

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
February 4, 2019  
7:00 PM**

The 2019 Regulatory 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 February 4, 2019 with Vice Chairman Timothy Moran 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 15, 2019, by sending notice to the *Asbury Park Press*, and by posting. Vice Chairman Moran called the meeting to order at 7:05 PM.

Vice Chairman Moran requested everyone to stand for the Salute to the Flag.

Vice Chairman Moran requested a roll Call.

On roll call the following members responded present:

Yes: Kurtis Roinestad  
Deana Gunn  
Joseph Urciuoli  
Timothy Moran  
Guy Buckel  
Paul Kelahan  
Jerry Martin  
Brian Livesey  
John Lazar  
Justin Dapolito

Joseph Altomonte, Rick Butler and Sharen LaPorte were absent.

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

**Resolution(s) to be Memorialized**

*Planning Zoning Board Attorney*

Vice Chairman Moran requested a motion to adopt the Resolution to authorize execution of the contract for Planning Zoning Board Attorney – Michael A. Irene, Jr., Esq. Mr. Urciuoli made the motion, seconded by Mr. Lazar. Board agreed. Motion Passed.

*Planning Zoning Board Engineer*

Vice Chairman Moran requested a motion to adopt the Resolution to authorize execution of the contract for Planning Zoning Board Engineer – Robert W. Bucco, PE. Mr. Lazar made the motion, seconded by Mr. Urciuoli. Board agreed. Motion Passed

*Planning Zoning Secretary*

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Vice Chairman Moran requested a motion to adapt the Resolution appointing the Planning Zoning secretary – Cheryl Adamski. Mr. Urcioule made the motion, seconded by Mr. Buckel. Board agreed. Motion Passed.

**Applicant(s)**

Andrew Scibor – 226 Main Street – Block 29, Lot 30  
*(Major Site Plan w/Bulk & Use Variances)*

Mr. Irene states that this application includes D variance relief therefore he asks that his Class I and Class III board members step down as well as board member Kurtis Roinestad who resides within 200 feet of the subject property and will recuse himself.

Mr. Dante Alfieri, Esq., representing the applicant addresses the board. Mr. Alfieri explains that they are here tonight seeking major site plan approvals with use and variances. He will have 3 professionals who will provide testimony on behalf of the applicant.

Mr. Irene swears in Mr. Bucco board engineer.

Mr. Irene confirms that he has reviewed the notice materials and they seem to be in order. Mr. Irene asks if there are any issues with the notice materials. No comment.

Mr. Alfieri introduces Partick Lesbirel, a New Jersey licensed architect. Mr. Lesbirel was sworn in and the board accepts his credentials.

Mr. Irene marks the following exhibits received for the boards consideration: A-1 Floor Plans and Elevations prepared by Patrick Lesbirel consisting of 5 sheets, dated 1/10/19 last revised 1/20/19.

Mr. Lesbirel explains that the building has fell into a bit of disrepair, which they hope to address by repainting, re-touching up façade to bring it back to the standard of what it originally was in its original state. They will identify areas that have to be replaced to match what was existing on the structure. New windows or storm windows will be installed and bay windows will be provided for the basement apartments. The proposed layout for the basement area will consist of 2 units; unit one will be 578 square feet, one bedroom apartment, Unit 2 will be a 596 square foot studio apartment. Each unit will include its own bathroom and kitchen areas. The basement will also include a common laundry room and a mechanical /sprinkler room. The first floor will consist of 2 units; both of which will be studio apartment and the first level of a two-story apartment located in the rear. The second floor will consist of one unit; a one-bedroom apartment, and the second level of the two-story unit in the rear. The third level will consist of a two-bedroom apartment. Mr. Lesbirel states that the layout of the building was designed to maintain as much of its historic nature and to be as minimally invasive as possible.

The board questions the actual structure of the dwelling. Mr. Lesbirel states that the structure of the building is in sound condition. There is some cracking due to expansion and contraction from the cold resulting in the dwelling not having heat for many years.

The board questions the repairs and materials being used on the exterior of the building.

Mr. Lesbirel responds that this dwelling has never fallen under the historic registry therefore historical grants may not be used to finance this project. Once they identify the areas that have to be replaced they

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can either replace in kind, which would meet historic standards or with more readily available materials that can be maintained and has a longer warranty. Mr. Lisbriel states that he has checked and he has not been able to find this dwelling on the state historical registry. The board asked that it be re-visited for its historical status. The board also questions the other historical elements on the property; the brick fence structure, the stepping-stone once used for the carriages and the slate. Mr. Lesbirel responds that the only changes to the property will be parking to provide for the tenants, which will be located in the large grassy area in the rear.

Mr. Irene states that with the question of whether this building is historic or not, it makes sense to find out the exact status. He refers to an exhibit that he was able to locate from proceeding 10 years ago when this building was proposed to be an office building. An interested party submitted into evidence a document from the NJ Office of Cultural and Environmental Services, Historic Preservation, Individual Structure Survey Form, which he marked into evidence as Exhibit B-1.

Mr. Lisbirel proceeds to discuss the proposed egress windows and their compliancy, he also states that the building will be equip with a full sprinkler system in order to meet the code requirement. Mimi split HVAC units, which look like small radiators, will be installed in each unit that will provide both heating and cooling.

Mr. Irene questions whether or not storage will be available for the tenants. Mr. Lisbirel responds that no storage has been addressed at this time. He also states that there is a garage and an old school house located at the rear of the property that can possibly be used as storage for the tenants. Mr. Bucco replies that the school house has been ear marked to be removed and the garage is marked as parking for the tenants to meet the parking requirement.

Mr. Moran opens the floor to the public for any questions for the architect.

Marcy Reilly-224 Main St., located next door to the subject property. Mr. Irene swears in Ms. Reilly. Ms. Reilly states that an underground oil tank, which was located between the subject property and her own, was removed many years ago. Since this removal the basements would flood during heavy rainfall. She questions how they plan to address the water issue once these apartments are constructed. In response Mr. Lisbirel states that he has never seen water in the basement but will address this issue.

Vice Chairman Moran announces that they will resume after a five (5) minute break.

On roll call the following board member responded present:

Yes: Joseph Urciuoli  
Timothy Moran  
Guy Buckel  
Paul Kelahan  
Jerry Martin  
Brian Livesey  
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Mr. Moran again opens the floor to the public for any questions for the architect.

Regina Hawn, 222 Main Street also questions the water issue and if the paving of the parking lot will affect the drainage. Lynne Kosbucki, First Street, Keyport, NJ questions why they are not pursuing SHIPO (State Historic Preservation Office) and why there is an enormous rush now to get this project done. William Rielly, 224 Main Street questions if the basement level windows will align with the driveway curb line.

Mr. Irene states that with the legitimacy of the historic status, parking and storage status the board should decide if they want to proceed with this application tonight.

Mr. Urciuoli makes a motion to carry this application to the March 4, 2019 regulatory meeting date, without the need to re-notice, seconded by Mr. Buckel. Vice Chairman Moran requests a roll call vote. A roll call vote was taken.

Yes: Joseph Urciuoli  
Timothy Moran  
Guy Buckel  
Paul Kelahan  
Jerry Martin  
Brian Livesey  
John Lazar  
Justin Dapolito

Motion Passed.

Kurtis Roinestad- 205 Jackson Street-Block 237 Lot 12  
Minor Subdivision

The applicant submitted into evidence; Exhibit A-1, Minor Subdivision Plat, prepared by Robert T. Kee, Jr. PE & LS dated 9/16/17, last revised 10/25/19. The applicant, Mr. Roinestad, testifies in support of the application. He states that this is a lot line adjustment. The two properties at issue are located adjacent to one another. The driveway, or part thereof, serving Lot 12 encroaches onto Lot 10. He proposes to remove approximately 225.6 square feet of land area from lot 10 and incorporate into adjacent lot 12 to eliminate this driveway encroachment. Mrs. Quinn, a representative from The Women's Club, who is the neighboring property owner, confirms that the Club consents to this application.

Mr. Urciuoli made the motion to approve this minor subdivision, seconded by Mr. Kelehan. Vice Chairman Moran requests a roll call vote. A roll call vote was taken.

Yes: Deana Gunn  
Joseph Urciuoli  
Timothy Moran  
Guy Buckel  
Paul Kelahan  
Jerry Martin

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Brian Livesey  
John Lazar  
Justin Dapolito

Motion Passed.

**Approval of Minutes**


Vice Chairman Moran requested a motion to approve the minutes of December 3, 2018. Mr. Urciouli made the motion, seconded by Mr. Livesey. Board agreed. Motion passed.

Vice Chairman Moran requested a motion to approve the minutes of January 7, 2019. Mr. Urciouli made the motion, seconded by Mr. Kelehan. Board agreed. Motion passed.

**Adjournment**

Vice Chairman Moran requested a motion to adjourn. Ms. Gunn made the motion, seconded by Mr. Urciouli. The Board agreed. Motion passed.

The meeting was adjourned at 9:00 PM.

  
Cheryl Adamski  
Recording Secretary