

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
April 5, 2021  
7:00 PM**

A 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 March 2, 2021, by sending notice to *The Independent* on January 10, 2021 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 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 7:00PM.

Chairman Butler announced, the board will conduct regular borough business as listed on the April 5, 2021 Meeting Agenda, a copy of which was posted on the Borough's website at [www.matawanborough.com](http://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. Members of the public commenting during a remote meeting shall not act in any manner to disrupt the meeting. If a member becomes disruptive during the meeting, the Chair or designee shall mute the microphone of the disruptive member. Any continued disruption may result in that person being prevented from speaking during the meeting or being removed from the remote meeting. Disruptive conduct includes, but is not limited to, sustained inappropriate behavior such as shouting, interruption, and/or the use of profanity.

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  
Brett Cannon  
Joseph Urciuoli  
Rickey Butler  
Jerry Martin  
Guy Buckel  
Paul Kelahan  
Kathleen Sporer  
Kurtis Roinestad  
George Ciupinski

Absent – Sandy Johns

Present – Ronald D. Cucchiaro Esq., Planning/Zoning Board Attorney. Louis J. Ploskonka PE CME, and James Lambert PE, Planning/Zoning Board Engineers.

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**Applicant(s)**

Casey Builders – 9 Spring Street – Block 29, Lots 11, 5.01, & 12.01  
(2 Bulk Variance Applications)

Richard K. Heuser, P.E. & L.S. professional land surveyor, licensed in the State of New Jersey was sworn in and the board accepted his credentials. Mr. Heuser describes the existing site, which is located at 9 Spring Street, near the intersection of Jackson Street in the R-50 I Zone. The present lot is currently empty. A two-story, single family dwelling is proposed with driveway access onto Spring Street. The applicant is requesting two (2) variances; lot width (45.16 where 50' is required) and lot area (4,091 DF where 6,000 is required)

The plan submitted appears to indicate that the fence and driveway of the adjacent lot 10 encroach on the subject parcel (Lot 11) as well as the shed of adjacent lot 9.

After multiple testimonies from neighboring properties with concerns about water drainage and property line disputes, the board has decided to carry this application to the June 7, 2021 scheduled meeting. All neighboring properties with property line disputes are suggested to supply their surveys to Borough Hall for board review.

Mr. Urciouli makes a motion to carry this application to the June 7, 2021 scheduled meeting, seconded by Mr. Cannon. Chairman Butler requests a roll call. A roll call vote was taken.

Yes: Joseph Altomonte  
Brett Cannon  
Joseph Urciouli  
Rickey Butler  
Jerry Martin  
Guy Buckel  
Paul Kelahan  
Kathleen Sporer  
Kurtis Roinestad  
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**Discussion Item**

Public Law 2021 (A-2785/S2607) – Amendment to Municipal Land Use Law requiring any amendment to the Land Use Plan element of the Municipal Master Plan to include “Climate Change Related Hazard Vulnerability Assessment.

**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes of February 2, 2021. Mr. Cannon made the motion, seconded by Mr. Urciouli. Board agreed. Motion passed.

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**Adjournment**

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

The meeting was adjourned at 8:30 PM.



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Cheryl Adamski  
Recording Secretary

