

**Minutes of the
Unified Planning/Zoning Board of Adjustment
March 4, 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 March 4, 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 7:00PM.

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: Sharen Laporte
Joseph Urciuoli
George Ciupinski
Paul Kelahan
Kathleen Sporer
Adeel Salam
Sandy Johns

Absent – Joseph Altomonte and Deana Gunn, Kurtis Roinestad and Ricky Butler

Present: Emily J. Weiner, Esq. Planning/Zoning Board Attorney
Lou Ploskonka PE, and Ronald J Reinertsen, PP, AICP. Planning/Zoning Board Engineer

Applicant(s)

AMBMB Enterprises, LLC – 340-344 Main Street, Block 51, Lots 1 and 2
(Use Variance & Site Plan with “d” and “c” variances)

Peter Wolfson, attorney for the applicant addresses the board stating there has been an agreement reached between the Matawan Historical Society and the applicant to carry this application to the April 1, 2024 meeting in order for the Borough to conduct a new boundary survey on the Mount Pleasant Cemetery, which is adjacent to the property.

Mr. Ciupinski announces that AMDMB Ent. LLC is being carried to the April 1, 2024 meeting at 7:00 PM, without further notice.

**Minutes of the
Unified Planning/Zoning Board of Adjustment
March 4, 2024
7:00 PM**

Angelo Spargifiore– 85 Main Street - Block 9, Lots 3
(Use Variance & Site Plan with “d” and “c” variances)

Mr. Ciupinski announces the scheduled applicant, Angelo Spargifiori, has submitted new updated plans and is requesting his application be carried to the April 1, 2024 regularly scheduled Planning Zoning meeting in order for the engineer to review for completeness. This will be a live meeting at Borough Hall, 7 PM, with no further notice to the public.

Route 34 Corp. – 883 Highway 34 - Block 29, Lots 57
(Subdivision)

Mr. Ciupinski announces the applicant has request to carry this application to the April 1, 2024 meeting date. Request is granted and there will be no further notice to public.

Approval of Minutes

Chairman Ciupinski requested a motion to approve the minutes of January 8, 2024. Mr. Urciuoli made the motion, seconded by Ms. Sporer. Board agreed. Motion passed.

Adjournment

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

The meeting was adjourned at 7:06 PM.

Cheryl Adamski
Recording Secretary