

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
June 2, 2014  
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 2, 2014. 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 Independent on January 23, 2014 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  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Donna Gould  
Yes: Angelo Gallego, Jr.  
No: John McKenna  
Yes: Robert Montfort  
No: Joseph Saporito  
Yes: Joseph Urciuoli  
No: Rochelle Malanga  
No: Andrew Lopez  
Yes: Daniel Acquafredda

Also present were Michael A. Irene Jr., Esq., Planning Zoning Board Attorney and as of 7:10 pm, Robert W. Bucco, Jr., Planning Zoning Board Engineer.

**Approval of Minutes**

Chairman Cassidy requested a motion to approve the minutes of the May 5, 2014 meeting. Mr. Montfort made the motion, seconded by Ms. Gould. Chairman Cassidy requested a roll call vote. A roll call vote was taken with Gallego recusing himself.

Yes: Paul Buccellato  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Donna Gould  
Yes: Robert Montfort  
Yes: Joseph Urciuoli

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Yes: Daniel Acquafredda  
Motion approved.

**Resolutions to be Memorialized:**

1. Francisco & Sonya Matos – 107 Broad Street – Block 19, Lot 7 (Use Variance Relief)

Chairman Cassidy requested a motion to memorialize the Resolution. Mr. Montfort made the motion, seconded by Mr. Butler. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Donna Gould  
Yes: Robert Montfort  
Yes: Joseph Urciuoli  
Motion approved

Discussion:

Mr. Montfort expressed that there has been a change to the JSM @ Matawan Mixed Use Development (M.U.D.)

Mr. Irene stated that he has received a letter from Mr. Bucco indicating that there has been a unit count change and parking stall revisions. Mr. Irene explained that the Board would have three options. 1. There is no effect, 2. They would require the developer to come and explain the changes, 3. The developer might need to appear on notice and request a new variance.

Mr. Montfort made a motion to have Mr. Bucco review the changes and if he finds significant changes the Board will have to take a vote. Mr. Buccellato added that if a vote were required, a special meeting would be put in place to do so. Mr. Acquafredda seconded the motion.

Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato  
Yes: Rickey Butler  
Yes: Kenneth Cassidy  
Yes: Donna Gould  
Yes: Angelo Gallego, Jr.

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Yes: Robert Montfort  
Yes: Joseph Urciuoli  
Yes: Daniel Acquafredda  
Motion approved

Chairman Cassidy requested a motion to adjourn. Mr. Butler made the motion, seconded by Mr. Cassidy.

The board voted with all members in favor and the meeting was adjourned at 7:20 PM.

Respectfully submitted  
Nancy Jo Palermo  
Recording Secretary