

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
November 1, 2021  
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 November 1, 2021 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 6, 2021, by sending notice to *The Independent* on January 13, 2021 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. The meeting was called to order at 7:00 PM.

Salute to the Flag.

On roll call the following members responded present:

Yes: Joseph Altomonte  
Sharen Laporte  
Joseph Urciuoli  
Ricky Butler  
Guy Buckel  
Jerry Martin  
Paul Kelahan  
Kathleen Sporer  
George Ciupinski  
Sandy Johns

Absent –Brett Cannon, and Kurtis Roinestad.

Present - Ronald D. Cucchiaro Esq., Planning/Zoning Board Attorney. Ronald Reinertsen PE, AICP, Planning/Zoning Board Engineers.

**Applicant(s)**

Michael & Christine Hommel – 2 MacArthur Drive – Block 120.02, Lot 13  
(*Change of use Application*)

Mr. Cucchiaro swears in Christine Hommel. The applicants are proposing to change the use of the existing building to a professional office. The applicant, Christine Hommel, testified that the subject property previously received use variance relief in order to use the exiting building as a travel agency (Resolution 96-16). She explained that her family operated the building for many years as a travel agency until they were forced to close the business due to the pandemic. Ms. Hommel also testify that a viable market no longer exists for travel agencies and the sale of the lot has been extremely difficult due to the restrictions associated with the prior grant of use variance relief.

Mr. Butler opened the floor for public comment. The were no interested parties in attendance.

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

Yes:           Sharen Laporte  
                  Joseph Urciouli  
                  Ricky Butler  
                  Jerry Martin  
                  Guy Buckel  
                  Paul Kelahan  
                  Kathleen Sporer  
                  George Ciupinski  
                  Sandy Johns

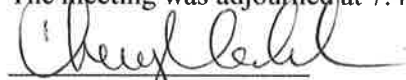
**Approval of Minutes**

Chairman Butler requested a motion to approve the minutes of August 8, 2021. Ms. LaPorte made the motion, seconded by Mr. Urciouli. 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 7:40 PM.



Cheryl Adamski  
Recording Secretary