

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
July 11, 2022  
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 July 11, 2022 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 January 13, 2022, 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 Butler called the meeting to order at 7:00PM.

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  
Sharen Laporte  
Joseph Urciuoli  
Rickey Butler  
Guy Buckel  
Paul Kelahan  
Kathleen Sporer  
George Ciupinski  
Sandy Johns

Absent – Paul Kelahan and Kurtis Roinestad

Present: Ronald D. Cucchiaro Esq., Planning/Zoning Board Attorney and Lou Ploskonka PE, Planning/Zoning Board Engineer.

**Applicant(s)**

Frank & Carolyn Collazo – 77 Aberdeen Road – Block 64.01, Lot 13  
(*Minor Subdivision*)

Mr. Cucchiaro swore in Richard S. Schkolnick, Counsel for the applicant.

Richard S. Schkolnick, Esq., representing the applicant, stated that the applicants were seeking to create one (1) new lot in the R-100 Zone. He stated that the minimum lot size in the R-100 Zone is 15,000 square feet and that the current lot contains approximately 37,000 square feet. Mr. Schkolnick explained that the applicants were proposing to create one (1) lot containing 15,000 square feet with the remainder lot with the existing house containing approximately 22,000

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square feet. He stated that both lots would satisfy the bulk standards for the zone, however, the applicants were seeking variance relief for the front setback to Sutton Lane for a new house on the new lot. The lot depth of the new lot would be 100 feet where 40-foot setbacks for the front and rear yards are required. He introduced Exhibit A-1 as “Prototype House,” which depicted a house with a 27-foot setback. The setback variance would allow for a reasonably sized house with a 1,332 square foot footprint; and 2,600-2,700 square feet of total floor space. He stated that there would not be any detriment to the neighborhood as the setback is typical for the area.

Mr. Cucchiaro swore in Paul Ricci, Certified Planner for the applicant.

The Applicants’ Planner, Paul Ricci, PP testified first by introducing Exhibit A-2 titled “Pictorial Exhibit.” He stated that the applicants were seeking minor subdivision approval which would result in two (2) lots. He stated that the existing home was proposed to remain. Mr. Ricci stated that the subject property is located at the corner of Aberdeen Road and Sutton Place and contains 37,149 square feet which is 2.47 times larger than the minimum lot size in the zone. Across from Sutton Place is a single-family house and an apartment building. Mr. Ricci stated that there will not be any detriment to the area. The lot sizes conform to the zone. The remaining lot has 100 feet width and 223 feet depth. The new lot has 151 front and 100 feet depth. The new lot is to the rear of the existing house. The existing house will have a rear setback to the new lot of 89.7 feet. The new lot is currently unimproved. On the north side of the new lot is a surface parking lot for the apartment complex and is buffered. Mr. Ricci further testified that the applicants were only seeking one variance for the front setback to Sutton Place to enable the construction of a reasonably size house. He then presented Exhibit A-2 which was a series of pictures of the surrounding area.

In response to questions from the Board, Mr. Ricci testified that the setback in picture 2 of Exhibit A-2 was 30.7 feet. He also stated that he had not created a tree removal plan, but he would work within the ordinance. He also had not planned for sidewalks because it was an issue for the future builder. He identified a sidewalk across Sutton Place, which is sufficient for the amount of pedestrian traffic.

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

Mr. Cucchiaro states that the next two (2) applications include “D” variance relief therefore he asks that his Class I and Class III board members step down from the dais.

Emlenrich LLC – 110 Main Street – Block 6, Lot 18  
*(Preliminary & Final Site Plan w/variances)*

Mr. Alfieri, Esq., representing the applicant addresses the board. He states that he will have 4 professionals here tonight who will provide testimony on behalf of the applicant.

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Mr. Alfieri introduces, Adan A. Khan, PE., C.M.E., Mr. Khan is sworn in and the board accepts his credentials. Mr. Khan states that the property is located at 110 Main Street, the property is 29,488 square feet and is in the GB Zone (General Business District). The property is presently occupied by Atlantic Glass Company. His client is proposing to construct a four (4) story mixed use, (commercial and residential) and the structure will also include a basement which will require a use variance (mixed residential/commercial use in a GB Zone). Other various variances will be required for front, rear and side setback as well as a height variance. Mr. Khan also addresses the parking spaces which will be located underground; 115 total spaces are proposed, which conform to the Borough requirement: 106 residential spaces, 13 retail spaces. Mr. Khan address the Buffer Strip requirement for lots containing business, commercial, industrial or institutional which abuts residential zones. He states that a retaining wall is proposed along the length of the southern property line and evergreens can be planted.

Mr. Alfieri introduces, Christiano Perpeira, AIA. Mr. Perpiera is sworn in and the board accepts his credentials. Mr. Pereira presents Exhibit A1 – Proposed facing of property consisting of 4 sheets. He states that the proposed structure will consist of forty-eight (48) residential units with retain on bottom; including (22) one bedroom, (5) two bedrooms, (3) three bedrooms, (4) one bedroom with a loft, and (14) two bedrooms with lofts. The rear units will include lofts which will require a height variance; 2.5 stories permitted, 1 story existing, 3 stories proposed. The retail space on the lower level with consist of 1900 square feet.

Board member Sharen Laporte suggested the relocation of the front garage entrance for retain to the side to enable more on street parking and for the safely of the customers/residents.

Mr. Alfieri introduces, Craig Peregoy, P.E. of Dynamic Traffic, Mr. Peregoy is sworn in and the board accepts his credentials. Mr. Peregoy states that he has conducted a traffic study during peek time periods 7AM-9AM and 4PM-6:30PM and does not find that this project will have no impact and will not change the traffic pattern

Mr. Alfieri introduces John McDonough – Certified Planner. Mr. McDonough is sworn in and the board accepts his credentials. Mr. McDonough testifies the positive criteria of this project is that this will beautify the area, add value to the site, revitalize the land and supply affordable housing for residents.

The board will revisit this application on September 12, 2022. The opposing attorney will be in attendance. The floor will also be open for public comment at this time.

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Emlenrich LLC – 114-116 Main Street – Block 6, Lots 20-23  
(Preliminary & Final Site Plan w/ variances)

Mr. Alfieri Esq., representing the applicants addresses the board.

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Mr. Alfieri introduces, Adan A. Khan, PE., C.M.E., Mr. Khan is sworn in and the board accepts his credentials. Mr. Khan states that the property is located at 114-116 Main Street, the property is 0.351 acres in size and consists of Block 6, Lots 20-23. and is in the GB Zone (General Business District). The property is presently occupied by small businesses facing Main Street with parking in rear that is accessible only to Maiden Lane. His client is proposing to construct a four (4) story mixed use, (commercial and residential) and the structure will also include a basement which will require a use variance (mixed residential/commercial use in a GB Zone). Other various variances will be required for front, rear and side setback as well as a height variance. Mr. Khan also addresses the parking spaces which will be located underground; 28 total spaces are proposed, which does not conform to the Borough requirement: 52 residential spaces, 11 retail spaces are required. Mr. Khan address the Buffer Strip requirement for lots containing business, commercial, industrial or institutional which abuts residential zones. He states that trees and shrubs will be planted and they can also provide fencing which is not stated on the plans at this time.

Mr. Alfieri introduces, Christiano Perpeira, AIA, Mr. Perpiera is sworn in and the board accepts his credentials. Mr. Pereira presents Exhibit A1 – Proposed facing of property consisting of 4 sheets. He states that the proposed structure will consist of (26) residential units with retail on bottom; including (11) one bedroom, (5) two bedrooms, (1) three bedrooms, (9) two bedrooms with a loft. The rear units will include lofts which will require a height variance; 2.5 stories permitted, 1 story existing, 3 stories proposed.

The board will revisit this application on September 12, 2022. We will continue to hear from the planner for 114-116 Main Street. The opposing attorney will be in attendance. The floor will also be open for public comment at this time.

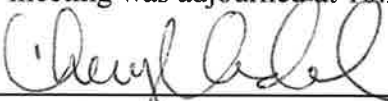
**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes of January 10, 2022 Mr. Sporer made the motion, seconded by Ms. Laporte. Board agreed. Motion passed.

**Adjournment**

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

The meeting was adjourned at 10:20 PM.

  
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Cheryl Adamski  
Recording Secretary