

**Minutes of the
Unified Planning/Zoning Board of Adjustment
Via Teleconference
June 1, 2020
7:00 PM**

A 2020 Regulatory meeting of the Unified Planning/Zoning Board of Adjustment of the Borough of Matawan, New Jersey was held via Videoconference, 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 Asbury park Press* on May 21, 2020, by sending notice to the *Independent on May 19th, 2020*, and by posting. Chairman Butler called the meeting to order at 7:00PM.

Chairman Butler announced, the board will conduct regular borough business as listed on the June 1, 2020 Meeting Agenda, a copy of which was posted on the Borough's website at www.matawanborough.com, Chairman Butler asked member of the board to please state their name when speaking. The opportunity for public comment will be announced during the teleconference. All public comments shall be held until such time, and as individual recognized. When recognized, please state your name and address.

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

Chairman Butler asked everyone to stand for a Moment of Silence.

Chairman Butler requested the members of the board respond "present" for the roll call.

On roll call the following members responded present:

Yes: Joseph Urciouli
Ricky Butler
Guy Buckel
Kathleen Sporer
Paul Kelehan
George Ciupinski

Absent – Joseph Altomonte, Sharen Laporte, Brett Cannon, Jerry Martin, Timothy Moran and Kurtis Roinestad.

Present – Ronald D. Cucchiaro Esq., Planning/Zoning Board Attorney and Louis J. Ploskonka PE, Planning/Zoning Board Engineer

Applicant(s)

Stoehen & Kelly Ludwinski – 9 Sutphin Avenue, Block 119, Lot 13
(Plot Grading Plan Variance Application)

The applicant testified that he proposes to install an in-ground swimming pool with concrete surrounding the majority of the perimeter. The existing fence and gate are to remain. He describes the subject property, as a single-family dwelling, with a detached garage, located at on the corner of Sutphin Ave and

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Center Ave to be a narrow corner lot. The applicant is requesting a variance for lot coverage, 40% lot coverage is proposed where 30% lot coverage is permitted. A second variance is required for the installation of a swimming pool within 30 feet of a street line.

Chairman Butler opens the hearing to the public for questions. Desmon Figueroa, 4 Sutphin Ave, which is located across the street, questions the time line of installation with regard to the heavy machinery that will be used. Mr. Ludwinski replies that he understood that the use of the heavy machinery would be for one day.

Mr. Urciouli request a motion to approve the application, seconded by Mr. Buckel. Chairman Butler requested a roll vote. A roll call vote was taken.

Yes: Joseph Urciouli
Ricky Butler
Guy Buckel
Paul Kelehan
George Ciupinski

Resolution(s) to be Memorialized

Chris & Michele DeVanney – 20 Ryers Lane – Block 114, Lot 13
(Approval of De-Annexation)

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

Yes: Joseph Urciouli
Ricky Butler
Guy Buckel
Paul Kelehan
George Ciupinski

Amended Resolution

Mirsad & Ariana Mila – 9 Liberty Street – Block 85, Lot 1
(Variance Application)

Mr. Cucchiaro, Esq explains to the board that the applicant submitted a plan depicting a proposed 34.6% lot coverage and the application form inadvertently stated 31.9% lot coverage. The Board approved the plan depiction the 34.6% but the memorializing resolution cited 31.9% contained on the application. Therefore, the board will need to approve the corrective resolution approving the change.

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Chairman Butler requested a motion to approve the amended resolution. Mr. Urciouli made the motion, seconded by Mr. Butler. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urciouli
Ricky Butler

Approval of Minutes

Chairman Butler requested a motion to approve the minutes of March 2, 2020. Mr. Urciouli made the motion, seconded by Mr. Buckel. Board agreed. Motion passed.

Adjournment

Chairman Butle rrequested a motion to adjourn. Ms. Sporer made the motion, seconded by Mr. Buckel. The Board agreed. Motion passed.

The meeting was adjourned at 7:25 PM.



Cheryl Adamski
Recording Secretary

