

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD
HELD ON WEDNESDAY, JANUARY 30, 2013 IN THE MUNICIPAL BUILDING, 650
POOLE AVENUE, UNION BEACH AT 7:00 P.M.

The regular meeting was called to order by Chairman Charles Steiner who announced that the meeting had been duly advertised in the Asbury Park Press and the Two River Times in accordance with the New Jersey Open Public Meetings Act, more commonly known as the Sunshine Law.

Mr. Steiner invited everyone to stand and salute the Flag. Roll call shows the following members present: Mr. Charles Steiner, Mr. Lloyd Coffey, Mrs. Carol Schultz Mr. Kenneth Connors, Michael Sisolak, Mrs. Betty Lemkul, Officer Gabe Farese, Councilman Louis Andreuzzi and Councilman Charles Cocuzza. Also present: Mr. Rick J. DeNoia, Board attorney, and Mrs. Madeline Russo, Board secretary. Roll call shows Mr. Frank Wells, Mrs. Laurette Wade and Mayor Paul Smith are absent.

Mrs. Betty Lemkul and Officer Gabriel Farese were sworn in by Mr. DeNoia.

Mr. Connors moved to approve the minutes of the previous meeting and Mr. Coffey seconded the motion. The motion was approved by a unanimous voice vote of approval.

The Board received the following correspondence a letter from Monmouth County Planning Board with reference to the Schurott minor subdivision MCPB exemption, Council meeting calendar, court calendar, Sunoco logistics, Totsville Childcare Learning Center, NJDEP Webinar 2013 NJPO programs for Mandatory training , proposed amendment to Monmouth County Water quality; Monmouth County Road Plan; Gateway townhouse plan revision request.

After some reviewing the letter from T&M suggesting that the changes that SFC request regarding the sign in front of the Gateway Townhouse development and after some discussion about the same, Mrs. Lemkul moved to approve the revision on the Gateway Plan with regards to the signage in the entrance way. Mr. Connors seconded the motion. Voting yes: Steiner, Coffey, Schultz, Connors, Sisolak, Lemkul, Farese, Andreuzzi and Cocuzza.

Mr. Harry Hoff of 822 Ninth Street appeared before the Board at the December meeting with a variance application for the property located at 406 Pine Street (located on the corner of Fourth and Pine Streets). It is a 50 x 100 lot on a corner where 100 x 100 is required. A 5,000 sq. ft. property where 10,000sq ft. are required. The plan is to demolish the existing dwelling and garage and construct a new single family dwelling in its place. The new residence will front on Fourth St. and will be set back the required 20ft. The rear setback is 32 ft. as required with a side yard of 8 ' and the second frontage will be 16' on Pine St where 20 ' is required. The Board suggested that the plan with the garage incorporated in the house rather than the separate garage be used at this location. The new required elevation for this property is 16' and Mr. Hoff pointed out that there will be parking for three cars. The resolution to approve the application was read into the record. Mrs. Lemkul moved to approve the resolution and Officer Farese

seconded the motion. Voting yes: Steiner, Coffey, Connors, Sisolak, Lemkul, Farese, Andreuzzi and Cocuzza. Abstaining: Schultz.

Beth Sweeney, Union Beach Fire Official appeared before the Board with a concern as to the new FEMA building height elevations.

Mrs. Schultz moved to adjourn the meeting at 8:09pm and Mrs. Lemkul seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo