

**Minutes of the
Unified Planning/Zoning Board of Adjustment
May 6, 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 May 6, 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 Laporta
 George Ciupinski
 Paul Kelahan
 Kurtis Roinestad
 Adeel Salam

Absent – Joseph Altomonte, Deana Gunn, Paul Kelahan, Kurtis Roinestad, Kathleen Sporer, Ricky Butler and Sandy Johns

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

Applicant(s)

Route 34 Corp. – 883 Route 34, Block 29, lot 57
(subdivision)

Chairman Ciupinski announces the applicant has requested his application be withdrawn without any prejudice.

RBSM Consulting Services, LLC – 4 Fountain Avenue – Block 29, Lot 5
(*Minor Subdivision Plan with “C” Variances*)

Chairman Ciupinski announces that applicant is requesting to be moved to the June 10, 2024 meeting date in order to amend his application as well as re-notice the public.

Resolution(s)

Leo McGugart -48 Danemar Drive – Block 47.02, Lot 73
(*Single Family Home Expansion with “c” variance*)

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Chairman Ciupinski requested a motion to approve the resolution. Ms. Laporte made the motion, seconded by Mr. Kelahan. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

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

Chairman Ciupinski requested a motion to approve the resolution of denial. Ms. Laporte made the motion, seconded by Mr. Kelahan. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

Angelo Spargifiore– 85 Main Street - Block 9, Lots 3
(Use Variance)

Chairman Ciupinski requested a motion to approve the “use variance” resolution. Mr. Roinestad made the motion, seconded by Ms. Laporte. Chairman Ciupinski requested a roll call vote. A roll call vote was taken. Board agreed. Motion passed.

Discussion Item(s)

Borough of Matawan Ordinance 24-10: Amending and Supplementing the Revised General Ordinances of the Borough of Matawan, Chapter 34 – Development Regulations, Various Sections
(For Consistency Review with Borough of Matawan’s Master Plan)

Mr. Cucchiaro explains to the board the Borough of Matawan Governing Body wishes to adopt land use regulations and other measures that address the location and operation of smoke-related establishments in the Borough in order to promote the health, safety, and general welfare of the community and to amend the current regulations as they pertain to the zoning and operation of establishments related to the manufacture, sale, and distribution of smoke and vape products.

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

The meeting was adjourned at 7:25 PM.

Cheryl Adamski