

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON  
WEDNESDAY, NOVEMBER 28 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 \_\_\_\_\_

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:

***CORRESPONDENCE***

***PUBLIC HEARING***

**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:

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:

Harry Hoff, 342 Front St to construct a new single family dwelling on the Property located at 401 Union Ave., lot 1 of Block 203 requesting the following variances: Minimum lot area of 3,600 where 10,000 is required; minimum lot width of 40’ on Union Ave and 90.20’ on Bayview Av where 100’ is required on both streets; minimum lot frontage of 40’ and 90.2 ‘ where 100 is required on both Sts. Min lot depth of 90.20 ft on Union and 40’ on Bayview Ave where 100’ is required 9all pre-existing) min front setback of 6 ft on Bayview Av where 20’ is required and Section 13-5.5c – 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’ feet into the required front yard.

Motion to:

Moved by:

Seconded by:

Vote:

## RESOLUTIONS

Savi resolution (approved at the September meeting )changes Preliminary and final site resolution

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 13 on 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:

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**TIME:**