

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
May 1, 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 May 1, 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 7:00 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  
                  Guy Buckel  
                  Paul Kelahan  
                  Jerry Martin  
                  Deana Gunn  
                  John Lazar

Timothy Moran, 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.

**Applicant**

Jason Haldeman – 375 Forrest Avenue – Block 80, Lot 5  
(*Variance Application*)

Mr. Irene confirms that both Mr. Haldeman and Mr. Bucco, which were sworn in at the April 3, 2017 meeting, remain under oath.

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Mr. Irene states that subsequent to April 3, 2017 meeting Mr. Haldeman has submitted a revised plan. Mr. Irene marks this as exhibit A-6, a survey prepared by Robert M. Horvath from Brunswick Surveying, Inc. dated April 12, 2017.

Mr. Haldeman testifies, as requested by the board, he has presented a new survey clarifying what is proposed with adding the new garage and driveway and altering of the existing walkway to the house. The survey also shows lot coverage percentage including the existing driveway that he would like to keep.

Mr. Bucco states that all the correct dimensions are shown on the new survey. He explains to the board that the lot coverage is in fact 37%, where he originally stated 48% on his review, admitting it was a typing error. The lot coverage at 37% now conforms within the borough ordinance therefore no lot coverage variance is needed. Mr. Haldeman is now requesting relief for two driveways, the ordinance only allows for one driveway per residential lot.

Mr. Irene states that there are no objectors or interested parties in attendance.

Mr. Haldeman explains to the board that he would like to keep the existing driveway that leads up to an attached garage located below the house. He points out that there are retaining walls located along both sides of the existing driveway and that the driveway is "sub-grade" as it leads to the attached garage below the dwelling. He also states that the entrance to the existing driveway is located at the end of a dead end street. The board notes that the house is located in the center of the property. The existing driveway is located to the left of the dwelling and provides access to the garage located under the house. The applicant proposed to construct a new larger garage at the other end of the property with a new straight-line driveway to allow access to the new garage. The board grants the variance relief to permit two driveways at the subject property.

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

Yes: Joseph Altomonte  
Kurtis Roinestad  
Brett Cannon  
Joseph Urciuoli  
Rickey Butler  
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Motion passed.

**Discussions**

Straight Line Automotive – 83 Frenue Avenue – Block 120, Lot 3  
*(Request for an additional extension of Site & Variance Approval for maximum allowed by law)*

This will be the last and final extension granted. Under the Municipal land use law only three (3) separate - (1) year extensions, are permitted by law.

Mr. Irene explains the applicant originally obtained a “D” variance relief, bulk variance relief and site plan approval to allow for the expansion of the existing automotive repair facility at the property. The board granted this extension back in 2012. The applicant is now requesting an additional extension of time to comply with previous approvals.

The board finds that this is the second extension request by this applicant, the second extension was granted back in 2016. The board grants the third and final extension of time, which shall run for a period of one (1) year from April 1, 2017 through March 31, 2018.

Mr. Urciuoli made the motion to grant the approval of a one (1) year extension, dated April 2017 through March 31, 2018, seconded by Mayor Altomonte. Mr. 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  
Paul Kelahan  
Jerry Martin  
Deana Gunn

Motion Passed

**Approval of Minutes**

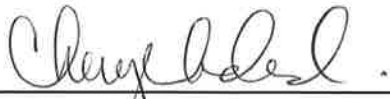
Chairman Butler requested a motion to approve the minutes of April 3, 2017. Mayor Altomonte made the motion, seconded by Mr. Butler. Board agreed. Motion passed.

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**Adjournment**

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

The meeting was adjourned at 7:25 PM.



Cheryl Adamski  
Recording Secretary