

**Minutes of the
Unified Planning/Zoning Board of Adjustment
March 6, 2017
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 March 6, 2017 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 26, 2017, by sending notice to the *Asbury Park Press*, and by posting. A copy of said Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of said Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Chairman Butler called the meeting to order at 7:05 PM.

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

Chairman Butler requested a roll call. On roll call the following members responded present:

Yes: Joseph Altomonte
 Kurtis Roinestad
 Brett Cannon
 Joseph Urciuoli
 Rickey Butler
 Timothy Moran
 Guy Buckel
 Paul Kelahan
 Jerry Martin
 Justin J. Dapolito
 Deana Gunn
 John Lazar

Kenneth Cassidy was absent.

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

Applicant

*Deborah Taluba – 45 Fierro Avenue – Block 116, Lot 11
Variance Relief*

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. Mr. Irene also states, for the record, that there is no one in attendance other than the applicants.

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Mr. Irene swears in Mr. Bucco and Mr. and Mrs. Taluba.

Mr. Irene marks exhibits submitted to the board.

Exhibit A-1 – Survey, Exhibit A-2 – Pool Typographic Plan and Exhibit A-3 – Soil Erosion Plan.

Mr. Taluba explains to the board that he has submitted an application for the installation of an in-ground pool and the application has been denied due to lot coverage. The proposed lot coverage is 32% whereas 30% is the maximum allowed in subject zone therefore, a lot coverage variance is required. Mr. Taluba testifies that the pool dimensions are 17 feet x 33 feet with a 3 feet concrete surround and a small patio off to the side to allow for a seating area. He also explains that he lives in a single family dwelling with an attached garage with a single driveway.

Mr. Bucco advised the board that the applicant has complied with the ordinance and have done everything that was required. For the record he questions Mr. Taluba about the lighting around the pool and if it will have any effect it may have on his neighbors. Mr. Taluba states that there will be one light at the pool but no flood lighting or elevated lighting fixtures.

Mr. Irene states that there are no interested parties present therefore he did not open the floor for public comment.

Mr. Urciuoli made the motion to approve the variance relief, seconded by Mayor Altomonte. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
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Motion passed.

Approval of Minutes

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Chairman Butler requested a motion to approve the minutes of February 6, 2017. Mayor Altomonte made the motion, seconded by Mr. Urciuoli. Board agreed. Motion passed.

Adjournment

Chairman Butler requested a motion to adjourn. Brett Cannon made the motion, seconded by Mayor Altomonte. Motion Passed.

The meeting was adjourned at 7:15 PM.



Cheryl Adamski
Recording Secretary