

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
February 6, 2012  
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 February 6, 2012. The meeting was called to order at 7:00 PM by Chairman Kenneth Cassidy presiding. Chairman Cassidy called the meeting to order, pursuant to Section 5 of the Open Public Meetings Act that adequate notice of this meeting has been provided in the notice which was published in the *Asbury Park Press* on January 26, 2011, by sending notice to *The Independent*, and by posting.

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

Chairman Cassidy requested a roll call.

On roll call the following members responded present:

Yes:            Paul Buccellato  
                  Rickey Butler  
                  Kenneth Cassidy  
                  Andy Lopez  
                  Rochelle Malanga  
                  Robert Montfort  
                  Joseph Urciuoli

Angelo Gallego, Jr., John McKenna and Joseph Saporito were not in attendance.

Also present were Michael A. Irene, Jr., Esq., Planning Zoning Board Attorney and Philip A. Haderer, PE, CME, Planning Zoning Board Engineer.

Chairman Cassidy requested a motion to approve the minutes of January 4, 2012. Mr. Montfort made the motion, seconded by Mr. Urciuoli. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes:            Kenneth Cassidy  
                  Rochelle Malanga  
                  Robert Montfort  
                  Joseph Urciuoli

Abstain:        Rickey Butler

Non-Participating: Paul Buccellato  
                          Andy Lopez

Motion passed.

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**Resolutions**

**Emlerich, LLC – 126 Main Street, Block 24, Lots 3, 4, 6, 6.07, 7-9 (Variance)**

Chairman Cassidy read by title Resolution for Emlerich, LLC – 126 Main Street - Block 24, Lots 3, 4, 6, 6.07, 7-9 (*Variance*). Chairman Cassidy requested a motion to approve. Mr. Urciuoli made the motion, seconded by Mr. Cassidy. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes:                    Kenneth Cassidy  
                              Rochelle Malanga  
                              Joseph Urciuoli

No:                     Robert Montfort

Abstain:              Rickey Butler

Non-Participating: Paul Buccellato  
                              Andy Lopez

Motion passed.

**Applicants**

**Max Bezrodny – 46 Ravine Drive – Block 82, Lot 13.01 (Variance)**

Chairman Cassidy requested a motion to carry Mr. Bezrodny without renote to the May 7, 2012 meeting. Mr. Montfort made a motion, seconded by Mr. Urciuoli. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes:                    Kenneth Cassidy  
                              Paul Buccellato  
                              Rickey Butler  
                              Andy Lopez  
                              Rochelle Malanga  
                              Robert Montfort  
                              Joseph Urciuoli

Motion passed.

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**Discussion**

**Route 34 Rezoning**

John Maczuga, Planning Division Manager, T&M Associates brief the Board on the background of the south east corner of Route 34 and Broad Street, which includes a portion of the Henry Hudson Trail, which is currently a split zone of HID and IND. Mr. Maczuga's recommendation is to rezone to a mixed use, first floor retail, second floor residential, with shared parking (an analysis must be included) as below grade parking is cost prohibitive and structured parking expensive. Facilities of this type do not require much, if any, on-site recreation space. A maximum building height of 2-1/2 stories (45 feet).

The Board expressed concerns over more dense housing with lack of open space noting any site plan approval must address parking, including below grade, as well as setbacks and fencing with a final recommendation of 35 feet all around any building perimeter and a maximum building height of 45 feet. T&M will provide schematics with more exact setbacks.

Mr. Irene commented the Board look for less lot coverage, more green areas, buffers and setbacks in order to prevent excessive lot coverage by future applicants. He also suggested the Board review similar projects, i.e., Pier Village in Long Branch.

A follow-up special meeting was scheduled for 7:00 PM on March 19, 2012.

**Adjournment**

Chairman Cassidy requested a motion to adjourn. Mr. Buccellato made the motion, seconded by Mr. Montfort. The Board agreed. Motion passed.

The meeting was adjourned at 8:30 PM.

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Karen Wynne  
Recording Secretary