

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, OCTOBER 31, 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 _____

PATRICK MCNAMARA, ATTORNEY

BONNIE HEARD, ENGINEER

MRS. MADELINE RUSSO SECRETARY

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CRS FLOOD PLAIN MANAGEMENT PRESENTATION

Bonnie Heard, T&M

CORRESPONDENCE

PUBLIC HEARING

Continued UNTIL NEXT 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 100ft. 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. or action by the Planning Board

Motion to:

Moved by:

Seconded by:

Vote:

Marina Energy application to remove the condition of approval specifically the condition of Lot consolidation of lots 1,101 & 2 of Block 249 from “Resolution of the Borough of Union Beach, Planning Board under the Municipal and Use Land Law N.J.S.A 40:55d-11 and relates to the project to be constructed on the property known as Block 249, Lots 1,101,102 and Block 247 Lots 12 and 13on the official tax map of the Borough of Union Beach, New Jersey and Hazlet, New Jersey

Motion to:

Moved by:

Seconded by:

Vote:

814 Park Ave Corporation, Chester NJ for the property located at 920 Eighth St, lot 6 of Block 41 Zoning Permit #2239 would like to construct a single family dwelling on the 25 x 100’lot and is applying for the following Minimum are of 2,500 where 7,500 is required; Minimum lot width of 25’ where 75’ is required; Minimum lot front age of 25 where 75 is required; minimum rear setback of 29’ where 30’ is required; minimum side yard setback of 3 and 3’ where 8’ with two

combined side yards of not less than 20' are required; total lot coverage of 38.75 where 25% is allowed.

Motion to:

Moved by:

Seconded by:

Vote:

Anthony Viciguerra, 116 Poole Ave also known as lot 3 of Block 81

Zoning Permit Application 2224 Requesting a "Bigger front deck"

Requesting the following variances: Minimum lot width 50 where 75 is required Minimum lot frontage of 50' where 75' is required; Minimum side yard setback of 6.8 ' where 8' with two combined side yards of not less than 20 feet is required. Yard area unroofed entrance porches terraces, ADA ramps, stairs and landings which do not rise above the height of the floor level of the ground floor may extend up to 10' into any required front yard.

Motion to:

Moved by:

Seconded by:

Vote:

Vincent Camarada, 315 Dock St lot 3 of Block 12 requesting variances for an covered front deck, an elevated one-story extension and an elevated rear wood deck. Zoning Permit 1765 the following variances area requested:

Minimum lot area of 5,500 where 7,500 is required; Minimum lot width of 50' where 75 is required; minimum front setback of 8.7 ' where 20'is required minimum rear yard setback of 3; where 5' is required; minimum side yard setback of 11.9' and 7' where minimum of 8'with two combined side yards of not less than 20'is required; minimum side yard setback of 3' where 5' is required; total lot coverage 29% where 25 % is allowed

Motion to:

Moved by:

Seconded by:

vote:

RESOLUTION

Harry Hoff, 822 Ninth St. was approved for variances 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 was approved 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 where 20 'is required (pre-existing); minimum side yard setback of 1.8 and 5.7 were 8ft with two combined yards of not less that 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:

Savi resolution (approved at the September meeting)changes

Preliminary and final site resolution

Motion to:

Moved by:

Seconded by:

Vote:

:

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

TIME: