

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
July 2, 2018  
7:00 PM**

The 2018 Reorganization 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, New Jersey on July 2, 2018 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 Independent* on January 24, 2018, by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:00 PM.

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

On roll call the following members responded present:

Yes: Joseph Altomonte  
Kurtis Roinestad  
Joseph Urciuoli  
Ricky Butler  
Guy Buckel  
Paul Kelahan  
Jerry Martin  
Justin Dapolito  
Brian Livesey  
John Lazar

Brett Cannon, Timothy Moran, and Sharen LaPorte were absent.

Also present Michael A. Irene, Jr., Esq., Planning Zoning Board Attorney and Board Engineer, Donna Billock, PE, of Najarian Associates.

**Applicant**

Meredith Kobstad – 24 Harding Avenue – B85, Lot 16  
(*Bulk Variance Application*)

Mr. Irene swears in board attorney Donna Bullock, PE, of Najarian Associates and Meredith & Gary Kobstad.

Mr. Irene marks the following exhibits into evidence; Survey, prepared by George Lucas II, PLS dated 3/16/02 as exhibit A-1.

The applicant, Meredith Kobstad, testifies before the board, that she and her husband, Gary Kobstad, are here tonight to obtain approvals to construct a one-story, 360 square foot addition to the side of their home that will consist of a small living area and one (1) additional bedroom. The existing home has a crawl space but the addition will be built on a slab foundation. Mr. Irene question if the addition will conform to side, rear and front setbacks. Mr. Kobstad replies, yes.

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Mr. Kobstad testifies in support of the application. He states that they have removed (2) 4"x10" concrete pads on either side of the driveway and have replaced them with landscaping, leaving a straight driveway leading to the detached garage. He also stated that there is an existing roof drainage system that the new addition will be tied into.

Ms. Bullock testifies that the total existing lot coverage is 38.2% and the total proposed lot coverage is 43%. She submitted an aerial image of the residence from Google Maps into evidence. Mr. Irene marks this as exhibit A-2.

Board member, Jerry Martin, states that the aerial image is very helpful, and as a note, the neighboring properties appear to be non-conforming as well, in a much more extreme percentage of lot coverage. The two neighboring properties seem to be over 50%.

No interested parties appeared with regard to this matter.

The board finds that the applicant requires a bulk (C) variance relief for this application. The board finds that granting the relief will have no impact upon neighboring properties. The dwelling has an existing underground drainage system, roof leaders from the new addition will be tied to the existing drainage system. The board also finds that after viewing the aerial image marked as exhibit A-2, that the surrounding properties also seem to exceed lot coverage limitations.

Mr. Urciuoli makes a motion to grant the relief, seconded by Mr. Buckel. Mr. Butler requests a roll call. A roll call vote was taken.

Yes: Joseph Altomonte  
Kurtis Roinestad  
Joseph Urciuoli  
Ricky Butler  
Guy Buckel  
Paul Kelahan  
Jerry Martin  
Justin Dapolito  
Brian Livesey  
John Lazar

Motion Passed.

**Resolution(s) to be Memorialized**

James & Susan Murphy – 13 Lakeside Drive – B115, Lot 30  
(Variance Application)

Chairman Butler requested a motion to approve the resolution dismissing the application for failure of applicant to prosecute. Chairman Butler made the motion, seconded by Mayor Altomonte. Chairman Butler requested a roll call vote. A roll call vote was taken.

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Motion Passed.

**Discussion**

*Train Station Redevelopment Plan*

Referral from the Governing Body for the Planning Zoning Board of Adjustments to conduct a consistency review with regard to the 2018 Train Station Redevelopment Plan Amendment dated May, 15 2018.

Chairman Butler made the motion to adopt the report, seconded by Mr. Livesy. The board agreed. Motion Passed.


**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes from June 4, 2018. Mr. Urciuoli made the motion, seconded by Mayor Altomonte. The board agreed. Motion passed.

**Adjournment**

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

The meeting was adjourned at 7:30 PM.

  
Cheryl Adamski  
Recording Secretary