

**Minutes of the
Unified Planning/Zoning Board of Adjustment
July 2, 2012
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 July 2, 2012. The meeting was called to order at 7:02 PM by Chairman Kenneth Cassidy presiding. Chairman Cassidy called the meeting to order, pursuant to Section 5 of the Open Public Meetings Act that adequate notice of this meeting has been provided in the notice which was published in the *Asbury Park Press* on January 26, 2011, by sending notice to *The Independent*, and by posting.

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

Chairman Cassidy requested a roll call.

On roll call the following members responded present:

Yes: Paul Buccellato
Yes: Rickey Butler
Yes: Kenneth Cassidy
Yes: Angelo Gallego, Jr.
Yes: Andy Lopez
Yes: Rochelle Malanga
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli

Also present were Michael A. Irene, Jr., Esq., Planning Zoning Board Attorney and Philip A. Haderer, Planning Zoning Board Engineer.

Applicants

Applicants:

1. Monmouth County Sheriff- 76-78 Wilson Avenue (Celltower) – Block 119, Lots 1 & 62 (*Capital Review*) – Documentation previously distributed at the March 5, 2012 PZ Board meeting.

The applicant requested to carry the application to the August 2012 meeting as T-Mobile attorney James Pryor stated that he did not have the list of *Aberdeen* properties that are within 200 feet of the area in question. He said that they were not notified of this list until

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June 29, 2012. No one appeared on behalf of Monmouth County Sheriff.
Mr. Montfort made a motion to carry it subject to re-notification to the Aberdeen residents only and Mr. McKenna seconded the motion.
The board voted with all members in favor.

Resolutions to be Memorialized:

1. Appointment of Nancy Jo Palermo as Recording Secretary for the Unified Planning & Zoning Board

Mr. Montfort made a motion to approve the resolution and Mr. Gallego seconded. The following roll call vote was taken:

Abstain: Paul Buccellato
Yes: Rickey Butler
Yes: Kenneth Cassidy
Yes: Angelo Gallego, Jr.
Yes: Andy Lopez
Yes: Rochelle Malanga
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Saporito
Yes: Joseph Urciuoli

Motion approved.

2. McEvoy Investments, LLC – 12 Orchard Street – Block 34, Lot 21 (*Variance*)

Mr. Montfort made a motion to approve the resolution and Mr. Urciuoli seconded. The following roll call vote was taken:

Yes: Paul Buccellato
Yes: Rickey Butler
Yes: Kenneth Cassidy
Yes: Angelo Gallego, Jr.
Yes: Andy Lopez
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Motion approved.

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

Mr. Montfort made a motion to approve the revised resolution and Mr. Urciuoli seconded. The following roll call vote was taken:

Recuse: Paul Buccellato
Yes: Rickey Butler
Yes: Kenneth Cassidy
Yes: Angelo Gallego, Jr.
Yes: Andy Lopez
Yes: Rochelle Malanga
Yes: John McKenna
Yes: Robert Montfort
Yes: Joseph Urciuoli

Motion approved.

Other business:

Route 34 Rezoning:

Mr. Irene asked the Board if they were ready to make a decision on the Mixed Use Development District.

Mr. Montfort indicated that he now needed time to review the entire revised draft before making a decision on this.

The Board agreed to bring back the planner to address these revisions and vote on the application.

Lot coverage Definition:

Mr. Montfort brought in copies of the draft ordinance to revise the definition of lot coverage that the Board had reviewed and copies of the ordinance that was approved by the Mayor and Council. He explained that the revised wording that was approved is now more confusing than the original wording and is not in correct English. By trying to exempt certain coverage, the wording is now more confusing. It would have been better to keep the existing wording and just increase the permitted coverage percentage. The Mayor and Council need to re-address this ordinance.

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Adjournment

Chairman Cassidy requested a motion to adjourn. Mr. Buccellato made the motion, seconded by Mr. Saporito.

The board voted with all members in favor and the meeting was adjourned at 7:25 PM.

Respectfully submitted
Nancy Jo Palermo
Recording Secretary