

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
July 6, 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 July 6, 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  
                  Joseph Urbano  
                  Charles Ross  
                  John McKenna  
                  Rickey Butler  
                  Brett Cannon  
                  Raymond Ayling  
                  Kenneth Cassidy

Timothy Moran, Joseph Saporito and Joseph Urciuoli were absent.

Also present were 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.

**Applicant(s)**

Lombardo & Co., LLC – 145-147 Broad Street – Block 34, Lots 6 & 7  
(*Application for Minor Subdivision/Site Plan Application [2 One Family Homes]*)

Mr. Kalma, Esq., representing the Applicant, provided an overview of the Application for two one family homes stating this is for a minor subdivision for two single family homes. There are no variances required as it is conforming in all bulk and all use applications. With regards to the June 20, 2016 PZ Engineer letter the applicant is agreeing with complying with those terms and is only a minor adjustment on Item E technical requirements No. 2 site plan item b7A referencing landscaping for three single family homes as this a carryover from the previous application for three single family homes. The application includes a two car garage and a doublewide driveway for parking. Mr. Bucco informed of a few outstanding waiver items for completeness: Structures, wooded areas, topography, streets, easements, water courses, right of ways, elevations and contours. All of these items have been adequately addressed and which,

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from an engineering standpoint, Mr. Bucco has no objection to. Mr. Irene related to the Board these waiver items are to deem the Application as complete in order for the Board to hear the Application.

Chairman Butler requested a motion to deem the Application as complete. Mr. McKenna made the motion, seconded by Mr. Altomonte. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  Charles Ross  
                  John McKenna  
                  Rickey Butler  
                  Brett Cannon  
                  Raymond Ayling  
                  Kenneth Cassidy

Motion passed.

Mr. Irene swore in Joseph Lombardo, 11 Michele Avenue, Old Bridge, NJ 08851. Mr. Lombardo is the owner of Lombardo & Co., LLC. A minor subdivision plan consisting of two sheets prepared by Richard K. Heuser, PE & LS, dated June 10, 2016 marked as Exhibit A-1. Mr. Irene also cited a Drainage Report prepared by Richard K. Heuser, PE & LS dated June 13, 2016 marked as Exhibit A-2. The Application is for a fully confirming minor subdivision with no variance. Though by Statute no notice is required it is noted the Applicant did publish but did not notice the 200' property owners, and, for this Applicant, same is not required.

Mr. Lombardo is the contract/purchaser for the property. The Application is to readjust the lot lines for two existing vacant lots to build a single family home on each lot, each property consisting of four bedrooms, a two car garage and double wide driveway for four off-street parking spaces per lot. The Applicant agrees to comply to all comments in the Board's Engineer June 20, 2016 letter, intends to perfect the subdivision by the filing of deeds with the County, and will comply with all County requirements for curb cuts and road resurfacing after construction is complete. Chairman Butler asked the Board for any questions for the Applicant. Mr. McKenna asked the square footage of each home. Mr. Lombardo, replied, approximately 2,400 square feet. Mr. Urbano asked if these homes are similar to those built by Lombardo & Co. on Ryers Lane. Mr. Lombardo, replied, yes, but slightly smaller. Mr. Irene confirmed there were requested variances. Chairman Butler opened the floor for public comment. There were no comments.

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Chairman Butler requested a motion to approve the Application for Minor Subdivision/Site Plan Application [2 One Family Homes]. Mr. Altomonte made the motion, seconded by Mr. Cannon. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  Charles Ross  
                  John McKenna  
                  Rickey Butler  
                  Brett Cannon  
                  Raymond Ayling  
                  Kenneth Cassidy

Motion passed.

**Resolution(s) to be Memorialized**

*Doug & Cathy Hrehowesik – 93 Ravine Drive – Block 77, Lot 13  
(Approval of Bulk Variance Relief)*

Chairman Butler requested a motion to approve the Resolution Granting Approval of Bulk Variance Relief. Mr. Altomonte made the motion, seconded by Mr. Cannon. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes:            Joseph Altomonte  
                  Joseph Urbano  
                  Charles Ross  
                  John McKenna  
                  Rickey Butler  
                  Brett Cannon  
                  Raymond Ayling  
                  Kenneth Cassidy

Motion passed.

*A&B Key Collision DBA Key Auto Body – 20 Main Street – Block 1, Lot 14.01  
(Variance Application)*

Chairman Butler requested a motion to approve the Resolution for Variance Application. Mr. McKenna made the motion, seconded by Mr. Altomonte. Chairman Butler requested a roll call vote. A roll call vote was taken.

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Motion passed.

*Lombardo & Co., LLC – 145-147 Broad Street – Block 34, Lots 6 & 7  
(Denial of Application for Site Plan & Variance Application [3 One Family])*

Chairman Butler requested a motion to approve the Resolution of Denial of Application for Site Plan and Variance for Three One Family Homes. Mr. Altomonte made the motion, seconded by Mr. Cannon. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte  
Joseph Urbano  
Brett Cannon  
Raymond Ayling

Motion passed.

**Discussion**

*Edelman & Penn Realty Associates, LLC – 181 Main Street – Block 35, Lot 6  
(Request for Extension of Approval)*

The Applicant sent a letter requesting an Extension of Approval. Chairman Butler and Mr. Irene had procedurally discussed the 2007 Application; Mr. Irene informed the Application was for use and bulk variance as well as preliminary and final site plan approval to allow the development of the property with a single mixed use structure containing professional office and retail space, and residential apartments. The Board granted a one year extension in 2015. Mr. Irene reviewed the Permit Extension Act. The Board elected not to act on the Applicant's letter of request for Extension and require them to appear before the Board for a formal hearing. Mr. Ross made the motion, seconded by Mr. Ayling. Chairman Butler requested a roll call vote. A roll call vote was taken.

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Motion passed.

*Laurdan Realty, LLC – 126 Broad Street (Colonial Plaza) – Block 50, Lot 16  
(Request for Extension)*

Mr. Irene acknowledged receipt of a letter by Salvatore Alfieri, Esq. on behalf of Laurdan Realty similar to the previous matter Requesting an Extension of Approvals adopted on June 7, 2010 for bulk variance relief and preliminary site plan approval. The Board elected not to act on the Applicant's letter of request for Extension and require them to appear before the Board for a formal hearing. Mr. McKenna made the motion, seconded by Mr. Ross. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte  
Joseph Urbano  
Charles Ross  
John McKenna  
Rickey Butler  
Brett Cannon  
Raymond Ayling  
Kenneth Cassidy

Motion passed.

**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes of May 2, 2016. Mr. Cannon made the motion, seconded by Mr. Altomonte. Board agreed. Motion passed.

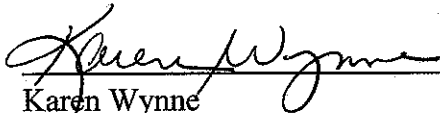
Chairman Butler requested a motion to approve the minutes of June 6, 2016. Mr. Cannon made the motion, seconded by Mr. Ross. Board agreed. Motion passed.

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**Adjournment**

Chairman Butler made a motion to adjourn, seconded by Mr. Ross. The Board agreed. Motion passed.

The meeting was adjourned at 7:25 PM.

  
\_\_\_\_\_  
Karen Wynne  
Acting Recording Secretary