

**Minutes of the
Unified Planning/Zoning Board of Adjustment
March 5, 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 March 5, 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
 Angelo Gallego, Jr.
 Andy Lopez
 John McKenna
 Joseph Saporito
 Joseph Urciuoli

Ms. Malanga and Mr. Montfort 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.

Discussion

Café 34

Jonathan M. Heilbrunn, Esq., attorney for Café 34, LLC, 787 Route 34, Block 105, Lot 14, letter of February 23, 2012 requests the Board review fees and escrow as established by T&M Associates' letter of February 10, 2012. Mr. Irene informed the Borough's ordinance has a provision wherein the Board has the authority to determine by resolution if established escrow is sufficient, excessive or insufficient. After discussion, the Board determined the escrow sum established by T&M Associates does not appear to be excessive, was sufficient and appropriate, and should be maintained as established.

Ms. Malanga joined the meeting at 7:10 PM.

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Wilson Avenue Celltower

Chairman Cassidy related the Monmouth County Sheriff proposal to add new antennas to the existing Wilson Avenue Celltower, and to add an equipment shelter and backup generator at the base. The Board set the Applicant for the April 2, 2012 meeting.

Route 34 Rezoning

Mr. Irene distributed copies of the Long Branch Redevelopment Plan Design Guidelines Handbook, Part 1 - General Design Guidelines and Part 2 – Village Center at Pier, as a reference for the Board.

Chairman Cassidy distributed copy of the original site plans of the Applicant for the Route 34 and Broad Street site as provided by John Maczuga of T&M Associates. Mr. Buccellato reviewed plans with the Board citing previously approved areas; specifically, the catch basin a non-buildable portion of the project. Mr. Buccellato asked the Board to note the difference in setbacks from the original plans to those as discussed previously and also look at the density of the residential component.

Revised PZ Variance Application

Chairman Cassidy requested a motion to approve the previously distributed revised Planning/Zoning Board Variance Application. Mr. Buccellato made the motion, seconded by Mr. McKenna. Chairman Cassidy requested a roll call. A roll call vote was taken.

Yes: Paul Buccellato
 Rickey Butler
 Kenneth Cassidy
 Angelo Gallego, Jr.
 Andy Lopez
 Rochele Malanga
 John McKenna
 Joseph Saporito
 Joseph Urciuoli

Motion passed.

The Board requested Mr. Haderer to furnish sample ordinances to research and possibly establish a “short form” application to differentiate between residential and commercial applications.

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Approval of Minutes

Chairman Cassidy requested a motion to approve the minutes of February 5, 2012. Mr. McKenna made the motion, seconded by Mr. Buccellato. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato
 Rickey Butler
 Andy Lopez
 Rochele Malanga
 Joseph Urciuoli

Abstain: Kenneth Cassidy
 Angelo Gallego, Jr.
 John McKenna
 Joseph Saporito

Motion passed.

Adjournment

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

The meeting was adjourned at 7:40 PM.

Karen Wynne
Recording Secretary