

**Minutes of the
Unified Planning/Zoning Board of Adjustment
June 1, 2015
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 1, 2015. 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 29, 2015 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
No:	Rickey Butler
Yes:	Kenneth Cassidy
Yes:	Donna Gould
Yes:	Angelo Gallego, Jr.
Yes:	John McKenna
Yes:	Robert Montfort
Yes:	Joseph Saporito
No:	Joseph Urciuoli
Yes:	Daniel Acquafredda
Yes:	Andrew Lopez
No:	Rochelle Malanga

Chairman Cassidy requested a motion to approve the minutes of April 6, 2015. Ms. Gould made the motion. Mr. Acquafredda seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes:	Paul Buccellato
Yes:	Kenneth Cassidy
Yes:	Angelo Gallego, Jr.
Yes:	John McKenna
Yes:	Robert Montfort
Yes:	Joseph Saporito
Yes:	Daniel Acquafredda
Yes:	Andrew Lopez

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Motion approved.

Discussion:

James Murphy, 13 Lakeside Drive

The Board discussed Mr. James Murphy's request for "administrative changes" to previously approved plans.

Mr. Murphy was approved to build six foot fence, however he built a berm and measured the fence from the berm which resulted in making the fence higher. Mrs. Linda Geiring a Mr. Michael Lane, next door neighbors have complained about this fence obstructing their view.

Mr. Irene responded to this request in a letter to the Board. He advised the Board against handling this matter as "administrative changes" because of the all the circumstances at issue. He instead suggested that this matter should be considered to be more in the nature of an application to amend the previously granted approvals.

The Board members agreed with Mr. Irene and voted to not accept Mr. Murphy's request.

Chairman Cassidy requested a motion. Mr. Montfort made a motion, relative to the May 8, 2015 letter not to accept the request. Mr. McKenna seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato
Yes: Kenneth Cassidy
Yes: Mr. Butler
Yes: Angelo Gallego, Jr.
Yes: Ms. Gould
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito

Motion approved.

Edelman & Penn Realty Associates, LLC, 179-181 Main Street

This applicant previously obtained use variance relief, bulk variance relief and preliminary and final site plan approval in 2007.

The approvals at issue were extended by virtue of the "Permit Extension Act", which is to expire shortly. In a letter dated May 20, 2015, the Applicant now seeks a further extension.

They state that they were unable to sell due to the economic conditions.

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The Board agreed that the economic conditions were improving and therefore granting the applicant an extension would cause no substantial detriment to the Borough.

Chairman Cassidy requested a motion. Mr. McKenna made a motion to grant the applicant a one year extension until June 30, 2016. Mr. Montfort seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Paul Buccellato
Yes: Kenneth Cassidy
Yes: Mr. Butler
Yes: Angelo Gallego, Jr.
Yes: Ms. Gould
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito

Motion approved.

Master Redevelopment Plan

Mr. Butler spoke on behalf of the Master Plan subcommittee. He said that they feel that the sooner they precede and have a visual, the better chance of having other developers jump on board. Starting in parcels will help expedite the project. He also said that New Jersey Transit is on board with a parking garage, with businesses on the bottom and parking on top. He then explained that doing the whole transit area and breaking it down into phases creates the concept of a high-density mixed use development.

Mr. Montfort mentioned that traffic will be a big problem, to which Mr. Butler responded that this has been done in other areas and been successful.

Mr. Montfort questioned why they have to phase the Master Plan.

Mr. Acquafredda said that this was because it was what the experts recommended.

Mr. Montfort then said, we don't want the developers to do what they want instead of what we want.

Mr. Cassidy commented that commercial won't come if you don't bring residential.

Mr. Buccellato says that he doesn't think this will generate that much additional traffic.

Ms. Gould asked what the next step will be.

Mr. Butler replied that the subcommittee is meeting again this coming Wednesday. He said that tonight's comments were to give the Board a brief summary of the goals.

Mr. Montfort also mentioned the ugly wires in town and expressed hope that this would be addressed.

Mr. Acquafredda said that the developer they have met with says this will be a forty million dollar investment in infrastructure.

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Adjournment

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

The board voted with all members in favor and the meeting was adjourned at 7:35 PM.

Respectfully submitted,
Nancy Jo Palermo
Recording Secretary