

**Minutes of the
Unified Planning/Zoning Board of Adjustment
November 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 November 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 7:00 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
 Jerry Martin
 Justin J. Dapolito
 Deana Gunn
 John Lazar

Timothy Moran, Paul Kelahan 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(s)

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

Mr. Salvatoree Alfieri on behalf of the applicant states they are here today for an amended site plan approval and relief from a condition of approval with regard to proposed signage at the site.

Mr. Irene swears in Mr. Bucco.

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Mr. Irene marks the following exhibits, submitted by the applicant, into evidence: Façade Sign Location Plan, Broad Street Plaza, prepared by Bradford J. Aller, P.E., of EP Design Services, dated 8/2/17, Marked as exhibit A-1), Sign Details for the Edge of Matawan, prepared by Forman Sign Company, dated 3/1/17, marked as exhibit A-2 and a photograph of a project identification sign similar to the proposed sign, located at the applicant's building in Somerville, NJ, marked A-3.

Mr. Irene swears in Mr. Ronald Aulenbach, Director of Engineering for the applicant. Mr. Aulenback advises the board that two-mounted signs are proposed to be located above the leasing center at the site. He indicates that the Leasing Center sign, as depicted in the plans, requires no relief. The sign will be 3 feet in area. The second sign will be 22 feet in area. Mr. Aulenback states that the proposed "Edge" sign will be internally illuminated. He states the proposed location of the sign on the building, above the leasing center, precludes the ability to install goose neck lighting to illuminate the sign. He also states that that the proposed sign will be set back 37 feet from the street.

Mr. Irene states for the record that there are no objectors or interested parties present in regard to this matter.

The board finds that relief can and should be granted to allow the proposed internally illuminated project identification sign.

Mr. Urciuoli made a motion to approve the signage, seconded by Mr. Martin. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Kurtis Roinestad
 Joseph Urciuoli
 Rickey Butler
 Jerry Martin
 Justin J. Dapolito
 Deana Gunn
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Mayor Altomonte and Mr. Cannon recuse themselves from the vote.

Discussion

James & Susan Murphy – 13 Lakeside Drive – B115, Lot 13
(Rescheduling of application meeting date)

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Mayor Altomonte made a motion to carry this matter to the February 5, 2017 regular Planning/Zoning meeting date, seconded by Mr. Cannon. Board approved. Motion Passed.

Approval of Annual Report, drafted by Joseph Urciuoli.

Mr. Irene states that Mr. Urciuoli has drafted the Annual Report. Mr. Butler asks if everyone has had a chance to review. Mayor Altomonte made a motion to accept, seconded by Mr. Cannon. Board Approved. Motion Passed.

Approval of Minutes

Chairman Butler requested a motion to approve the November 6, 2017 meeting minutes. Mr. Urciuoli made the motion, seconded by Mr. Cannon. 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