

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
April 1, 2019  
7:00 PM**

A 2019 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, New Jersey on April 1, 2019 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 15, 2019, by sending notice to the *Asbury Park Press*, and by posting. Chairman Butler called the meeting to order at 7:05 PM.

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: Kurtis Roinestad  
Deana Gunn  
Joseph Urciouli  
Ricky Butler  
Guy Buckel  
Paul Kelahan  
Jerry Martin  
Sharen LaPorte  
Brian Livesey  
John Lazar

Absent – Joseph Altomonte and Timothy Moran

Also present Micheal A. Irene, Jr., Esq., Planning/Zoning Board Attorney and Jeffery Marsden, Planning/Zoning Board Engineer.

**Applicant(s)**

Tom & Doreen Bertoli – 34 Edgemere Drive – Block 47.01, Lot 32  
(Variance Application)

Mr. Irene informs the board and public that in reviewing the notice materials, notice in the paper was insufficient. Mr. Irene announces the new date of May 6, 2019 as to which this application will be carried with the necessity to perfect notice.

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
April 1, 2019  
7:00 PM**

Mr. Urciouli makes a motion to carry this application to the May 6, 2019 with the need to perfect notice, seconded by Mr. Martin. Chairman Butler requests a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

Andrew Scibor – 226 Main Street – Block 29, Lot 30  
(*Major Site Plan w/Bulk & Use Variances*)

Dante Alfieri introduces himself as representation for the applicant.

Mr. Irene swears in Mr. Marsden, board engineer.

Mr. Irene states that this application includes D variance relief therefor he asks that his Class I and Class III board members step down. Board member Kurtis Roinestad, who resides within 200 feet of the subject property will also recuse himself and step down from the dais. Upon a headcount of the remaining board members, eight (8) members remain on the dais. Mr. Irene states that Chairman Butler and Mrs. LaPorte, who were absent for some of the testimonies, are now certified to vote after listening to all previous recorded testimonies.

After further board discussion regarding the conditions of approval, Chairman Butler requests a motion to approve this application.

Mr. Martin makes a motion to approve the application, seconded by Mr. Urciouli. Chairman Butler requests a roll call vote. A roll call vote was taken.

Yes: Joseph Urciouli  
Guy Buckel  
Paul Kelehan  
Jerry Martin  
Sharen LaPorte  
Brian Livesey

No: Rickey Butler

Motion Passed.

**Resolution(s) to be Memorialized**

Resolution of the BOM PZ Board accepting the directive of the Matawan Borough Council to conduct a preliminary investigation as to whether the Main Street study area, or any part of parts thereof qualifies as an “Area in Need of Rehabilitation” pursuant to the New Jersey *Local Development and Housing Law*; and assigning the investigation to ARH Associates.

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
April 1, 2019  
7:00 PM**

Mr. Lazar made the motion to approve the resolution, seconded by Mr. Martin. Chairman Butler requests a roll call vote. A roll call vote was taken.

Yes: Joseph Urciuoli  
Ricky Butler  
Guy Buckel  
Paul Kelahan  
Jerry Martin  
Sharen LaPorta  
Brian Livesey  
John Lazar

Motion Passed.

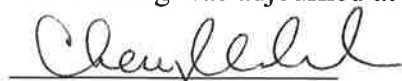
**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes of March 4, 2019. Mr. Buckel made the motion, seconded by Mr. Lazar. Board agreed. Motion passed.

**Adjournment**

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

The meeting was adjourned at 7:20 PM.

  
Cheryl Adamski  
Recording Secretary