

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, APRIL 29, 2015 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH IN THE MUNICIPAL BUILDING**

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The Board held a workshop discussion about the Rte 36 corridor and the Master Plan at 7:00. Roll call showed Mr. Steiner, Mr. Wells, Mrs Schultz, Mrs. Wade, Mr. Connors, Mr. Cavallo, Mrs. Lemkul, Councilman Andreuzzi, and Mrs. Russo were all present for the workshop.

At 7:30 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.

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

Mr. Connors moved to approve the minutes of the previous meeting Mr. Wells seconded the motion. Voting yes were Steiner, Wells, Schultz, Connors, Cavallo, and Andreuzzi. Abstaining were Coffey, Wade, Lemkul and Farese.

The Board received the following correspondence: From Freehold soil Exempt letters for Herzog, 410 Pine; Reilly, 322 Front; McCrawley, 504 Beachview Ave; Perricone, 813 Park Av; Macklo Enterprises, 623 Lorillard Av; Howard, 341 Park Ave; Macklo Enterprises 623 Lorillard Ave; Buchel, 716 Fourth St; Rusiguolo, 1303 Shore Rd; Macklo Enterprises, 902 Lorillard Av; Devinentis, 1004 Jersey Av; Evans, 208 Raritan; Massaro, 906 Eighth St; Caputo, 98 State St; Apel, 417 Pine St; Guzewicz 405 Central Av. Not exempt: Gonzalez, 509 Edmunds Av; Review Letter from T&M regarding Tetro; Letter sent to Totsville concerning upkeep of property.

Michelle and Jeffrey Jensen were sworn in. The owners of 549 Washington Ave. also known as lot 7 of Block 170, they appeared before the Board to request a variance for a conditional use. They are requesting a semi-divided dwelling where their single family home now exists at the location.

The applicants produced a plan which did not follow the requirements of the semi-divided dwelling. The Board invited the applicants to return next month with changes to their plan. Due to the fact that the Board had accepted jurisdiction of the application it would not be necessary for any further notifications by the applicant. Councilman Andreuzzi moved to continue the hearing of this application to next month and Mrs. Lemkul seconded the motion. The motion was

passed by a unanimous voice vote of approval.

The resolution for Morris Tetro for a minor sub-division of the property located at 122 St. James Ave. also known as lot 2 of Block 79 was read. The property was subdivided into two parcels. One 75.01 x 145.22 (10,828 sq.ft.) and the other odd shaped lot with a 75' frontage and a 50' rear by 145.56 in length (for a total of 8,204 sq ft). There was one variance needed for the second lot

Mr. Wells moved to approve the resolution and Mrs. Schultz seconded the motion. Voting yes: Steiner, Wells, Schultz, Connors, Cavallo and Andreuzzi. Abstaining: Coffey, Wade, Lemkul and Farese.

There being no further business before the Board, Mr. Wells. Schultz moved to close the regular meeting at 8:22 Councilman Andreuzzi seconded the motion. The motion was passed by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo