

**Minutes of the  
Unified Planning/Zoning Board of Adjustment  
August 4, 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 August 4, 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:    Sharen Laporta  
         Joseph Urciuoli  
         George Ciupinski  
         Kurtis Roinestad  
         Adele Salam  
         Ricky Butler  
         David Grippi  
         Cydney Bronstein  
         Bob Casatrande

Absent – Joseph Altomonte, Deana Gunn, Paul Kelahan, Kathleen Sporer and Paul Kelahan

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

**Applicant(s)**

Angelo Spargifiore - 85 Main Street - Block 9, Lot 3  
(*Site Plan with “c” Variances and Waivers*)

Mr. Joshua Cittadino, representing the applicant states that his client is here tonight seeking preliminary and final site plan approval. This bifurcated application has prior approvals for mixed use and was heard and approved on April 1, 2025. The applicant is requesting approvals for a “c” variance and waivers relief for modification to an existing building and a new surface parking lot.

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Mr. Cucchiaro swears in John Bulatza, planner for the applicant. Mr. Bulatza testifies that what is being proposed for the drainage and stormwater management for the property. Soil testing showed that the existing soil conditions are not good for storm water absorption. In order to fix the drainage to meet the requirement of the ordinance, digging at least 6 -9 feet down and replaced with importing fill sand for absorption is one option. There has been no design set in place, to date, for this option. The other option is to install two (2) open bottom inlets connected by a 12" HDPE pipe that will be constructed below the existing garage floor. The system has no direct connection to any storm water system therefore the water will be directed through this system to the left of the garage toward the center of the property and out onto Broad Street. Mr. Buletza also stated that the stormwater runoff would not impact any other properties.

In response to questions and comments from the board it has been determined that the digging and addition of sand would not be necessary and the original underground pipe drainage proposed would be accepted. A waiver for the 25-year design storm will be required.

Mr. Spargioren was sworn in and testified that he is willing to adhere to any and all conditions required. In order to have his application approved. He states that the building has been emptied for some time and would like to move forward. He also states that the outside renovations have not been started, as he was waiting for this part of the application to be approved before moving forward.

The applicant proposes five (5) parking spaces which will be located at the mid-section of the subject property and will include one (1) EV 'make ready' charging space and one (1) handicapped parking space. A lattice block area will also be added to accommodate the requirement of 6 parking spaces within the (GB) General Business Zone. As of current only 5 parking spaces are provided.

Mr. Bulatza also goes over the lighting plan which will include two (2) types of wall-mounted LED fixtures, with a total of (5) proposed light fixtures. On the main building abutting Main Street, three (3) wall-mounted light fixtures are proposed on the southeast side of the building, with one (1) wall-mounted light fixture proposed on the northeast side to illuminate the parking area. On the garage, there is one (1) proposed wall-mounted on the northwest side to illuminate the parking area and one (1) proposed wall-mounted light fixture facing Broad Street.

There were no members of the public expressing any interest in this application.

The Board has reviewed and considered all testimony. Chairman Ciupinski requested a motion to approve this application with the existing conditions. Mr. Butler made the motion, seconded by Mr. Urciuoli. Chairman Ciupinski requested a roll call vote. A roll call vote was taken,

Yes:    Sharen Laporta  
         Joseph Urciuoli  
         George Ciupinski  
         Kurtis Roinestad  
         Adele Salam  
         Ricky Butler

Motion Passed

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**Approval of Minutes**

Chairman Ciupinski requested a motion to approve the minutes from July 7, 2025. Mr. Butler made the motion, seconded by Mr. Urciuoli. Board Agreed. Motion Passed.

**Adjournment**

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

The meeting was adjourned at 8:15PM.

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Cheryl Adamski  
Recording Secretary