

**Minutes of the
Unified Planning/Zoning Board of Adjustment
March 5, 2018
7:00 PM**

The 2018 Reorganization 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 5, 2018 with Chairman Ricky 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 24, 2018, by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:00 PM.

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

On roll call the following members responded present:

Yes: Kurtis Roinestad
Joseph Urciuoli
Ricky Butler
Jerry Martin
Justin Dapolito
Brain Livesey
John Lazar
Sharen LaPorte

Also present Michael Irene, Attorney

Board members Joseph Altomonte, Brett Cannon, Timothy Moran, Guy Buckel and Paul Kelahan were absent. Mr. Robert Bucco, Planning/Zoning Board Engineer was also absent.

Discussion

April 12, 2018 Scheduled Planning/Zoning Board Meeting
(*Cancelation due to lack of agenda*)

Chairman Butler made a motion to cancel the April 12, 2018 Unified Planning & Zoning Board of Adjustments meeting date due to lack of agenda, seconded by Mr. Urciuoli. Board agreed. Motion passed.

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

Mr. Lazar made a motion to carry this matter to the May 7, 2018 regular Planning/Zoning meeting date, seconded by Mr. Dapolito. Board approved. Motion Passed.

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Resolution(s) to be Memorialized

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

Mr. Giunco, on behalf of the applicant asked the board to consider Specific Condition #4 of the Resolution which states “the tower area of the expanded building being used for storage purposed only; there shall be no seating or other occupancy within the tower area of the building”. Mr. Guinco feels this specific condition should not be required to be a deed restriction on the title.

Mr. Irene explains to the board that Deed Restriction serve to put prospective buyers on notice as to the obligation and limitations of the specific condition and can be modified or released in the future if needed.

Mr. Urciuoli states the specific conditions on the deed is important for future buyers, to make them aware and should be recorded.

Mr. Urciuoli makes a motion to adopt the resolution as written, seconded by Mr. Lazar. Mr. Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urciuoli
Brain Livesey
John Lazar
Sharen LaPorte

Motion Passed.


Approval of Minutes

Chairman Butler requested a motion to approve the minutes from March 5, 2018. Mr. Urciuoli made the motion, seconded by Mr. Roinestad. Board agreed. Motion passed.

Adjournment

Chairman Butler requested a motion to adjourn. Mr. Roinestad made the motion, seconded by Mr. Martin. The Board agreed. Motion passed.

The meeting was adjourned at 7:40 PM.



Cheryl Adamski
Recording Secretary