

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
May 3, 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 Vice Chairman Sporer 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 April 10, 2021, by sending notice to *The Independent* on April 8, 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. The meeting was called to order at 7:10 PM.

Recording Secretary Cheryl Adamski announced, the board will conduct regular borough business as listed on the May 3, 2021 Meeting Agenda, a copy of which was posted on the Borough's website at [www.matawanborough.com](http://www.matawanborough.com). Cheryl Adamski 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.

Salute to the Flag.

On roll call the following members responded present:

Yes: Joseph Altomonte  
Sharen Laporte  
Joseph Urciuoli  
Guy Buckel  
Paul Kelahan  
Kathleen Sporer  
Kurtis Roinestad  
George Ciupinski  
Sandy Johns

Present – Ronald D. Cucchiaro Esq., Planning/Zoning Board Attorney.  
James Lambert PE, Planning/Zoning Board Engineers.

**Applicant(s)**

Guy & Stephanie Buckel – 14 Chestnut Drive – Block 65.02, Lot 43  
(*Variance Application*)

Joseph Altomonte and Guy Buckel have recused themselves from this application.

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Mr. Cucchiaro swears in Mr. & Mrs. Buckel. The applicants are seeking variance relief to permit construction of a PVC perimeter fence on top of a (3) three feet high retaining wall. The fence will stand (6) feet in height where four (4) feet is allowed by Borough Code.

The applicant, Guy Buckel, testified that an existing wall on the subject property had been extended in order to square off the property line. He explained that he is now seeking to construct a six (6) foot high perimeter fence. Mr. Buckel opined that the fencing would be visually attractive and help to facilitate other improvements in the neighborhood.

The hearing was opened to the public at which time Bogdan Stapinski of 16 Chestnut Drive testified that he supported the application.

Mr. Urciouli makes a motion to grant approval of the application, seconded by Ms. Laporte. A roll call vote was taken.

Yes: Sharen Laporte  
Joseph Urciouli  
Paul Kelahan  
Kathleen Sporer  
Kurtis Roinestad  
George Ciupinski  
Sandy Johns

Gus & Marie Kotsianas – 9 Poet Drive – Block 123, Lot 74  
*(Site Plan w/Variance Application)*

Mr. Cucchiaro swears in Mr. Kotsianas. The applicant testifies the he is seeking variance approval to construct a front porch addition within the front yard facing Poet Drive, thereby extending the existing roof line to a distance that is 35.7 feet to the street line where 40' is required. The current front yard setback is 37.7 feet, which constitutes a pre-existing, non-conformity. He stipulates that he would not enclose the porch area. He also states that the proposed porch would help beautify the subject property.

There were no members of the public expressing any interest in this application.

Mr. Urciouli makes a motion to grant approval of the application, seconded by Ms. Laporte. A roll call vote was taken.

Yes: Joseph Altomonte  
Sharen Laporte  
Joseph Urciouli  
Guy Buckel  
Kathleen Sporer  
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Peter Hegel – 5 Edgewater Drive – Block 108, Lot 13  
(*Variance Application*)

Mr. Cucchiaro swears in Mr. Hegel. Mr. Hegel testifies that he is seeking variance approval to construct a new wood deck to replace an existing deck at the rear of his property facing Lake Lefferts. The proposed deck will have a 72.25' setback to Lake Lefferts where 100 feet is required. The existing deck is set back 83.67 feet from Lake Lefferts. This is an existing non-compliant condition.

There were no members of the public expressing any interest in this application.

Ms. Laporte makes a motion to grant approval of the application, seconded by Mr. Buckel. A roll call vote was taken.

Yes: Joseph Altomonte  
Sharen Laporte  
Joseph Urciuoli  
Guy Buckel  
Paul Kelahan  
Kathleen Sporer  
Kurtis Roinestad  
George Ciupinski  
Sandy Johns

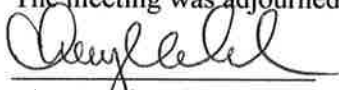
**Approval of Minutes**

Vice Chair Sporer requested a motion to approve the minutes of April 5, 2021. Mr. Buckel made the motion, seconded by Mr. Urciuoli. Board agreed. Motion passed.

**Adjournment**

Vice Chairman Sporer requested a motion to adjourn. Mr. Urciuoli made the motion, seconded by Mr. Buckel. The Board agreed. Motion passed.

The meeting was adjourned at 8:48 PM.

  
Cheryl Adamski  
Recording Secretary