

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON  
WEDNESDAY, AUGUST 29, 2018 IN THE MUNICIPAL BUILDING AT  
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

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***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

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MR. FRANK WELLS

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MR. LLOYD COFFEY

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MR. JOHN MONIZ

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MS. BRUNA DEVINO

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MR. KENNETH CONNORS

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CAPTAIN GABRIEL FARESE

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MAYOR PAUL SMITH

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COUNCILMAN ANTHONY CAVALLO

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MR. SHANNON HOADLEY

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MRS. LAURETTE WADE

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DON PEPE, ATTORNEY

BONNIE HEARD, ENGINEER

MRS. MADELINE RUSSO SECRETARY

***MINUTES OF THE PREVIOUS MEETING***

Motion to:

Moved by:

Seconded by:

Vote:

***CORRESPONDENCE***

***Foundation Location Survey***

Block 21 lot 2

***Elevation Certificate***

Thompson, 416 Bayview, Turner, 311 Park Av; Martisch, 309 Broadway

***Zoning Permit***

Alves, 840 Ninth St; JTW Holdings , 210 St. James;Skala, 524 Cambridge; Russo, 628 Front St; Goodale, 412 Beachview;Ginsberg, 702 Branch;Chandler, 806 Center;Dunn, 814 Park-920 Eighth St.Zeiser, 310 Pine St;Frankfurt, 109 Central Av;DJF 708 Bayview;

***Zoning Permit Application*** Jansen 444 Aumack Av; Penn Jersey, 813 Center St; Silva 1301 Harris; Pik Solutions, 916 Second; Odom, 803 Stone Rd; Horning, 814 Jersey; 512 SydneyLLC, Fabozzi, Hazlet, 534 Front;Vallee, Cliffwood, 407 Union;Trampller, 530 Central; Harrison 605 Spruce ; Gross, 910 Union Renard, 511 Shore; Genovese 1109 Florence

***Top of Block***

351 Bayview;820 Prospect;645 Morningside;800 Eighth;416 Bayview

**PUBLIC HEARING**

New subdivision map for this application dated 6/2/2018  
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:

Morris Tetro was approved for a minor subdivision in 2014 and memorialized on April 25, 2015. Due to the applicant's poor health, etc. the subdivision map was never perfected the map has been updated and Mr. Dayback advised there is no need for further correspondence from T&M. Mr. Tetro is re-applying for the same subdivision. The property is located on lots 1.03 and 2 of Block 79 . The property runs from Bayview Ave to St. James Ave.

Motion to: Moved by:  
Seconded by: Vote:

Anton Duke/Fion Huang requesting a minor subdivision of the property located on the 700 block of Eighth St and known as lots 16, 17,18 and 19 of Block 53. The property is 150 x 100 and the applicant is requesting a minor subdivision of that one lot into two legal sized lots of 75 x 100 each – no variances required.

Motion to: Moved by:  
Seconded by: Vote:

Joseph Savi appearing before the Board for preliminary and final site plan review. The Use variance for this property was approved by the Board last December in a bifurcated application for the property located at 1309 Florence Ave and known as lot 3 of Block 73. Mr. Savi Is planning to open a retail Motorcycle repair, parts, sales store with hours of operation Monday-Saturday 9am-7pm with two owners and one part-time employee.

Motion to: Moved by:  
Seconded by: Vote:

Florence Development, LLC appearing before the Board for a Use variance, Minor Subdivision with bulk variances and Preliminary and Final Plat Plan review for the property located on the corners of Florence Av, Dock St and Fifth St. The property has an existing building which has a multi-use which has been abandoned. The first floor was previously used as a catering business and the second floor has an apartment. The developer is requesting that the building to be put back into use as it was and also would like to construct a single family residence on the Dock and Fifth St side of the lot.

The following bulk variances would be required for the subdivision:

Proposed lot 1A

Minimum Lot 9,124sq ft where 10,00 is required; minimum width of 88 ' on Dock St where 100' is required; Minimum frontage of 21 ' on Fifth St where 100 ft is required; minimum Lot depth of 31' on Dock and 44 ft on Florence where 100' is required minimum front

setback of 11' on Dock and 9.27' on Florence where 20' is required; Minimum side yard setback of 16 ft where 20ft is required.

Proposed lot B

Minimum lot area of 7,000 where 10,000 is required; minimum lot width of 85' on Dock St where 100 Ft is required and 85 ft frontage on Dock where 100ft is required; minimum lot depth 69 ft on Dock St where 100 ft is required.

Also see engineers letter (Section 13-3.6.d.2.b.) no change or extension of use and no alterations shall be made without an occupancy permit (Construction Official) etc,etc.. ..or action by the Planning Board

Motion to:

Moved by:

Seconded by:

Vote:

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### **RESOLUTION**

Previously approved resolution applicant name changed to Marina Energy

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:

James Reynard, 511 Shore Rd. approved 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:

### **BILLS AND VOUCHERS**

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

***TIME:***