

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
November 2, 2020  
7:00 PM**

A 2020 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 November 2, 2020 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 26, 2020, by sending notice to the *Asbury Park Press*, and by posting. 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 Urciouli  
Ricky Butler  
Paul Kelahan  
Kathleen Sporer  
George Ciupinski

Absent – Brett Cannon, Jerry Martin, Guy Buckel, Timothy Moran and Kurtis Roinestad

Also, present, Ronald D. Cucchiaro, Esq., Planning/Zoning Board Attorney and Louis Ploskonka PE, Planning/Zoning Board Engineer.

**Applicant(s)**

Charles & Diane Christoe– 31 Edgemere Drive – Block 53, Lot 31  
(Variance Application)

Mr. Salvaote Alfieri, Esq. representing the applicant addressed the board. Mr. Alfieri explains his client is seeking variance relief to allow an addition within the side yard facing adjacent Lot 8, with a side yard setback of 7 feet from the property line, where 8 feet is required. Note: the existing dwelling is currently constructed with a 7' side yard setback, which constitutes a pre-existing non conformity.

The following exhibit, marked (A-1) was submitted into evidence: Preliminary Plans for a Ground-Floor Bedroom Suite, consisting of eight (8) sheets.

Mr. Cucchiaro swears in Mr. Christoe. Mr. Christoe testified in support of the application. He explains that the purpose of the addition is to create more living space on the first floor, which would include a master bedroom, bath and closet space. This would reduce the need for them to use the stairs to access the bedrooms which are located on the second floor of the home.

Mr. Butler opens the floor for public question/comment from the public.

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Mr. Cucchiaro swears in Mr. Cammarata, 29 Edgemere Drive. Mr. Cammarata stated that he and his wife were the owners of the neighboring property, lot 8. He stated that he and his family had a very close relationship with the applicant, however, they are concerned with the setback and how it would affect his family's privacy in the future if new owners were to move in. He discussed the possible need for fencing but concluded that he would install a fence himself in the event they believe more privacy was needed. Mr. Cammarata also expressed concern about fire safety. It was explained that any proposed improvement would have to comply with all fire safety sub-code requirements.

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

No: Joseph Altomonte

Yes: Sharen Laporte  
Joseph Urciouli  
Ricky Butler  
Paul Kelahan  
Kathleen Sporer  
George Ciupinski

Motion Passed.

**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes of September 8, 2020. Mr. Urciouli made the motion, seconded by Mr. Butler. Board agreed. Motion passed.

**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 7:55 PM.



Cheryl Adamski  
Recording Secretary