

**Minutes of the
Unified Planning/Zoning Board of Adjustment
November 7, 2016
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 November 7, 2016 with Chairman Rickey Butler presiding. Pursuant to Section 5 of the Open Public Meetings Act, adequate notice of this meeting has been provided by publishing notification in *The Independent* on January 14, 2016, by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:00 PM requesting a roll call.

On roll call the following members responded present:

Yes: Joseph Altomonte
 Charles Ross
 John McKenna
 Joseph Urciuoli
 Rickey Butler
 Timothy Moran
 Brett Cannon
 Joseph Saporito
 Raymond Ayling

Joseph Urbano and Kenneth Cassidy were absent.

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

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

Approval of Minutes

Chairman Butler requested a motion to approve the minutes of October 3, 2016. Mr. Altomonte made the motion, seconded by Mr. Ayling. Board agreed. Motion passed.

Applicant(s)

*Trevor Kiss/Woman's Club of Matawan – 199 Jackson Street - Block 37, Lot 10
(Variance Application)*

Mr. Irene confirms that he has reviewed the notice materials and they are in order. Mr. Irene asks if there are any issues with the notice materials. No comment.

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Mr. Irene swears in Mr. Bucco

Mr. McKenna recused himself due to his wife being a member of the Woman Club.

Mr. Butler asks if anyone would like to testify on the merits of the free-standing sign installation at the Woman's Club of Matawan.

Lawrence Latrell appeared before the board representing both Mr. Trevor Kiss and the Woman's Club of Matawan. Mr. Latrell explains that Mr. Kiss is a minor and is presently on vacation with his family and is not capable of testifying. He also explains that Mr. Kiss is in the process of earning his Eagle Scout rank and this is an Eagle Scout project. They are before the board requesting variance relief for the installation of a second Woman's Club sign that would be visible from Main Street. The current sign is located on Jackson Street, which is not visible from Main Street. The building is set back from Main Street with a parking lot located in front. The sign needs to be larger in area size and higher than the ordinance allows. If they comply with the ordinance, the sign would be obstructed. Mr. Irene marks supplied survey of proposed location of sign as Exhibit A-1. He also marks a rendering of proposed sign as Exhibit A-2. Mr. Irene makes clear that Mr. Kiss is an Eagle Scout and is doing this as part of his Eagle Scout project requirements. Mr. Latrell confirms this is correct and also advises the board that the town has waived the municipal fee based on those grounds.

Mr. Irene suggests that the president of the Woman's Club testify for the record since Mr. Kiss is unable to testify himself.

Catherine Savolaine – 7 Edgemere Drive, Matawan. Mr. Irene swears in Mr. Savolaine. Mrs. Savolaine explains that she has come to know Trevor Kiss through his mother and grandmother who are both members of the Woman's Club of Matawan. Mr. Kiss approached the Woman's Club to see if there were any projects needing to be done that would qualify as an Eagle Scout project. They suggested he beautify the side of the building that faces Main Street. The buildings front door faces Jackson Street, making their official address 199 Jackson Street, however the building has a side that faces Main Street. They want to place a free standing wooden sign on the side of the building that faces Main Street advertising the Woman's Club to people driving past. There is currently a free-standing sign that faces Jackson Street that is not visible from Main Street. The proposed sign that they are requesting would be located to the left of two large double door that face Main Street. The sign could not be installed closed to Main Street because the Woman's Club does not own the property it is owned by Bedle Funeral home and is used as a parking lot. The sign also needs to be higher to clear an existing concrete wall that differentiates the two properties. The area of the proposed sign measures 24' and is necessary to be visible from Main Street.

Mr. Irene questions that the survey, marked as Exhibit A-1 submitted back in December of 2010, continue to accurately depict the conditions of the property. Mrs. Savolaine responds, yes.

Mr. Irene asks that the proposed location of the sign, marked exhibit A-2, is still accurate? Mrs. Savolaine asks to see the rendering then responded yes.

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Mr. Irene questions if the sign will be lit or have any kind of lighting. Mrs. Salvoliane responds, not as this time.

Mr. Urciuoli questions if Bedle Funeral home allows the Woman's Club to utilize their parking lot? Mrs. Salvoliane responds that they have asked the funeral home to use their parking lot if they are hosting a large fundraiser. Their building does have a parking lot that has 88 parking spaces but during large events they sometimes do have to ask Bedle funeral home to use their parking lot. They are always gracious and do allow them to use it but they do not use it for their regular club meetings.

Mr. Urciuoli question that the sign does not mention "parking in the rear".

Mrs. Salvoliane confirms that is true. Mr. Urciuoli asks if it can become an issue with guest thinking that is the parking lot for the Woman's Club. Mr. Latrell responds that if that becomes an issue in the future they could always attach another sign underneath that advises that parking for the Women's Club is located on Jackson Street.

Mr. Canon advised the board that the parking lot does have signs that indicate the lot is for Beadle Funeral Home parking only.

Mr. Irene confirms that this application is for a variance relief due to the size and height of the sign. Mr. Bucco confirms that he has identified at least 5 variances that they would need to have the sign installed. Mr. Irene states, that if the board see fit to grant relief, it is in conjunction with the variances. Also include a provision for a reference for an amended site plan. Mr. Bucco questions if the sign has already been made. Mrs. Savoliane responds yes. Mr. Bucco states that due to the building being located in the Downtown Preservation District of Matawan they would also need relief from the letter, style and color of the sign.

Mr. Butler opens the floor for public comment. Several people came forward.

Joseph Mullaney, 36 Edgemere Drive was sworn in. He states that the Borough of Matawan and the attorney have waived their fees based on this being an Eagle Scout project. He is requesting the board pass on his request that the escrow fee of \$600 be waived or cut down to support the endeavor of the Eagle Scout program. The savings would benefit underprivileged children work on merit badges to accomplish towards rank of Eagle.

Mary Schuller, 10 Church Street was sworn in. She states that she is located 200 feet from the Woman's Club and is 100% supportive and happy for the instillation of this new sign.

George Ford was sworn in. Mr. Ford states that he is the grandfather of Trevor Kiss and explains how proud he is of his grandson. He explains the effort and hard work that his grandson puts in to become an Eagle Scout. He will do whatever it takes and asks the board to do whatever it takes to grant this approval.

Mr. Butler requests a motion. Joseph Urciuoli makes a motion to approve the variance for sign height, setback, total number of free-standing signs at two (2), amended site plan approval to

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include the reference to the sign subject to include requirements set forth by the board engineer review letter, general conditions otherwise imposed by the board, relief for the lettering as depicted on exhibit A-2 as well as color of the sign; maroon background with white and gold lettering. Seconded by Mr. Ayling. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
 Charles Ross
 Joseph Urciuoli
 Ricky Butler
 Timothy Moran
 Brett Cannon
 Joseph Saporito
 Raymond Ayling

Motion Passed.

Mr. McKenna rejoined the dais @ 7:25PM

Interglobal Construction – 2 Church Street – Block 29, Lot 22.01, and 68B Wyckoff Street – Block 29, Lot 21.03 (Extension of Current Resolution)

Mr. Irene related to the board that this is a minor site plan/lot line adjustment. The board granted the minor site plan approval and adopted a resolution back in April of this year. Under the statute the applicant has 190 day to perfect. The deeds have been done and reviewed on several occasions. The applicant has addressed all conditions and is awaiting approval from the county, which they received within the last two weeks. Now they are good to go but are beyond the 190 days. They are asking for an extension of time in which to perfect.

Mr. Irene suggests, that with the upcoming holiday approaching, they grant the extension to 90 days. Let the deeds be signed and get them back to Karen Wynne, the Borough Clerk, to be recorded. Mr. Irene has brought the deeds with him tonight to be signed.

Mr. Butler requests a motion to grant extension. Mr. Cannon makes the motion, seconded by Mr. McKenna. Mr. Butler requests a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
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Resolution to be Memorialized

Interglobal Construction – 2 Church Street – Block 29, Lot 22.01, and 68B Wyckoff Street – Block 29, Lot 21.03 (90 Day Extension)

Mr. Irene advised that the board made the motion to grant the extension to review the resolution, if satisfactory, they can move to adopt the resolution subject to the board signature.

Mr. Butler requests a motion to approve the resolution. Mr. Altomonte makes the motion, seconded by Mr. Cannon. Mr. Butler requests a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
 Charles Ross
 John McKenna
 Joseph Urciuoli
 Ricky Butler
 Timothy Moran
 Brett Cannon
 Joseph Saporito
 Raymond Ayling

Adjournment

Chairman Butler requested a motion to adjourn. Mr. Urciuoli made the motion, seconded by Mr. Ayling. The Board agreed. Motion passed.

The meeting was adjourned at 7:37 PM.

(Signature on File)



Cheryl Adamski
Recording Secretary