

**Minutes of the
Unified Planning/Zoning Board of Adjustment
December 4, 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 December 4, 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 7:03 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
 Guy Buckel
 Rickey Butler
 Deana Gunn
 John Lazar

Timothy Moran, Paul Kelahan, Jerry Martin, Justin Dapolito and Kenneth Cassidy were absent.

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

Discussion

James & Susan Murphy – 13 Lakeside Drive – Block 115, Lot 30
(*Variance Application*)

This matter has been carried over to the January 8, 2018 meeting for discussion. Once the new board is re-constituted in January, a new date can be set.

Applicant(s)

Tight Right, LLC (Esposito's Pizza) - 930 Route 34 - Block 49, Lots 1 & 34
(*Site Plan Application*)

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Matter will be carried to January 8, 2018 in order for the applicant to perfect notice, by serving the NJDOT.

Mayor Altomonte made a motion to carry this application to the January 8, 2018 Planning/Zoning meeting seconded by Mr. Cannon. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
 Kurtis Roinestad
 Brett Cannon
 Joseph Urciuoli
 Rickey Butler
 Guy Buckel
 Deana Gunn
 John Lazar

Motion Passed.

Yoa & Maring Zhang - 95 Broad Street – Block 115, Lot 30
(*Variance Application*)

This is a D Variance (Use Variance) Application, therefor, Class I and Class III members, Mayor Altomonte and Mr. Cannon are asked to step down.

Mr. Irene swears in Mr. Bucco

Mr. Irene states that all notice materials seem to be in order and for the record that there are no objectors or interested parties present in regard to this matter.

Mr. Irene swears in Mr. Zhang.

Mr. Irene explains to Mr. Zhang that there are only six (6) voting member present tonight to hear his application. Because this is a use variance application, the law requires five (5) affirmative votes, therefor he needs five (5) votes out of six (6) for approval. He asks Mr. Zhang if he would like to proceed with only six (6) members present. Mr. Zhang states that he understands and would like to proceed.

Mr. Irene marks into evidence, as Exhibit A-1, a survey prepared by Jack L. Heid of William Heid Associates, Inc. that was submitted with the application.

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Mr. Zhang testifies that he acquired the property in May of 2017. He states that property is improved with a single-family residence and a business office. He indicates that he is seeking approval to convert the mixed structure into a two-family dwelling. He also states that the property is located across the street from a municipal parking lot and that there is no on-site parking at the dwelling for the new unit.

Mr. Urciuoli asks if there will be any changes to the exterior of the dwelling. Mr. Zhang responds, no.

The board questions the parking, asking if there is any curb cutout for a driveway for the new unit. Mr. Zhang explains that this is an older home and if there once was access from Little Street to the garage located at the back of the property, it no longer exists today.

Mr. Irene states that there are no objectors or interested parties present regarding this matter.

Mr. Urciuoli made a motion to approve the D (1) use variance relief in an R-51 zone, seconded by Ms. Gunn. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Kurtis Roinestad
 Joseph Urciuoli
 Rickey Butler
 Guy Buckel
 Deana Gunn
 John Lazar

Motion Passed.

Mayor Altomonte and Mr. Cannon return to the dais.

Resolution(s) to be Memorialized

JSM @ Matawan Phase II, LLC - Broad Street Plaza- Block 40, Lot 6.01
(*Variance Application*)

Mr. Butler requested a motion to adopt the resolution for JSM @ Matawan, Broad Street Plaza. Mr. Lazar made the motion, seconded by Ms. Gunn. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Kurtis Roinestad
 Joseph Urciuoli
 Rickey Butler

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Guy Buckel
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Motion Passed.

Approval of Minutes

Chairman Butler requested a motion to approve the December 4, 2017 meeting minutes. Mr. Urciouli made the motion, seconded by Mr. Lazar. Board agreed. Motion passed.

Adjournment

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

The meeting was adjourned at 7:30 PM.



Cheryl Adamski
Recording Secretary