

**Minutes of the
Unified Planning/Zoning Board of Adjustment
March 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 March 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
Joseph Urciuoli
George Ciupinski
Ricky Butler
David Grippi
Bob Casagrande
Cydney Bronstein

Absent – Sharen Laporta, Deana Gunn, Paul Kelahan, Kurtis Roinestad, Kathleen Sporer and Adel Salam

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

Applicant(s)

Juliya Bogdanova and Derek Cannon – 10 Johnson Avenue – Block 11, Lot 20 and 21
(*Minor Sub Division*)

Mr. Cucchiaro, Esq., swears in Mr. Canon and Ms. Bogdanova.

Ms. Bogdanova, the applicant, testifies that they are here tonight seeking minor sub-division approval. The subject property includes two (2) lots containing a total of 42,259 square feet with a total of 108.86 feet frontage along Johnson Avenue. The property currently is improved with a single-family dwelling located in the mid portion of the property which includes a semi-circular driveway. They are proposing to subdivide the property into two (2) separate tax lots and construct two (2) new single-family dwellings. The existing dwelling is proposed to be demolished. Ms. Bogdanova further testifies that the property previously was two (2) lots and that the tax assessor's list still indicates that it remains that way. She also states that there was a merger of the lots in the 1980's and that the proposed subdivision would be similar to the previous conditions of the properties prior to the merger.

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In response to questions from the board, Ms. Bogdanova confirmed that each proposed dwelling would contain a one-car garage and the driveway length would be sufficient to provide two (2) or three (3) parking spaces.

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

Ms. Bronstein made the motion to grant to minor sub-division approval, seconded by Mr. Grippi. Chairman Ciupinski requested a roll call vote. A roll call vote was taken.

Yes: Joseph Urciuoli
 George Ciupinski
 Ricky Butler
 Cydney Bronstein
 David Grippi
 Bob Casagrande
Recuse: Joseph Altomonte

Motion Passed.

RBSM Consulting Services LLC
(Extension of time)

The applicant is requesting an extension of time for minor subdivision approval. The applicant was previously granted minor subdivision approval along with variance relief which was memorialized in a Resolution dated August 5, 2024. The applicant has obtained all outside agency approvals, but has not yet recorded the deed, due to a pending recordation by the Monmouth County Planning Board. The recordation would take place outside of the statutory 190 days required to perfect a minor subdivision approval therefor the applicant has requested an extension of time ending March 31, 2025.

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

Mr. Urciouli made the motion to grand to minor sub-division approval, seconded by Mr. Grippi. Chairman Ciupinski requested a roll call vote. A roll call vote was taken.

Yes: Joseph Altomonte
 Joseph Urciuoli
 George Ciupinski
 Ricky Butler
 Cydney Bronstein
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Motion Passed

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Resolution(s) to be Memorialized

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

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

The meeting was adjourned at 7:20 PM.

Cheryl Adamski
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Recording Secretary