

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, APRIL 30, 2014 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH AT 7:00 P.M.**

The meeting was called to order by Vice Chairperson Carol Schultz, 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.

Roll call shows the following members were present: Mr. Frank Wells, Mr. Lloyd Coffey, Mrs. Carol Schultz, Mrs. Lorette Wade, Mr. Kenneth Connors, Mrs. Betty Lemkul, Councilman Lawrence Mascilak and Councilman Louis Andreuzzi for the Mayor. Also present were Mr. Rick DeNoia, the Board attorney, and Mrs. Madeline Russo, the Board secretary. Mr. Charles Steiner, Mr. Michael Sisolak, Sgt. Gabriel Farese were unable to attend the meeting.

The Board came out of the workshop meeting into the regular meeting at 7:30 pm.

The following correspondence was received this month: From Freehold soil exempt project letter for Weeks, 814 Third St.; Soil not exempt 936 Jersey Av. Freehold soil Lift Only – Glassford, 716 Ninth Street; ITEC deed from Paul Mirabelli, esq.; fee schedule from Oceanport.

Mr. Connors moved to approve the minutes of the previous meeting with changes and Councilman Andreuzzi seconded the motion. Voting yes: Coffey, Schultz, Connors, Mascilak, and Andreuzzi. Abstaining: Wells, Wade and Lemkul.

Mr. Dennis Hupka, 61 Banyan Blvd., Holmdel, owner of the property located at 820 Second Street appeared before the Board to request a variance to construct a new modular home on pilings on the 50 x 100' Third Street section of his property in lieu of the house that has been removed from the Second St. 25 x 100' section. There will be a 30' front yard setback and a 144' rear yard setback. The variances requested are as follows Frontage of 50' where 75' is required; side yard setbacks of 5' on each side where 10' each side is required and a total side yard setback of 10' where 20' is required.

Mr. Hupka was sworn in as well as Mr. Eugene Peters, his General Contractor who is a representative of Everette Thorne, Howell. The Board inquired as to why the house is set as a 40ft. wide house with a total of 10' sideyard setbacks. When you are starting out with an empty lot he should be able to fit the residence to the property size. As pointed out by the contractor, the driveway will accommodate several vehicles.

Mrs. Schultz inquired if there was anyone in the audience with any questions or comments. Mr. Lenny Love, 815 Third Street objected to the project as it

appears with the 10' side yard. He was concerned about how it will appear on the property. There was a discussion of several ways of changing the plan. Because there were so many ideas and discussions as to how the plan might change, The Board requested a new, exact drawing. Mr. Connors moved to postpone the hearing and Mr. Wells seconded the motion. The Attorney advised that the Board may carry the application to the next meeting. Mrs. Lemkul moved to carry the application until next month so that the applicant can present a correct, exact plan and Mr. Wells seconded the motion.

Voting yes: Wells, Coffey, Schultz, Wade, Connors, Lemkul, Mascilak and Andreuzzi.

Mrs. Schultz moved to go into executive session. Mrs. Lemkul seconded the motion. After some discussion about the fee schedule, etc. Mrs. Wade moved to go out of executive session and Mr. Wells seconded the motion.

There being no further business before the Board, Mrs. Wade moved to close the regular meeting at 9:02 and Councilman Andreuzzi seconded the motion. The motion was passed by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo