

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, DECEMBER 10, 2014 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH IN THE MUNICIPAL BUILDING

The 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.

Roll call shows the following members were present: Mr. Frank Wells, Mrs. Carol Schultz, 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, Ms. Bonnie Heard of T&M and Mrs. Madeline Russo, the Board secretary. Chairman Charles Steiner, Mr. Lloyd Coffey, Mrs. Laurette Wade, Mr. Michael Sisolak, Sgt Gabriel Farese, were unable to attend the meeting.

The Board received the following from Freehold soil: Exempt Luettschau, 407 Bayview Av; Review revision for Borough intersection reconstruction and RFP's from several applicants.

Mr. Wells moved to approve the minutes of the previous meeting Councilman Mascilak and seconded the motion. The motion was passed by a unanimous voice vote of approval.

Morris Tetro appeared before the Board to request a minor subdivision of the property located at 122 St James Av. And also known as lot 2 of Block 79. The existing property is 19,032 sq. ft. The applicant is requesting the property to be split into two parcels. (1) 75.01 x 145.22 a total of 10,828 sq ft and (1) "L" shaped lot with a frontage of 75.02 and a rear width of 50' x 145.56 for a total of 8,204 sq ft. one variance is needed for the second lot.

Mr. Richard Heuser, professional engineer for Mr. Tetro, Bonnie Heard of T&M and Mr. Morris Tetro property owner were all sworn in.

Mr. Heuser introduced the subdivision plan (A-1) and the plan with the yellow outline (A-2) dated 6/22 and Drainage plan (A-3). The plan depicts two lots fronting on two streets. As per the applicant there is no available property.

Several owners of the neighboring properties appeared before the Board and gave testimony. Teresa Chandler, 218 Bayview Av. Wants to know if property was offered to the adjacent neighbors. She was concerned about traffic on Bayview. She advised that there is already too much traffic on Bayview and this subdivision will add to it. Bert Trigg, 210 Bayview Ave. stated that this is a dangerous bend and there doesn't need to be anymore traffic. The Westerly lot (smaller lot) is marked 2.01 and the easterly lot 2.02 the applicant is requesting a change of lot numbers.

Ms. Schultz asked if there were any other comments either for or against the applicant. Mrs. Lemkul moved to approve the subdivision with the new house

facing St. James Av. There was no second for the motion.

Mr. Andreuzzi moved to deny. He stated that we do not create undersized lots. He does not approve of creating lots with a 50' frontage.

Mr. Wells suggested two lots with 62 ½ ft frontage each. Mr Connors requested that we not delay this any longer.

Mr Wells moved to carry this application until our next meeting on Wednesday January 28th at 7:00pm. Mr. Tetro will contact the adjacent neighbors to offer to sell his property to them. Councilman Andreuzzi seconded the motion. Voting yes: Wells, Schultz,Connors, Lemkul, Mascilak and Andreuzzi.

There being no further business before the Board, Mr. wells moved to close the regular meeting at 9:40 and Councilman Andreuzzi seconded the motion. The motion was passed by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo