

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, APRIL, 25 2018 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH**

The regular meeting was called to order by Vice Chairperson, Carol Schultz who announced that the meeting had 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.

Roll Call shows the following members were present: Mr. Frank Wells, Mr. Lloyd Coffey, Mrs. Carol Schultz, Ms. Bruna Devino, Mr. Kenneth Connors, Captain Farese, Councilman Andreuzzi, Councilman Anthony Cavallo, Mr. Shannon Hoadley and Mr. John Moniz. Also present: Mr. Patrick McNamara, Special Counsel to Union Beach Borough, Ms. Bonnie Heard, Board engineer and Mrs. Madeline Russo the Board secretary. Mayor was represented by Councilman Cavallo.

The Board received three responses to the RFP's. Each Board member received a copy through their email. The applicants were, Patrick McNamara, Red Bank; James Gorman, Shrewsbury; and Geoffrey Cramer, Manasquan.

Mr. Wells moved to retain Mr. McNamara as our Board attorney. Councilman Cavallo seconded the motion. Voting yes: Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi, Cavallo, Hoadley and Moniz. Councilman Andreuzzi moved to retain Mr. Gorman as the conflict attorney. Mr Wells seconded the motion. Voting yes: Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi, Cavallo, Hoadley and Moniz.

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.

Councilman Andreuzzi, Councilman Cavallo, Mr. Coffey, Mrs. Schultz stepped down and left the meeting area due to conflicts. Mr. Wells stepped in to run the meeting.

Ms Givens introduced the bifurcated application. She advised the Board that she had spoken to Ms. Devincentis, neighbor of the property in question. Evan Hill, Dewberry, Licensed Engineer was sworn in and was accepted as an expert witness.

Mr. Hill presented exhibit A-1 an aerial exhibit of the location dated 1/29/2018. The Photo is from 2012 showing the previous use as industrial buildings, most of which have been demolished.

Plan C-3 shows the overall site dated 1/9/2018 with its environmental constraints. There will be no additional tree clearing or impervious cover or excavating. The Electrical power will be transferred to lot 13 (switch gear pad) There is proposed landscaping on Jersey Avenue - some panels will be above normal height due to flooding 4-5' above grade.

Andy Melanconico, 12 Rose Lane inquired about the power lines. There will be 2-3 new lighting poles on Jersey Ave. Everything else will be underground.

Kyle Tress, Project Manager, Marina Energy, initial designer introduced and Tiffany

Morrisey, Tacuviello, 7 Equestrian Drive, Galloway, NJ 08205 Licensed professional planner accepted as an expert.

Solar panels are not a permitted use in the Corporate Campus Zone. Mr. Wells asked if there was anyone for or against the application. There was no one for or against the application. Mr. Hoadley moved to approve the application for a Use variance for International Flavors and Fragrances and Mr. Connors seconded the motion. Voting yes: Wells, Devino, Connors, Farese, Hoadley and Moniz.

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 spoke to the Board with reference to the request that Board had made for the applicant to attempt to purchase additional property .

The adjacent property owner was not willing to sell his property or purchase this property.

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 Mr. Heuser began his testimony and introduced the following into evidence:

Jeffrey Fischetti, president of BT Development spoke to the Todd Kessler, owner of 411-113 Prospect who is not willing to sell or purchase any property . Mr. Richard Heuser, Professional Engineer, Planner and Land Surveyor was accepted as an expert witness and was sworn in. Mr. Heuser Introduced a revised layout (Exhibit A-8). There are fewer variances required. The house will be 24 ft wide with two 8' sideyards (16' where 20' is required). The Vice Chairwoman asked if there is anyone for or against – There was no one. Mr. Wells moved to approve the application and Councilman Andreuzzi seconded the motion. Voting yes: Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi, Cavallo and Moniz. Abstaining: Hoadley.

Harry Hoff , 822 Ninth St and caring for his parents at 342 Front St. was sworn in . He has applied 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. This is a Sandy damaged residence and the application plans to construct a new dwelling on the lot. Mr. Hoff presented a corrected site plan (A-1) Showing a storage room – not living space. The Vice Chairwoman asked if there was anyone for or against the applicant. There was no one. Captain Farese moved to approve the application and Mr. Coffey seconded the motion. Voting yes: Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi, Cavallo, Hoadley and Moniz.

Geoffrey Gale, Hazlet represented Guy Ferraro, who was 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.

Mr. Gale stated that previously there had been a two family residence at this location but they are planning a single family due to the zone requirements. There are developed lots adjacent to this property. Two new variances are needed.

Mr. Ferraro , 110 Frost Avenue, Red Bank was sworn in and presented several photos, marked A-1 (House with gray siding on Harris Ave) A-2 House on Harris Av and A-3 House on High Av. He explained that he was showing that his building is consistent with other residences in the neighborhood.

Anthony Condouris, Licensed Architect, 104 Silverton Ave. Little Silver, was sworn in and was accepted as an expert witness. Mr. Condouris introduced pages Z1 and Z3 and discussed the same. Z2 is the original house which was constructed of cinder block . The New construction has been cantilevered to allow a better layout for a three bedroom single family. The dwelling is only one story .

Mr. Luis Colon, 1107 Harris was concerned about the structural integrity and run off from the property.

The footings and foundation have been inspected by the construction department and Mr. Condouris, the licensed architect. Also the plans do meet IRC standard. The Vice Chairwoman asked if there was anyone else in the audience either for or against the applicant. There was no one. Mr. Wells moved to approve the application and Councilman Cavallo seconded the motion. Voting yes: Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi, Cavallo, Hoadley and Moniz.

The 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. Councilman Andreuzzi moved to approve the resolution and Ms. Devino seconded the motion. Voting yes: Wells, Coffey, Devino, Connors, Farese, Andreuzzi Cavallo and Moniz. Abstaining: Schultz and Hoadley.

Resolution 2018-10 was introduced 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'. Councilman Andreuzzi moved to approve the resolution and Councilman Cavallo seconded the motion. Voting yes: Wells, Devino, Connors, Farese, Andreuzzi Cavallo and Moniz. Abstaining: Coffey, Schultz and Hoadley.

Resolution 2018-11 was introduced for 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-conformities; 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. Mr. Wells moved to approve the resolution and Captain Farese seconded the motion. Voting yes:

Resolution 2018-12 was read into the record approving Mr. Patrick McNamara as Board Attorney for the remainder of 2018. Mr. Connors moved to approve and Mr. Hoadley seconded the motion. Voting yes: Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi, Cavallo, Hoadley and Moniz

There being no further business before the Board, Mr. Coffey moved to close the meeting at 9:17. Mr. Hoadley seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo