

**Minutes of the
Unified Planning/Zoning Board of Adjustment
January 8, 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 January 8, 2017 with Vice Chairman Timothy Moran 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. Vice Chairman Moran called the meeting to order at 7:10 PM.

Vice Chairman Moran requested everyone to stand for the Salute to the Flag.

On roll call the following members responded present:

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

Rickey Butler, Kurtis Roinestad and Justin Dapolito were absent.

Also present Pasquale Menna, acting Attorney and Robert Bucco, Planning/Zoning Board Engineer.

Pasquale Meena introduces himself as acting Attorney for tonights meet.

Pasquale Menna. Administered the Oath of office to the following members:

Joseph Altomonte as Class I Member of the Unified Planning/Zoning Board of Adjustments for a one-year term, said term to expire December 31, 2019.

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

Joseph Urciuoli as Class IV Member of the Unified Planning/Zoning Board of Adjustments for a four-year term, said term to expire December 31, 2021.

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Brian Livesey as Class II Member of the Unified Planning/Zoning Board of Adjustments for a two-year term, said term to expire December 31, 2019.

Sharen LaPorte as Class IV Alternate Member of the Unified Planning/Zoning Board of Adjustments for a one-year term, said term to expire December 31, 2018.

The board requested a motion to appoint the Attorney. Mayor Altomonte made a motion to nominate Michael A. Irene, Jr., Esq., seconded by Mr. Cannon. Vice Chairman Moran requested a roll call vote be taken.

Joseph Altomonte
Brett Cannon
Joseph Urciuoli
Timothy Moran
Guy Buckel
Paul Kelahan
Jerry Martin
Brian Livesay
John Lazar
Sharen LaPorte

Motion Passed.

The board requested a motion for nomination of Recording Secretary. Mr. Cannon made a motion to nominate Cheryl Adamski, seconded by Mayor Altomonte. Vice Chairman Moran requested a roll call vote be taken.

Joseph Altomonte
Brett Cannon
Joseph Urciuoli
Timothy Moran
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Sharen LaPorte

Motion Passed.

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The board requested a motion for nomination of Chairman. Mayor Altomonte made a motion to nominate Mr. Butler, seconded by Mr. Cannon, board agreed, motion passed.

The board requested a motion for nomination of Vice Chairman. Mr. Cannon made a motion to nominate Mr. Moran, seconded by Mayor Altomonte, board agreed, motion passed.

The board requested a motion for nomination of Secretary. Mr. Cannon made a motion to nominate Mr. Urciuoli, seconded by Mayor Altomonte, board agreed, motion passed.

The board requested a motion to appoint the Board Engineer. Mr. Cannon made a motion to nominate Robert W. Bucco, Jr., seconded by Mr. Buckel. Vice Chairman Moran requested a roll call vote be taken.

Joseph Altomonte
Brett Cannon
Joseph Urciuoli
Timothy Moran
Guy Buckel
Paul Kelahan
Jerry Martin
Brian Livesay
John Lazar
Sharen LaPorte

Motion Passed.

Pasquale Menna administered the Oath of office to Mr. Bucco.

Applicant

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

Mr. Menna 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 this site currently has 1392 existing square feet, indoor and outdoor seating, a total of 54 seats, and provides 15 on-site parking spaces. They are here tonight seeking variance relief to expand the building to include 453 additional square feet; 223' to the front of the building and 254' to the side. The purposes are to enlarge the kitchen/cooking area and enclosed the outdoor seating area. Exterior

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improvements will also be made to the building and to the parking. There will be a reduction of 1 parking space to allow for a new handicap parking spot that meets the required standards.

Mr. Menna swears in Mr. A.J. Garito, Jr. PE - Two River Engineering.

Mr, Menna marks exhibits -

Exhibit A-1 - Colored Rendering -Preliminary & Final Site Plan dated August 21, 2017

Exhibit A-2 - 6 Colored Photographs as property exists today

Mr. Garito describes to the board the details of the existing building and the proposed improvements to be made including the enclosure of the outdoor patio located on the northerly side of the building, and a small addition to the front of the building. He explains that the existing parking lot will be re-stripped and, an added compliant handicap parking space, which will reduce the parking to 14 spot instead of 15 that currently exist today. There will also be added landscaping in the front of the building where the proposed addition will be.

Mr. Bucco states that all requirements have been meet as stated in his review letter.

Mr. Menna swears in Mr. James Esposito. Mr. Esposito testifies before the board the operation of deliveries. He states that most deliveries are delivered to the north side of the building, where the dumpsters are located, with the exception to one that is made to the other side of the building. All deliveries are made in the early hours before the opening of the store. Mr. Menna questioned the total number of employees. Mr. Esposito reply's that he employees many part time employees as well as 8 full time employees. Mr. Giunco questions where his employees park. Mr. Esposito explains that during the day his employees park on the north side of the building and then they are moved to Mr. Longette's property (Town Tire) after his business has closed. At times his employees will also park around the corner on Shank Ave. Mr. Esposito believes that the expansion of his business will make his business more efficient. His costumers will not have to wait as long for their food and he will be able to get them in and out quicker. He is not looking to add more seats just adding more ovens to produce his food faster this, way his customers don't have to wait as long and this will also free up his parking spaces quicker.

Mr. Menna swears in Mr. Gregory Bach, RA of Bach & Clark, LLC Architecture, dated May 25.2017

Mr. Menna marks exhibits-

Exhibit A-3 - Existing Conditions Plan which includes 4 photographs dated May 25, 2017

Exhibit A-4 - Proposed Main Level Plan-dated November 28, 2017

Exhibit A-5 - Proposed Left, South Side, Elevation-dated November 28, 2017

Exhibit A-6 - Proposed Right, North Side, Elevation-dated November 28, 2017

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Mr. Garito describes to the board the details of the existing building and the proposed improvements to be made including the North side addition. This addition will get the walk in boxes out of the main kitchen area, putting them into the new addition area, freeing up space for equipment to expedite food production. The South side addition will include closing in the existing outside seating area for a four season seating area, as well as exterior elements such as metal awnings, added windows and a new store front entrance door. They will also be adding new signage on both sides as the building lit by gooseneck lighting.

Mr. Menna opens the floor for any interested parties that would like to make a statement at this time.

Mr. Menna swears in Mr. Salvatore Longette. Mr. Longette questions "where is everyone going to park" he states that he is the owner of Town Tire. At present there is not enough parking and granting this application will just make a bad situation worse. Mr. Bucco states that he would need to see whether or not there were any previous parking variances from previous resolution on the history of the site. Mr. Longette believes that if you increase the kitchen size then you also increase the traffic flow for pick-u because you can produce more food.

The board agrees that they need additional information on the history of the property and the past approved variances to make an informed decision. They agree to carry this matter to the next scheduled Planning/Zoning meeting.

Mr. Urciuoli makes a motion to carry this application to the Monday, February 5th meeting without further notice, seconded by Mr. Cannon. Board agreed. Motion passed.

Resolution(s) to be Memorialized

Ruofei Yoa & Martin Zhang – 95 Broad Street- Block 19, Lot 1
(*Variance Application*)

Mr. Moran requested a motion to adopt the resolution for Ruofei Yoa & Martin Zhang. Mr. Urciuoli made the motion, seconded by Mr. Buckel. Mr. Moran requested a roll call vote. A roll call vote was taken.

Yes:

Joseph Urciuoli
Guy Buckel
John Lazar

Motion Passed.

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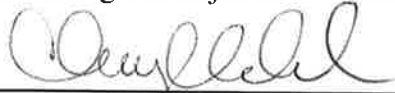
Approval of Minutes

Vice Chairman Moran requested a motion to approve the minutes from December 8, 2017. Mayor Altomonte made the motion, seconded by Mr. Urciuoli. Board agreed. Motion passed.

Adjournment

Vice Chairman Moran requested a motion to adjourn. Mr. Urciuoli made the motion, seconded by Mayor Altomonte. The Board agreed. Motion passed.

The meeting was adjourned at 9:00 PM.



Cheryl Adamski
Recording Secretary