

**Minutes of the
Unified Planning/Zoning Board of Adjustment
September 12, 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 September 12, 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: Sharen Laporte
Joseph Urciuoli
Rickey Butler
Guy Buckel
Paul Kelahan
Kurtis Roinestad
Kathleen Sporer
George Ciupinski

Absent – Joseph Altomonte, Deana and Sandy Johns

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

Applicant(s)

William Cox – 27 Fierro Avenue, Block 115, Lot 4
(Block 115, Lot 18 – 45 Lakeside Drive – Steve Rossidis
(*Minor Subdivision*)

Mr. Cucchiaro swore in Michael Textores, Engineer for the applicant. The board accepts Mr. Textores credentials

Mr. Textores, addresses the board and states that the applicants are proposing to re-subdivide two (2) exiting abutting lots. The properties are located at 27 Fierro Avenue (Block 115, Lot 4) and 45 Lakeside Drive (Block 115, Lot 18) these lots are located in the R-75, single family residential zone. Mr. Textores remits (Exhibit A-1) rendering of properties in question). The

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applicant, who owns Lot 4 proposes to re-subdivide lots 4 and 18 resulting in a 3,758 square foot portion of the rear lot area of Lot 18 to be reappointed to Lot 4. No construction is proposed for this application. As for as variance relief, Lot 4 coverage is 32% where 30% is allowed but will decrease if this application is approved. Lot 18 coverage will increase to 33%.

There are no question or comments from the board regarding this application.

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

Mr. Urciuoli made the motion to accept this application with the variance relief, seconded by Ms. Laporte. Chairman Butler requested a roll call vote. A roll call vote was taken.

Yes: Sharen Laporte
Joseph Urciuoli
Rickey Butler
Guy Buckel
Paul Kelahan
Kurtis Roinestad
Kathleen Sporer
George Ciupinski

Motion Passed.

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 two (2) professionals here tonight to address the concerns/suggestions the board voiced at the July 11, 2022 meeting.

Mr. Alfieri introduces, Christiano Perpeira, AIA. Mr. Perpiera is reminded that he is under oath from the July 11, 2022 meeting. Mr. Pereira presents Exhibit A3 and A4 – A revised rendering of the proposed front facing of property with the front parking entrance relocated to the side of the building. This change allows the retail as well as the residential parking to be accessed from Little Street. The transformer room, which was located in the in the corner of the building was relocated to the front of the building to allow this change. The new transformer room will now look like a store front. The board suggested relocating the control room to allow the space to be used for retain. Mr. Perpeira responded that due to JCP&L guidelines, the transformer room has to be located at the frontage of the building. It would be possible to relocate with permission

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from the utility. The board agrees that with the current plan only allowing for one retail space, additional retail storefronts are needed.

After questions regarding the potential retail space in the existing building at 116 Main Street Mr. Ricardo Hernandez, principle of the building addresses the board stating that after negotiations with the Funeral Home the obtain their liquor license for a potential Mexican Restaurant fell through, final drawings have been submitted for a Deli/Restaurant/Supermarket to occupy the entire 1st floor of the building. Once approved construction will begin.

The board had no further questions.

Mr. Alfieri introduces, Adan A. Khan, PE., C.M.E., Mr. Khan is reminded he is still under oath at the July 11, 2022 meeting. Mr. Khan states that with the relocation of the retail parking entrance the allotted parking space still conform to the Borough requirement: 106 residential spaces, 13 retail spaces as well as Handicap and EVSE requirements.

Mr. Alfieri requests a 5 min recess. Chairman Butler grants the request.

The Meeting resumes at 8:05 PM.

Mr. Alfieri address the board and request the meeting to be carried to the next available meeting date to allow his clients to address the suggestion from the board regarding the transformer room relocation and to resolve issues with the objectors and objector's attorney. The Board grants this request and the meeting will be heard at the November 7, 2022 meeting with no further notice.

Approval of Minutes

Chairman Butler requested a motion to approve the minutes of July 11, 2022, Mr. Sporer made the motion, seconded by Ms. Laporte. Board agreed. Motion passed.

Adjournment

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

The meeting was adjourned at 8:20 PM.



Cheryl Adamski
Recording Secretary