

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
MONDAY JULY 25, 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

MRS. MADELINE RUSSO SECRETARY

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

Freehold Soil:

Biamonte – 719 Union Av

Smith, PA – 820 Prospect

Mazella, Vernon – 930 Center

Stryker – 826 Bayview

CAFRA permit application for IFF Solar Project

Zoning Permit Applications

Ronko developers-518 Cambridge Av

Martinez – 632 Washington Av

Phillips – 518B Front St

Darwish – 725 Third St

Arnold,Hazlet – 402 Sullivan Pl

Goias – 347 Park Av

Filippone, Highlands – 9 Heckleman

Mehmedovic – 601 Beachview Av

Kraiter – 16 Donnelly St

Lombardo builders – 402 Union Av

Capraun – 706 Edmunds Av

Tri State – 511 Shore Rd
 Ortiz – 812 Ninth
 Am Legion – 524 Front St
 Cortes – 1319 Union Av
 Cuccolo- 811 Seventh
 Mid State – 237 Broadway
 McDonald’s – 825 Highway

Top of Block

511 Shore Rd

Final As-Built Survey

718 Lorillard Av

310 Union Av

Elevation Certification

Svoboda, Hazlet – 718 Lorillard Av

Hoff, Ninth St – 310 Union Av

Access Stairs

721 Third

Foundation location Survey

722 Third St

Zoning Permit

St Johns LLC – 805 St Johns

Xu – 237 Broadway

Chaing, Millstone – 809 Hwy 36

Harrington – 1112 Harris Av

Ginsberg – 702 Branch

Bayshore Development – 634 Clark

Fabozzi – 603 Florence Av

Larsen – 214 Raritan

Croce – 604 Florence Av

PUBLIC HEARING -

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:

James Renard, 511 Shore Rd. applying for a variance to decrease the front yard setback to 14’4” where 20’ is required to allow for a 5’10” x 8’ wide front porch overhang.

Motion to:

Moved by:

Seconded by:

Vote:

RESOLUTION

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:

Moved by:

Seconded 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:

BILLS AND VOUCHERS

NEW BUSINESS

ADJOURNMENT

TIME: