

**Minutes of the
Unified Planning/Zoning Board of Adjustment
February 3, 2025
7:00 PM**

The 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 February 3, 2025, 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 10, 2025 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: Joseph Altomonte
Deana Gunn
Joseph Urciuoli
George Ciupinski
Paul Kelahan
Kurtis Roinestad
Kathleen Sporer
Adele Salam
David Grippi
Bob Casagrande
Cydney Bronstein

Absent – Sharen Laporte and Rick Butler

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

Applicant(s)

Amar Sohan – 53 Church Street - Block 32, Lot 10
(Gazebo with “C” Variances)

Mr. Cucchiaro, Esq., swears in Mr. Sohan.

Mr. Amar, the applicant, testifies that he is seeking bulk variance relief to legitimize a previously installed 10’ x 18’ gazebo on a 250 square foot concrete pad and installation of a 610’ asphalt driveway resulting in a total coverage of 43%. Mr. Sohan states that he hired a contractor to install the asphalt driveway and concrete pad, the contractor agreed to be responsible for obtaining all permits and approvals, however,

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neglected to obtain approval from the board. Once complete, it was determined that the asphalt drive and concrete pad now increased the impervious coverage to 43% which requires variance relief.

In response to questions from the board Mr. Sohan states that the addition of driveway and gazabo have created a visually and desirable environment and he has received many compliments from neighbors. He also states that the asphalt drive was previously a gravel drive and the curb cut was pre-existing.

The Boards Engineer, Lou Ploskonka, testifies that the pre-existing condition which required variance relief included the front yard setback, lot width and lot area. He also explains that the applicant needs variance relief for lot coverage, 43% where 30% is permitted. He recommended that the applicant install a dry well to mitigate the storm water impact of the increased impervious coverage.

The applicant testified that a dry well had recently been installed as part of renovation of the dwelling prior to his purchase in order to receive the Certificate of Occupancy.

Mr. Ploskonka stated that the dry well was not depicted in the survey and advised a second dry well may need to be installed if the existing one is insufficient. The applicant agreed to the conditions of approval to satisfy the stormwater concern. Mr. Sohan also agreed to submit all documents of the dry well installation to the board for review.

Mr. Ploskonka also testified that the asphalt drive encroached upon Lot 9. The applicant explained that he asked the owner of Lot 9 to allow the asphalt to go up to the fence line, which he presumed was the lot line. He also stated that the owner of Lot 9 was the Second Baptist Church, and that the encroachment would not have a substantial negative impact on the operation of the church.

The were no members of the public expressing an interest in this application.

Mr. Roinestad made the motion to accept this application with the variance relief, seconded by Ms. Sporer. Chairman Ciupinski requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
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Motion Passed.

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Resolution(s) to be Memorialized

Michael & Kathlen Bruno – 17 Taylor Road, Block 118, Lot 9-17

(Home Alteration New Pool & Patio with “C” Variances)

Chairman Ciupinski requested a motion to approve the resolution. Mr. Salam made the motion, seconded by Mr. Ciupinski. 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. Altomonte made the motion, seconded by Ms. Gunn. The Board agreed. Motion passed.

The meeting was adjourned at 7:30 PM.

Cheryl Adamski
Recording Secretary