

**Minutes of the
Unified Planning/Zoning Board of Adjustment
May 6, 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 May 6, 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 7:10 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: Joseph Altomonte
Joseph Urciouli
Ricky Butler
Paul Kelahan
Brian Livesey

Absent – Kurtis Roinestad, Deana Gunn, Timothy Moran Guy Buckel, Jerry Martin, Sharen Laporte, John Lazar and Justin Dapolito

Also present Micheal A. Irene, Jr., Esq., Planning/Zoning Board Attorney

Applicant(s)

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

Mr. Donald Pepe, Esq. representing the applicant addressed the board. Mr. Pepe explains his client is seeking variance relief to allow an addition of a vestibule to the front entrance at the subject property.

The following exhibits were submitted into evidence: Survey, prepared by Richard K. Heuser, dated 3/25/19, marked as exhibit (A-1); Proposed Single Family Addition Plans, prepared by Joaquin R. Bouzas, RD, consisting of three (3) sheets, dated 2/23/19 (A-2). Proposed plans image (A-3) Also submitted where photographs supplied by the applicant marked as exhibits (A-4 thru A-8) which include: (A-4) the front façade of the subject dwelling as renovated, (A-5) front façade of the existing subject dwelling, (A-6) a neighboring home with a vestibule similar

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to that being proposed, (A-7) a new neighboring home with a covered front door, (A-8) image showing a different view of the front of the subject home.

Mr. Bertoli testified in support of the application. He reviewed all exhibits submitted into evidence. He stated that he proposed to construct a 210 sq. foot enclosed vestibule at the front entrance to his home. The vestibule will be 12 feet high to match the height of the first floor of the dwelling.

There were no interested parties in attendance in regard to this matter.

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

Yes: Joseph Altomonte
Joseph Urciouli
Ricky Butler
Paul Kelahan
Brian Livesey

Motion Passed.

Resolution(s) to be Memorialized

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

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

Yes: Joseph Urciouli
Paul Kelahan
Brian Livesey

Motion Passed.

Approval of Minutes

Chairman Butler announced the approval of the April 1, 2019 meeting minutes will be carried to the June 3, 2019 meeting date.

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Adjournment

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

The meeting was adjourned at 7:33 PM.



Cheryl Adamski
Recording Secretary