

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, APRIL 25, 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 _____

MRS. MADELINE RUSSO SECRETARY

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

Introduction of RFP's for Board Attorney -Three RFP's received:

Patrick McNamara, Red Bank

James Gorman, Shrewsbury

Geoffrey Cramer, Manasquan

Nominations for Board Attorney

Motion to:

Moved by:

Seconded by:

Vote:

Motion to:

Moved by:

Seconded by:

Vote:

PUBLIC HEARING -

BT Development, LLC., 13 Pemberton Dr, Matawan for the property located at 413 Prospect Av, continued from February meeting.

Mark Rothman, of Robbins and Robbins, 568 Amboy Avenue, Woodbridge representing BT Development, LLC., 13 Pemberton Dr, Matawan for the property located at 413 Prospect Av, also known as lot 8 of Block 152. The applicant is proposing 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 requested the applicant attempt to purchase the adjacent vacant property to bring their property more into conformity. The applicant requested that this be adjourned until our next meeting.

Motion to:

Moved by:

Seconded by:

Vote:

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 and Use Variance and 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:

Harry Hoff , 822 Ninth St is applying 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:

Moved by:

Seconded by:

Vote:

Guy Ferraro, 110 Frost Avenue, Red Bank applying 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 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.

RESOLUTION

Resolution 2018-09 introduced for Richard Stryker, 826 Bayview Ave for the property located at 314 Shore Rd, lot 21 of Block 218. Applicant was approved for the following variances: Minimum lot 5,000 where 10,000 is required; Minimum width 50 x 100 where 100 x 100 is required; minimum frontage 50' where 100' is required on both streets; Lot depth of 50' where 100' is required; Minimum front setback of 15' on Bayview Av. where 20' is required.

Motion to:

Moved by:

Seconded by:

Motion to:

Resolution for Elizabeth and David Meekins, 564 Sairs Av, Long Branch for the property located at 30 Scholer Drive also known as lot 12 of block 132 was presented. The applicant is proposing a new single family dwelling . The property is a pre-existing 66 x 100 lot where 75 x 100 is required. The Front yard setback 18' where 20' is required rear setback is 46' side yards 13' and 10.9 for a total of 23'

Motion to:

Moved by:

Seconded by:

Vote:

Anthony Condouris, 104 Silverton Av, Little Silver for the property located at 1314 Union Avenue also known as lot 1 of block 177. The applicant is proposing a new two story residence to be constructed on the existing foundation. The property is located on the corner of Aumack and Union Aves. There are existing non-coformities; frontage 50' where 100' on both streets is required; min lot 5,424 sq ft where 10,000 sq ft ; min front yard setbacks of 18.9 and 10.8 where 20' is required on both streets. Also an existing accessory building that has a 1.4ft side yard setback where 5 ft is required

Motion to:

Moved by:

Seconded by:

Vote:

BILLS AND VOUCHERS

NEW BUSINESS

ADJOURNMENT

TIME: