

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, SEPTEMBER 26, 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

MR. JOHN MONIZ

MS. BRUNA DEVINO

MR. KENNETH CONNORS

CAPTAIN GABRIEL FARESE

COUNCILMAN LOUIS ANDREUZZI

MAYOR PAUL SMITH

COUNCILMAN ANTHONY CAVALLO

MR. SHANNON HOADLEY

MRS. LAURETTE WADE

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

406 Central, 721 Third, 311 Park

Access Stairs

825 Bayview

Elevation Certificate

Pharr, 508 Central Av. Azevedo, Morganville- 116 Florence Ave, Lombardo builders, 507 Edmunds Av, 514 Edmunds av,314 Dock , 805-807 Seventh, New Prospect builders, 406 Central, 218 Herbert

Zoning Permit

JTW -Holdings, 823 Tenth St, 808 Florence, Sabor Investments -906 Second St,204 Poole Av,Arsenault, SI,NY - 811 Fifth, Erven, 234 Lorillard, Santo Padre, 1115 Union Av, Reit, Montville- 110 Ash St, 614 Poole Av, Dunn, Chester – 920 Eighth St

Zoning Permit Application

Degan-532 Jersey Av, 404 Lorillard, Ramsey Consulting-1111 High Av, 214 Henry, Koch, 710 Morningside Ave, 1404 Ocean Av, 915 Sixth St, Kutschman – 1314 Union Av, 116 Florence, 1216 Harris, 919 Second, 215 Locust, 713 Bayview, 105-107 Stone Rd, 208 Broadway, 607 Bay Av, 9 Donnelly 706 Seventh St 634 Clark, 623 Cambridge, 515 Park, 634 Morningside,

Top of Block

721 Third St, 112 Victoria

Final As Built

514 Edmunds, Mastrocola – 401 Spruce, 314 Dock, 507 Edmunds, 713 Bayview, 116 Florence

PUBLIC HEARING**Continued from last month**

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:

Carried from last month

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:

Harry Hoff, 822 Ninth St. applying for a variance for the property located at 826 Center St and known as lot 9 of Block 46. There has been a single family residence with a garage (illegally rented out as an apartment). The pre-existing structures will be demolished and the applicant is requesting the following variances: Minimum lot area 4,00 where 7,500 is required (pre-existing); Minimum lot width 40 ft where 75 ft required (pre-existing); Minimum lot frontage 40 ft where 75 is required (pre-existing); Minimum side yard of 6.8 ft where 8 ft is required with two combined side yards of not less than 20 ft required; Total lot coverage 27.95 where 25 % is allowed.

Motion to:

Moved by:

Seconded by:

Vote:

Ted Koch,TCRCK Enterprises, Middletown applying for variances for the property located at 710 Morningside Ave, Known as lot 9 of Block 176. The applicant is proposing demolishing the existing structure and constructing a new single family residence on the existing 25 x 100 lot. The applicant is requesting the following variances: Minimum lot area 2,500 where 7,500 is required (pre-existing);minimum lot width 25ft where 75 is required (pre-existing);minimum Lot frontage 25' where 75 is required (pre-existing);minimum front yard setback of 13.5 wehre 20 'is required (pre-existing);minimum side yard setback of 1.8 and 5.7 were 8ft with two combined yards of not less than 20 ft is required. Square footage of 838 proposed where 625 is permitted (pre-existing building is 883 ft)

Motion to:

Moved by:

Seconded by:

Vote:

new plan showing required changes

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.

RESOLUTION

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:

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:**