

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
June 12, 2023  
7:00 PM**

A 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, NJ on June 12, 2023, with Chairman George Ciupinski 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 January 13, 2023, by sending notice to *The Independent* 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 Ciupinski called the meeting to order at 7:00PM.

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

Chairman Ciupinski requested a roll Call.

On roll call the following members responded present:

Yes: Joseph Altomonte  
Sharen Laporte  
Deana Gunn  
Joseph Urciuoli  
George Ciupinski  
Kurtis Roinestad  
Kathleen Sporer  
Sandy Johns  
Adeel Salam

Absent – Ricky Butler

Present: Ron Cucchiaro, Planning/Zoning Board Attorney and  
Lou Ploskonka PE, Ronald J. Reinertsen PP, AICP - Planning/Zoning Board Engineer.

**Applicant(s)**

**Marcia Reilly – 9 Spring Street – Block 29, Lots 5.01, 11, 12.01  
(Preliminary & Final Site Plan with Variances)**

Salvatore Alfieri Esq. counsel for the applicant address the board and states that this proposed application is an isolated undersized lot case. He will have one witness, Engineer Robert Kee. There have been By Sell letters mailed out on March 15, 2023 which have had no responses. A copy of his letter has been introduced into evidence as Exhibit A-1.

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Mr. Cucchiaro swears in Robert Lee, Engineer/Planner for the applicant. The board accepts Mr. Kee's credentials.

M. Kee describes the location of the property and surrounding area. The property is located in the R-50 I (Single-Family Residential) Zone District. The applicant is proposing to construct a new single-family detached dwelling with accessory driveway at 9 Spring Steet, Block 29, Lots 5.01&12.01. The dwelling will consist of a 611 square foot first floor and a 298 square foot second floor (loft area). The property itself narrows from front to back, with a rear lot line of 38.66' long. The proposed home will meet minimum yard requirements and shall provide a 12' wide driveway in the front yard area. The lot size does not meet the bulk standards for a R-50 I Zone so variance relief is being requested. Waivers are also being requested for not providing a garage. Google Earth Ariel shots were also provided and marked as Exhibit A-2.

Ron Reinersten, CME, informs the board that the applicant is asking for (4) completeness waivers. Mr. Cucchiaro advises the board to take a vote on granting these submission waivers to allow the application to continue.

Mr. Urciuoli made the motion to grant the submission waivers, seconded by Mr. Roinestad. Chairman Ciupinski requested a roll call vote. A roll call vote was taken.

Yes: Sharen Laporte  
Deana Gunn  
Joseph Urciuoli  
George Ciupinski  
Kurtis Roinestad  
Kathleen Sporer  
Adele Salam

No: Joseph Altomonte  
Paul Kelahan

Motion Passed.

Mr. Cucchiaro swears in John Lanaz. Mr. Lanaz testifies that his father-in-law acquired the property in 1996 and that an existing structure that was on the subject property was removed prior to that date. His father-in-law lived in the house at the corner of Jackson and Spring Street, Blk 29, Lot 10. The subject property (vacant lot) was then used as a garden.

In response to the questions regarding the past ownership of the properties and if they were in common ownership at one point, title research will need to be done to determine the history.

This application will be carried to the July 10, 2023, Planning Zoning Meeting to allow Mr. Alfieri to research the history of the property. There will be no further notice to residence.

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**Emlenrich LLC – 114-116 Main Street - Block 6, Lot 20-23  
(Preliminary & Final Site Plan with Variances)**

Mr. Alfieri address the board and states that further changes have been made to the architectural plans in response to comments from the board at the June May 1, 2023 hearing. The revised architectural plans were submitted to the board on May 25, 2023.

Mr. Alfieri introduces Christiano Pereira, AIA, Mr. Pereira introduces a rendering dated June 12, 2023 as Exhibit A-4. He testifies that changes have been made to the lower level of the building, mainly to the retail space, corner of the building and parking in response to the board comments. Mr. Pereira explains that the end of the building was being vacated to provide a loading zone and trash enclosure. He explained that the vacated portion was a two-story space as part of the parking garage that had the height for trucks to turnaround at the end of Maiden Lane. Mr. Pereira also stated that the turnaround area would now be thirty-five (35) feet wide. The trash room and an elevator lobby were also now located near the loading zone. Mr. Pereira next testified that there had not been any changes to the residential floors or the roof, however, changes had been made to the elevation resulting from the board's comments. Mr. Pereira introduced a Revised A-200 Sheet of the Architectural Plans as Exhibit A-5. He stated that corbels were now provided along the Maiden Lane facade carried from the Main Street façade and that there would be signage for the retail spaces and the building address.

The hearing was then opened to the public at which time Charles Dunn, owner of 112 Main Street, expressed his concern with impact that the building would have on the stormwater drainage at the rear of his property. The Board's Professionals had advised that the Applicant had agreed to comply with the latest Stormwater Management Ordinance. Mr. Alfieri also represented that there were no easements permitting stormwater to flow onto either the Applicant's property or Mr. Dunn's property. Mr. Dunn also expressed his concern with maintaining safe access to his property during construction. The Applicant had agreed to have a pre-construction meeting with Mr. Dunn to coordinate construction and Mr. Dunn's concerns regarding access.

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

The board has received, reviewed and considered various exhibits and reports regarding this application.

Mr. Urciuoli made the motion to accept this application with, seconded by Mr. Roinestad. Chairman Ciupinski requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urciuoli  
George Ciupinski  
Paul Kelahan  
Kurtis Roinestad

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Kathleen Sporer  
Adele Salam

Motion Passed.

**Resolution(s)**

**Spring Development Group, LLC – 334 Main Street, Block 47.02, Lot 3  
*Preliminary & Final Site Plan with Variances***

Chairman Ciupinski requested a motion to approve the resolution. Mr. Urciuoli made the motion, seconded by Ms. Sporer. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

**William Cox – 27 Fierro Avenue (block 115, Lakeside Drive, Steven Rossidis)  
*Minor Subdivision – Extension Request***

Chairman Ciupinski requested a motion to approve the resolution. Mr. Urciuoli made the motion, seconded by Ms. Sporer. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

**Adjournment**

Chairman Ciupinski requested a motion to adjourn. Mr. Urciuoli made the motion, seconded by Mr. Roinestad. The Board agreed. Motion passed.

The meeting was adjourned at 9:10 PM.



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Cheryl Adamski  
Recording Secretary