

**Minutes of the
Unified Planning/Zoning Board of Adjustment
October 7, 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 October 7, 2024 with Vice Chairman Kathleen Sporer 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. Vice Chairman Sporer called the meeting to order at 7:05PM.

Vice Chairman Sporer requested everyone to stand for the Salute to the Flag.

Vice Chairman Sporer requested a roll Call.

On roll call the following members responded present:

Yes: Joseph Altomonte
Paul Kelahan
Kathleen Sporer
Kurtis Roinestad
Adele Salam

Absent – Sharen Laporte, Deana Gunn, Joseph Urciuoli, George Ciupinski, Sandy Johns and Ricky Butler

Present: Ronald D. Cucchiaro ESQ., Planning/Zoning Board Attorney
Lou Ploskonka, PE., Planning/Zoning Board Engineer

Applicant(s)

Tree Haus NJ, LLC – 833 Highway 34 – Block 107, Lot 10
(*Site Plan with “c” and “d” Variances*)

This applicant has once again requested to be carried. They are in the process of revising the plans in response to the Board Engineer and Planers reports. They will tentatively be carried to the November 4, 2024 meeting and will re-notice all properties within 200 ft.

Main Street Plaza, LLC. – 213 Main Street., Block 38, Lot 4.01
(*Amendment to Previously Granted “d” (1) use variance.*)

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Emlenrich, LLC –

- Block 6, Lot 18
- Block 6, Lot 20-23 & 24.01

(Request for One-Year Extension of Approvals)

Mr. Cucchiaro address Mr. Alfieri, counsel for the (2) additional applicant here tonight, advising that there are 5 members of the Board in attendance with one being the mayor. The mayor is unable to sit on “d” variance applications therefore cannot count toward the Quorum. This application will have to be carried to the November 4, 2024 meeting.

BOM Ordinance 24-23 Amending and supplementing the Revised General Ordinance of the Borough of Matawan

Chapter 34 – Development Regulations, Chapter BH2 – Public Health Nuisances, Chapter BH7 – Animals

The Borough seeks to balance the ability of homeowners to keep chickens upon their properties with the rights of their neighbors to likewise use and enjoy their properties. Chickens may be kept and maintained on residential lots as an accessory use, provided a zoning permit is first obtained from the Zoning Officer and is subject to the Ordinance requirements and regulations which include the prohibition of roosters or male chickens. They call on the Unified Planning/Zoning Board of Adjustments for its consistency with the Master Plan of the Borough of Matawan.

Vice Chairman Sporer requested a motion to approve the amended Ordinance. Mr. Altomonte made the motion, seconded by Mr. Kelehan. Board agreed. Motion Passed.

Adjournment

Vice Chairman Sporer requested a motion to adjourn. Mr. Altomonte made the motion, seconded by Mr. Roinestad. The Board agreed. Motion passed.

The meeting was adjourned at 7:20 PM.

Cheryl Adamski