

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
August 5, 2024  
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 August 5, 2024 with Chairman George Ciupinski 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 18, 2024, by sending notice to *The Independent* 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. Chairman Ciupinski called the meeting to order at 7:05PM.

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

Chairman Ciupinski requested a roll Call.

On roll call the following members responded present:

Yes:

Joseph Urciuoli  
George Ciupinski  
Kathleen Sporer  
Sandy Johns  
Ricky Butler

Absent – Joseph Altomonte, Deana Gunn, Paul Kelahan, Sharen Laporta, Kurtis Roinestad, Adele Salam

Present: Ronald D. Cucchiaro ESQ., Planning/Zoning Board Attorney  
Nathan Foote, Planning/Zoning Board Engineer

**Resolution(s)**

**RDSM Consulting Services – 4 Fountain Avenue - Block 25, Lot 5**  
*(Minor Subdivision Plan with “C” Variances)*

Chairman Ciupinski requested a motion to approve the resolution. Mr. Urciuoli made the motion, seconded by Ms. Johns. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

**Ocean Properties LLC, - 30 Washington Street – Block 41, Lot 24**  
*(Site Plan with “C” and “D” Variances)*

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Chairman Ciupinski requested a motion to approve the resolution. Mr. Urciuoli made the motion, seconded by Ms. Johns. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

**Authorization of the Unified Planning Zoning Board Attorney to defend the action of the Board taken with regard to Planning Zoning Application AMDMB Enterprises, LLC – 340-344 Main Street – Block 51, Lots 1 & 2.**

Chairman Ciupinski requested a motion to approve the resolution. Mr. Urciuoli made the motion, seconded by Ms. Johns. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

**Adjournment**

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

The meeting was adjourned at 7:15 PM.

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Cheryl Adamski