

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
MONDAY JUNE 18, 2018 IN THE MUNICIPAL BUILDING AT
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

CALL TO ORDER

THIS MEETING HAS BEEN DULY ADVERTISED IN THE ASBURY PARK PRESS AND THE INDEPENDENT IN ACCORDANCE WITH THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, MORE COMMONLY KNOWN AS THE SUNSHINE LAW

SALUTE TO THE FLAG

ROLL CALL

MR. CHARLES STEINER _____

MR. FRANK WELLS _____

MR. LLOYD COFFEY _____

MRS. CAROL SCHULTZ _____

MS. BRUNA DEVINO _____

MR. KENNETH CONNORS _____

CAPTAIN GABRIEL FARESE _____

COUNCILMAN LOUIS ANDREUZZI _____

MAYOR PAUL SMITH _____

COUNCILMAN ANTHONY CAVALLO _____

MR. SHANNON HOADLEY _____

MR. JOHN MONIZ _____

PATRICK MCNAMARA, ATTORNEY

BONNIE HEARD, ENGINEER

MRS. MADELINE RUSSO SECRETARY

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

Zoning Permit Applications

Mr. Meekins - 30 Scholer Drive - Block 132 Lot 12

AnnaMay Vaccaro – 353 Lorillard Avenue – Block 150 Lot 21

Patricia Milligan – 823 Tenth Street – Block 76 Lot 15

Carlos Martinez – 632 Washington Avenue – Block 168 Lot 5

Jennifer Capraun – 706 Edmunds Avenue – Block 69 Lot 9

Christopher Johnson – 120 Central Avenue – Block 86 Lot 9

Nancy Pharr – 506 Central Avenue – Block 197 Lot 10

Carlos Rodriguez – 714 Cambridge Avenue – Block 182 Lot 6

Michael Markowitz – 911 Fifth Street – Block 37 Lot 16

Nick Naputano – 319 Poole Avenue – Block 102 Lot 16

Spectrum Energy, Inc. – 1210 High Avenue – Block 243 Lot 7

Heather Iurato – 1004 Shore Road – Block 181 Lot 1

Harry Hoff – 902 Center Street – Block 37 Lot 1

Yarusi Investments, LLC – 800 Eighth Street – Block 42 Lot 5

Pik Solutions, LLC – 528 Cambridge Avenue – Block 194 Lot 4

Pik Solutions, LLC – 219 Union Avenue – Block 208 Lot 4

Eric Zimmer – 904 Central Avenue – Block 185 Lot 1
Amy Han – 142 Morningside Avenue – Block 130 Lot 17
David Diehl – 653 Clark Avenue – Block 174 Lot 11
Jack Nascimento – 405 Clark Avenue – Block 163 Lots 9 & 11
Manuel Azevedo – 116 Florence Avenue – Block 21 Lot 20
Diane Mormak – 813 Second Street – Block 21 Lot 16
Mark Management, LLC – 904 Bayview Avenue – Block 225 Lot 6
Theodore Koch – 423 Prospect Avenue – Block 152 Lot 4.01
Midwest Equities, LLC – 722 Central Avenue – Block 187 Lot 7
Deputy Ventures, LLC – 912 Second Street – Block 24 Lot 3
Daniel McCann – 705 Center Street – Block 17 Lot 13
Antoinette Tabor – 821 Fourth Street – Block 19 Lot 15

Top of Block

Construction Official – 204 Ash Street – Block 98 Lot 3
Construction Official – 523 Central Avenue – Block 200 Lot 4
Construction Official – 801 Seventh Street – Block 44 Lot 19
Construction Official – 731 Eighth Street – Block 53 Lot 15.02
Construction Official – 401 Spruce Street – Block 149 Lot 16
Construction Official – 335 Prospect Avenue – Block 40 Lot 6

Final As-Built Survey

Construction Official – 713 Bayview Avenue – Block 210 Lot 19

Elevation Certification

John & Deborah Lacari – 728 Third Street – Block 18 Lot 5
Bernard Farrell – 802 Sixth Street – Block 44 Lot 4
CT Property Service, LLC – 140 Raritan Street – Block 63 Lot 6

Zoning Permit

Glenn Perroth – 112 Victoria Place – Block 102 Lot 5
William Skala – 524 Cambridge Avenue – Block 914 Lot 5
Michael Valtin – 1106 Florence Avenue – Block 75 Lot 7
Domenick Mastrocola – 401 Spruce Street – Block 149 Lot 16
Dr. Sunit Desai – 809 Highway 36 – Block 167 Lot 18
Grace Caruso for Suzanna Lepow – 127 Central Avenue – Block 85 Lot 10
Robert Burlew – 334-334A Front Street – Block 5 Lot 9

PUBLIC HEARING -

Emily Givens, Maley Givens, PC, 1150 Haddon Ave., Collingswood, NJ representing International Flavors and Fragrances in the matter of IFF Solar Array Facility Preliminary and Final Major Site Plan with multiple bulk variances of Block 247 lots 12 and 13 Block 249 lots 1,101 and 2.

As per Zoning officer the following variances are needed: Minimum front setback of 100'; 25% open space of Block 249 lot 1; No waterfront access provided; Setback of substation; height of fence 6' where 3' is permitted in front yard

Motion to:
Seconded by:

Moved by:
Vote:

Bank of America, 1500 Union Avenue, also known as lots 1, 2 and 3 of Block 179 appearing before the Board for a Minor Site Plan application. The applicant proposes to remove the existing lighting and install new lighting. The site has a pre-existing nonconforming front yard setback of 184 ft on Washington and lot frontage of 173ft on Highway 36 and 184 on Washington and Union Avenue where 300 ft is required.

Motion to:

Moved by:

Seconded by:

Vote:

Dominick Mastrocola, 60 Creek Rd, LLC for the property located on the corner of Spruce and Lorillard Aves. (401 Spruce and 354 Lorillard Ave also known as Block 149 lot 16. Applicant is requesting a subdivision of the property. The property is a 75 x 100 lot on the corner with two residences on the lot. Corner lots require 100 x 100 for a single dwelling.

Motion to:

Moved by:

Seconded by:

Vote:

RESOLUTION

Desktop Alert, Inc, 346 Main St, Chatham for the property located at 507 Bay Av, lot 9 of Block 67 lot 9 to add covered porches to an existing non conforming structure. The following variances are required: Increasing the degree of nonconformity; and the following are all pre-existing: Minimum lot 5,000 where 7,500 is required; minimum lot width 50 ft where 75 is required; minimum front setback of 10.5 where 20 ft is required; Side yard setback of 2.5 ft where 8 ft is required.

Motion to:

Moved by:

Seconded by:

Vote:

Changes to the Resolution which was approved last month for the application of Harry Hoff, 822 Ninth St for a variance for the property located at 902 Center Street. The pre-existing non-conforming 50 x 65ft corner residential lot is located in the R-8 zone where 100 x 100 is required. The lot is 3,250sq ft where 10,000 is required and Depth is 50' on Center and 65 on Pine where 100' is required on both streets. Removed: Side yard setbacks of 4' where 8' and 12' or a total of 20 feet is required.

Only variance necessary : Section 13-10.4.(f)5 - Minimum Front yard setback of 16 feet where 20 feet is required.

Motion to:

Moved by:

Seconded by:

Vote:

BILLS AND VOUCHERS

NEW BUSINESS

ADJOURNMENT

TIME: