

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON  
WEDNESDAY, AUGUST 29, 2018 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH**

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The regular meeting was called to order by Chairman Steiner 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. Charles Steiner, Mr. Wells, Mr. John Moniz, Ms. Bruna Devino, Captain Farese, Councilman Andreuzzi, Councilman Anthony Cavallo, and Mrs. Lorette Wade. Also present: Don Pepe, Board attorney, Ms. Bonnie Heard, Board engineer and Mrs. Madeline Russo the Board secretary. Mayor was represented by Councilman Cavallo. Mr. Lloyd Coffey, Mr. Kenneth Connors, and Mr. Hoadley were unable to attend.

The following correspondence was received from Freehold Soil: Biamonte – 719 Union Av, Smith, PA – 820 Prospect, Mazella, Vernon – 930 Center, Stryker – 826 Bayview; **CAFRA** permit application for IFF Solar Project, **Zoning Permit Applications:** Ronko developers-518 Cambridge Av; Martinez – 632 Washington Av; Phillips – 518B Front St Darwish – 725 Third St; Arnold, Hazlet – 402 Sullivan Pl; Goias – 347 Park Av; Filippone, Highlands – 9 Heckleman; Mehmedovic – 601 Beachview Av; Kraiter – 16 Donnelly St; Lombardo builders – 402 Union Av; Capraun – 706 Edmunds Av; Tri State – 511 Shore Rd; Ortiz – 812 Ninth ; Am Legion – 524 Front St; Cortes – 1319 Union Av; Cuccolo- 811 Seventh; Mid State – 237 Broadway; McDonald’s – 825 Highway; **Top of Block** 511 Shore Rd; **Final As-Built Survey:** 718 Lorillard Av; 310 Union Av; **Elevation Certification:** Svoboda, Hazlet – 718 Lorillard Av; Hoff, Ninth St – 310 Union Av; **Access Stairs** 721 Third; **Foundation location Survey** 722 Third St; **Zoning Permit** St Johns LLC – 805 St Johns ; Xu – 237 Broadway; Chaing, Millstone – 809 Hwy 36; Harrington – 1112 Harris Av; Ginsberg – 702 Branch; Bayshore Development – 634 Clark; Fabozzi – 603 Florence Av; Larsen – 214 Raritan; Croce – 604 Florence Av.

Alex Santopadre appeared on behalf of his grandfather, Morris Tetro who was approved for a minor subdivision in 2014 and memorialized on April 25, 2015. Due to the applicant’s poor health, etc. the subdivision map was never perfected. The map has been updated and Mr. Dayback advised there is no need for further correspondence from T&M. Mr. Tetro is re-applying for the same subdivision. The property is located on lots 1.03 and 2 of Block 79 . The property runs from Bayview Ave to St. James Ave. Proof of service was in order but was not necessary because all conditions and agreements from the initial application in 2014 remain and could not be changed. There was one objector who, after the Board voted, stated (as he was walking out of the Council Chambers) that he had wanted to talk and the Board would not let him. The chairman called for him to return but he would not. The attorney stopped the proceedings and asked if there was anyone else in the room that would like to speak about the application. There was no one.

Mr. Wells moved to approve the signing of the new map and Councilman Andreuzzi seconded the motion. Voting yes: Steiner, Wells, John Moniz, Bruna Devino, Farese, Andreuzzi, Anthony Cavallo, and Wade.

The Mr. Lawrence Kantor, attorney appeared for Dominick Mastrocola, 60 Creek Rd,

LLC for the property located on the corner of Spruce and Lorillard Aves. The property located at 401 Spruce and 354 Lorillard Ave also known as Block 149 lot 16. The 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 and the interior lot requirement is 75 x 100.

Mr. Mastrocola was sworn in and gave testimony. He stated that no trees will be removed and that his intention if the subdivision is approved, is to sell both houses to separate owners. If not he will rehab and rent.

James Higgins, Professional Planner with a current license in the state of New Jersey was sworn in. Mr. Higgins has looked at the application and location. He described it as a 7500 sq ft lot on a corner with two separate single family units in an R-8 zone. He stated that there are a number of undersized lots in the area.

If approved, there will be a variance need for a driveway on the smaller lot. The chairman asked if there was anyone in the audience either for or against the application – there was no one. The applicant will remove the existing metal shed. There was a discussion about tearing down the structures. The applicant requested the hearing be carried to next month. Councilman Andreuzzi moved to carry and Mr. Moniz seconded the motion. Voting yes: Steiner, Wells, John Moniz, Bruna Devino, Farese, Andreuzzi, Anthony Cavallo, and Wade.

Mark Breitman, Hazlet introduced his client's application. Anton Duke is requesting a minor subdivision of the property located on the 700 block of Eighth St and known as lots 16, 17, 18 and 19 of block 53. The property is 150 x 100 and the applicant is requesting a minor subdivision of that one lot into two legal sized lots of 75 x 100 each with no variances required.

Mr. Breitman introduced the following: A-1 (2) Deeds to the property showing the applicant as the owner. A-2 Easements on property title search. The applicant will have the survey redrawn to show the current property (as it exists). Grading plan will be supplied to building dept. There will not be any variances necessary when the buildings are built- there will be four bedrooms. A-3, A-4 sketches of the proposed elevations for two homes to be built. No trees will be removed. Applicant will post sidewalk fund. They will redo the signing block and they will file by deed. A-6 Floor plan for one house A-7 Floor plan for second house. A-8 BRSA letters.

When the Chairman asked if there was anyone either for or against the application Mr. Joe McGrath, Code Enforcer spoke to the applicant about cleaning up the property. The Owner, Mr. Duke will meet with Mr. McGrath. Mr. Wells moved to approve the subdivision and Councilman Andreuzzi seconded the motion. Voting yes: Steiner, Wells, John Moniz, Bruna Devino, Farese, Andreuzzi, Anthony Cavallo, and Wade.

Lawrence Kantor representing Joseph Savi appearing before the Board for preliminary and final site plan review. The Use variance for this property was approved by the Board last December in a bifurcated application for the property located at 1309 Florence Ave and known as lot 3 of Block 73.

Mr. Savi is planning to open a retail Motorcycle repair, parts, sales store with hours of operation Monday-Saturday 9am-7pm with two owners and one part-time employee. Approximately seven vehicles be on the property. One UPS delivery each day-if there is a tractor trailer delivery it would park in the parking lot. There will be no vehicle parked

outside of the building . Sidewalk will be shown on new plan – new lighting plan is and a planting schedule will be provided. There will be one illuminated sign (from inside the building) which will be shut off when business is closed. Add Buffering with engineers input as to type of trees. Scrap will be kept inside and picked up once a week. Trash will be stored inside.

Mr. Irv Walling, 1252 Florence Ave spoke in favor of the application. James Higgins, Planner gave testimony stating that this application provides more benefits to the area then detriments.

Chairman inquired if there was anyone else for or against the application. There was no one. Captain Farese moved to approve the application with conditions on record and Councilman Cavallo seconded the motion. Voting yes: Steiner, Wells, John Moniz, Bruna Devino, Farese, Andreuzzi, Anthony Cavallo, and Wade.

Florence Development, LLC Requested an adjournment until next month 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 100 Ft 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,etc... ..or action by the Planning Board

There being no further business before the Board, Mr. Wells moved to close the meeting. Councilman Andreuzzi seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo