

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, DECEMBER 17, 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:

CORRESPONDENCE

PUBLIC HEARING

Carried 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:

The applicant, Deputy Ventures LLC of Colts Neck, New Jersey requests the following variance for the property located at 910 Sixth Street (s): 1. Section 13-10.4 f.1.(a) - Minimum lot area of 2,500 sq ft where 7,500 sq ft is required (pre-existing) and 2,500 sq. ft is proposed, 2. Section 13-10.4 f.2(a)- Minimum lot width on Sixth Street where 75 feet is required and 25 feet (pre-existing) is proposed. 3. Section 13-10.4 1.3(a) Minimum lot frontage on Sixth Street where 75 feet is required and 25 feet (pre-existing) is proposed. 4. Section 13-10.41.7- Minimum side yard setback where 8 feet with combined setbacks of not less than 20 feet is required and 4 feet and 4 feet (total 8 feet) is proposed. 5. Section 13-5.50 total lot coverage shall not exceed 25% of the total square footage of the lot and 31.5% is proposed. 6.

Motion to:

Moved by:

Seconded by:

Vote:

The applicant, Reno Real Estate and Investment LLC, of Freehold, New Jersey requests the following variance(s) for the property located at 902 Lorillard Av: Minimum front setback of principal structure of 18 ft where 20 ft is required; and Minimum front setback for a covered porch of 13 ft where 20 ft is required; together with such other variances and waivers as may be required by the Union Beach Planning Board and its professionals

Motion to:

Moved by:

Seconded by:

Vote:

THIS IS HOW THE NOTICE APPEARED FOR 800 PROSPECT

In the Matter of Deputy Ventures LLC application for property located at **800 Prospect Avenue**, Union Beach, New Jersey also know as Lot 2 of Block **218** in the Borough of Union Beach, County of Monmouth, State of New Jersey **Please take notice** that the undersigned has applied to the Planning Board of the Borough of Union Beach so as to permit the applicant to construct a single family structure on a pre-existing non-**conforming** interior lot.

The applicant, Deputy Ventures LLC of Colts Neck, New Jersey requests the following variance(s): 1. Section 13-10.4 f.1.(a) - Minimum lot area of 2,500 sq ft where 7,500 sq ft is required (pre-existing) and 2,500 sq. ft is proposed, 2. Section 13-10.4 f.2(a)- Minimum lot width on Sixth Street where 75 feet is required and 25 feet (pre-existing) is proposed. 3. Section 13-10.4 1.3(a) Minimum lot frontage on Sixth Street where 75 feet is required and 25 feet (pre-existing) is proposed.

4. Section 13-10.41.7- Minimum side yard setback where 8 feet with combined setbacks of not less than 20 feet is required and 4 feet and 4 feet (total 8 feet) is proposed. 5. Section 13-5.50 total lot coverage shall not exceed 25% of the total square footage of the lot

and 31.5% is proposed. 6. The applicant further seeks any and all other **variances and or waivers as may be required by the Board and or its professionals.**

A copy of the application has been filed with the Secretary of the Planning Board, and may be inspected in the Borough Clerk's office **during normal business hours.** The public hearing will be held **December 17, 2018.** A Workshop meeting is held at 7:00 pm followed by the Regular Meeting at 7:30. **The meetings are held in the Municipal Building, 650 Poole Avenue, Union Beach, New Jersey.** You **may appear** either in **person or by agent or attorney and present** any objections which you may have to granting this application.

Motion to: Moved by:
Seconded by: Vote:

The applicant Jon Siretz appearing before the Board for the property located at 911 Fifth St and known as lot 16 of Block 37. Minimum lot area of 4,100 when 7,500 is required; minimum lot 41 where 71 is required; minimum lot frontage 41 where 75 is required; minimum side 5.3' and 12 where 8 ft and two combined yards of not less than 20' is required (pre-existing 1.4 and 18.8); lot coverage 37% where 25% is allowed. Pre-existing is 35.73%.

Motion to: Moved by:
Seconded by: Vote:

RESOLUTIONS

Florence Development, LLC 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:

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 (all 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:

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

TIME: