

**Minutes of the
Unified Planning/Zoning Board of Adjustment
November 2, 2015
7:05 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 November 2, 2015. The meeting was called to order at 7:05 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
Yes: Rickey Butler
Yes: Kenneth Cassidy
Yes: Donna Gould
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito -as of 7:06
Yes: Joseph Urciuoli
Yes: Daniel Acquafredda -as of 7:10
No: Rochelle Malanga

Also present were Michael A. Irene, Jr., Esq., Planning Zoning Board Attorney and Robert W. Bucco, Jr., Planning Zoning Board Engineer.

Mrs. Linda Giering and Mr. Michael Lane were in attendance; Mr. Irene told them there was nothing on the agenda pertaining to them. They left the meeting.

Chairman Cassidy requested a motion to approve the minutes of October 5, 2015. Ms. Gould made the motion. Mr. McKenna seconded it. 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: John McKenna

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

Mr. Montfort wanted to know what the status of Straight Line Auto, 83 Freneau Avenue was. Mr. Irene explained that the applicant would need to request to be put on an agenda if he is requesting an extension of time on his Resolution.

Mr. Buccellato made a motion to have Mr. Irene submit a letter to Mr. Kalma in regards to Straight Line's intent before the Board considers an extension. Mr. McKenna 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: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Motion approved.

Mr. Buccellato asked Mr. Irene if would submit an annual report this year. After some discussion, it was decided that Mr. Irene would send the document to Mr. Urciuoli via email and Mr. Urciuoli would look at it to determine if would do the work.

Applicant(s):

Rolando & Theresa Pitre- 1 Fierro Avenue-Block 115, Lot 12.01 (Site Plan Variance)

Mr. and Mrs. Pitre came before the Board for a variance. Mr. Irene informed the Board that the Pitre's were now in possession of all the white cards showing that sufficient notice had been provided.

The Pitre's were sworn in and their plot plans, survey and pool grading's dated 6/3/15 and revised 10/7/15 by Mr. Richard Heuser were put into evidence as A-2. Mr. Bucco was also sworn in.

The Pitre's explained that they bought their home four years ago and as their family has grown, they have outgrown the house and would like to expand it.

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Mr. Saporito asked how many bedrooms there were and was told three.

Mr. Montfort asked if the driveway will be all pavers and was told yes.

Mr. Bucco said the Board must to know how they will remove the existing driveway and install the new pavers.

Mr. Pitre explained that there is a 20 x 30 concrete patio which will remain and the 12 x 25 paver block patio will be removed.

Mr. Montfort asked if the existing pool and decking was included in the calculations and Mr. Bucco replied that has been.

Mr. Urciuoli questioned if they were paving from the street to the right and if it would be paved just past the one car garage, also if there would be a curve put in. Mr. Pitre replied yes and that it will be a circular driveway.

Mr. Urciuoli then asked if there was a maximum curve, to which Mr. Bucco replied that fifteen to eighteen feet was the general curve.

Mr. Acquafredda asked if the house would look the same from the front and was answered yes.

Mr. Cassidy asked if there were any questions from the public or Board members and there was none.

Chairman Cassidy requested a motion. Mr. Urciuoli made a motion to approve the application for a C variance subject to Mr. Bucco's approval. Mr. Saporito seconded it. 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: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito

Motion approved.

Mr. Pitre asked what will happen next.

Mr. Irene explained that a resolution will be prepared and submitted to the Board. Once it is adopted, Mr. Pitre will present the revisions and then publish a notice of determination and bring that and the resolution to the construction office where he will be issued the necessary permits.

Transit Station Redevelopment Plan with T&M Associates, Stan Slachetka & Nicholas Dickerson

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Mr. Buccellato told the Board that he had requested Mr. Stan Slachetka and Mr. Nicholas Dickerson, Planners with T&M Associates address the Board to discuss and explain the proposed amendment of the Transit Station redevelopment plan to determine if the Board believes it is consistent with the Master Plan.

Mr. Irene swore in Mr. Stan Slachetka and Mr. Nicholas Dickerson, Planners with T&M Associates.

Mr. Slachetka told the Board there were four basic sections to the plan.

First: Provisions for residential and commercial parking

Second: Higher density multi-family residential dwelling with an elevation to provide a view.

Third: Transition towards lower density residential.

Forth: Open Space elements in recreational area such as a memorial to the Shark Attack.

Mr. Slachetka explained that there are environmental restraints such as wetlands and also there are sections owned by New Jersey Transit

We are trying to promote private acquisitions rather than public ones in order to make a community he said.

Mr. Cassidy asked for questions.

Mr. Montfort asked why the lake was overlaid with green

Mr. Slachetka explained that the green is used to identify Open Space and only shows the redevelopment area.

Then Mr. Montfort said the density states twenty four dwelling places per acre, are these numbers realistic he asked? Yes, replied Mr. Slachetka.

He also asked why there is no Open Space at the end of Dock Street where the Shark Attack actually took place.

Mr. Bucco replied that he can ask the Developers to put it in.

Mr. Slachetka said it was in the document.

Mr. Montfort replied that it must say it in both places.

Mr. Irene said if they show mid density of Phase III to add Open Space that would be acceptable.

Chairman Cassidy requested a motion. Mr. Saporito made a motion to approve the Transit Station Redevelopment Plan amendment with revisions as directed by the Board. Mr. Urciuoli seconded it. Chairman Cassidy requested a roll call vote. A roll call vote was taken.

Yes: Rickey Butler

Yes: Kenneth Cassidy

Yes: John McKenna

Yes: Robert Montfort

Yes: Joseph Saporito

Yes: Joseph Urciuoli

Yes: Daniel Acquafredda

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Motion approved

Adjournment:

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

The board voted with all members in favor and the meeting was adjourned at 8:15 PM.

Respectfully submitted,
Nancy Jo Palermo
Recording Secretary