion to adjourn. Ms. LaProrte made the motion, seconded by Mr. Lazar. The Board agreed. Motion passed.

The meeting was adjourned at 7:50 PM.



Cheryl Adamski
Recording Secretary