

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, JULY 25, 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.

Mrs. Laurette Wade, Alternate II was sworn in by Mr. McNamara

Roll Call shows the following members were present: Mr. Charles Steiner, Mr. Wells, Mr. John Moniz, Mr. Kenneth Connors, Captain Farese, Councilman Andreuzzi, Councilman Anthony Cavallo, Mr. Hoadley and Mrs. Laurette Wade. Also present: Patrick McNamara, Board attorney, Ms. Bonnie Heard, Board engineer and Mrs. Madeline Russo the Board secretary. Mayor was represented by Councilman Cavallo. Mr. Lloyd Coffey, Ms. Bruna Devino, and 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.

The attorney for Dominick Mastrocola, 60 Creek Rd., LLC for the property located on the corner of Spruce and Lorillard Aves. requested a continuance. Mr Connors moved to approve the continuance until the August 29th meeting and Mr. Wells seconded the motion. Voting yes: Steiner, Wells, Moniz, Connors, Farese, Andreuzzi, Cavallo, Hoadley and Wade.

James Renard, Eatontown for the property located at 511 Shore Rd. applying for a variance to decrease the front yard setback to 14’4” where 20’ is required to allow for a 5’10” x 8’ wide front porch overhang. Mr. Renard was sworn in and gave testimony. After some discussion about the size of the porch, the chairman inquired if there was anyone in the audience either for or against the applicant. There was no one. Mr. Wells moved to approve the application and Mr. Moniz seconded the motion. Voting yes: Steiner, Wells, Moniz, Connors, Farese, Andreuzzi, Cavallo, Hoadley and Wade.

Resolution for 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 1,101 and 2 was introduced to the Board. The following variances were approved: 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. Mr. Moniz moved to approve the resolution and Councilman Cavallo seconded the motion. Voting yes: Steiner, Moniz, Connors, Andreuzzi, Cavallo and Hoadley. Abstaining: Wells, Farese and Wade

The resolution approving the site plan for the Bank of America, 1500 Union Avenue, also known as lots 1, 2 and 3 of Block 179 was introduced to the Board. The applicant proposes to remove the existing lighting and install new lighting which will conform to the new lighting standards required by State Statute. The site has a pre-existing nonconforming front yard setback of 184 ft on Washington and lot frontage of 173ft on Highway 36 and 184 on Washington and Union Avenue where 300 ft is required. Ms. Heard would like a copy of the wiring plan. The Bank will contribute to the Sidewalk fund instead of providing sidewalk.

Councilman Andreuzzi moved to approve the resolution and Councilman Cavallo seconded the motion. Voting yes: Steiner, Moniz, Connors, Andreuzzi, Cavallo and Hoadley. Abstaining: Wells, Farese and Wade.

Chairman Steiner made a motion to nominate Mr. Connors for Vice Chairman to fill the position left by Mrs. Schultz who has resigned from the Board. Councilman Andreuzzi seconded the motion. Voting yes: Steiner, Wells, Moniz, Farese, Andreuzzi, Cavallo, Hoadley and Wade. Abstaining: Connors,

Mr. Moniz sworn in as a Class IV member and Mr. Connors sworn in as the Vice Chairman.

Mr. Moniz moved to approve the minutes of the previous meeting. Mr. Hoadley seconded the motion. The motion was approved by a unanimous voice vote of approval.

There being no further business before the Board, Mr. Coffey moved to close the meeting at 8:55. Councilman Cavallo seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo