

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, MAY 30, 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 _____

MRS. CAROL SCHULTZ _____

MS. BRUNA DEVINO _____

MR. KENNETH CONNORS _____

CAPTAIN GABRIEL FARESE _____

COUNCILMAN LOUIS ANDREUZZI _____

MAYOR PAUL SMITH _____

COUNCILMAN ANTHONY CAVALLO _____

MR. SHANNON HOADLEY _____

MR. JOHN MONIZ _____

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 -

*******POSTPONED – INCORRECT DATE ON THE NOTICE TO RESIDENTS**

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, 1.01 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:

Desktop Alert, Inc, 346 Main St, Chatham for the property located at 507 Bay Av, lot 9 of Block 67 lot 9 to add covered porches to an existing non conforming structure. The following variances are required: Increasing the degree of nonconformity; and the following are all pre-existing: Minimum lot 5,000 where 7,500 is required; minimum lot width 50 ft where 75 is required; minimum front setback of 10.5 where 20 ft is required; Side yard setback of 2.5 ft where 8 ft is required.

Motion to:

Moved by:

Seconded by:

Vote:

*******Notice is proper –asked to be carried to next month**

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:

RESOLUTION

Resolution introduced for BT Development, LLC., 13 Pemberton Dr, Matawan for the property located at 413 Prospect Av.

The applicant is approved for a new single family home at the location. The property is an existing 40 x 100 ft lot where 75 x 100 is required with two side yard setbacks of 6.5 each where a total of 20' is required.

The Board had requested the applicant attempt to purchase the adjacent vacant property to bring their property more into conformity. The applicant stated that the owner of the adjacent property is not interested in selling his property or purchasing the 40ft property owned by the applicant.

Motion to:

Moved by:

Seconded by:

Vote:

Introduced resolution approving a Use Variance. for International Flavors and Fragrances, 800 Rose Lane, Block 247 lots 12 and 13 The application has been bifurcated and only the Use was applied for at this meeting. Emily Givens, Maley Givens, PC, 1150 Haddon Ave., Collingswood, NJ representing International Flavors and Fragrances in the matter of IFF Solar Array Facility will present the Preliminary and Final Major Site Plan of Block 247 lots 12 and 13 Block 249 lots 1, 1.01 and 2 at another time.

Motion to:

Moved by:

Seconded by:

Vote:

Introduced a Resolution approving the application of Harry Hoff, 822 Ninth St for a variance for the property located at 902 Center Street. The pre-existing non-conforming 50 x 65ft corner residential lot is located in the R-8 zone where 100 x100 is required. The lot is 3,250sq ft where 10,000 is required and Depth is 50' on Center and 65 on Pine where 100' is required on both streets. Side yard setbacks of 4' where 8' and 12' or a total of 20 feet is required.

Motion to:
Seconded by:

Moved by:
Vote:

Resolution introduced approving the application of Guy Ferraro, 110 Frost Avenue, Red Bank for a variance for the property located at 102 Asbury Ave. The property is an existing 75 x 100 corner residential lot. There has been two cantilevers constructed along the rear of the dwelling and one along the front of the structure. The cantilever along the front encroaches into the front yard setback on Asbury Avenue. The pre-existing variances requested are Minimum lot area 7,500 where 10,000 is required; lot width 75' on High Avenue where 100' is required; lot frontage of 75' on High Ave. where 100' is required lot depth of 75 where 100 ' on a corner is required; minimum front setback of 8' on Asbury Avenue and 12.2 on High Avenue where 20' is required on both streets.

Motion to:
Seconded by:

Moved by:
Vote:

BILLS AND VOUCHERS

NEW BUSINESS

ADJOURNMENT

TIME: