

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON  
WEDNESDAY, JUNE 18, 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, Mrs. Carol Schultz, Ms. Bruna Devino, Mr. Kenneth Connors, Councilman Andreuzzi, Councilman Anthony Cavallo, Mr. Hoadley and Mr. John Moniz. Also present: Don Pepe, for the Board attorney, Bonnie Heard, Board engineer and Mrs. Madeline Russo the Board secretary. Mayor was represented by Councilman Cavallo. Mr. Wells, Mr. Lloyd Coffey, and Captain Farese were unable to attend.

Emily Givens, Maley Givens, PC, 1150 Haddon Ave., Collingswood, NJ representing International Flavors and Fragrances introduced 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.

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.

Mrs. Schultz moved to approve the waivers requested by the applicant and Mr Connors seconded the motion. Voting yes: Steiner, Schultz, Devino, Connors, Andreuzzi, Cavallo, Hoadley, Moniz

Kyle Tres, Evan Hill and Bonnie Heard were sworn in. Evan Hill introduced the site plan and placed in evidence

A-1 Notice for a Use variance with Preliminary and Final Site Plan application

A-2 Site Plan revision dated 5/10/2018 ten drawings

There will be no further disturbance than what already exists. The Solar panels are in the A-E zone not the V zone. Panels will be up to 5' off the ground 7-8' above grade. No disturbance to the wetlands or wetlands buffers. Applications have been submitted to CAFRA.

C-3 Drawing -property consists of 131 acres 36 of which are developed. It is a clean brown field site and the Electric and panels will be placed on Bollis Blocks.

C-9 Drawing - It will be an unmanned facility with two maintenance visits a month.

C-4 Drawing - Fencing - and 8' tall galvanized fence around the area. There is parking already available for the maintenance people.

There was a discussion about ground fires - the applicant will discuss access with the fire official.

A-3 Landscape exhibit. Working with the county to supply supplemental landscaping along the Henry Hudson Trail. The landscaping around the switch gear- agreed to all of the engineers requests in the May 22, 2018 letter.

The chairman asked if there was anyone in the audience for or against the applicant. There was no one.

Councilman Andreuzzi moved to approve the application and Mr. Hoadley seconded the motion. Voting yes: Steiner, Schultz, Devino, Connors, Andreuzzi, Cavallo, Hoadley, Moniz

Diane Hickey of Riker Danzig Scherer Hyland & Perretti LLP, Headquarters Plaza, One Speedwell Avenue, Morristown, NJ representing the Bank of America, 1500 Union Avenue, also known as lots 1, 2 and 3 of Block 179 appeared before the Board for a Minor Site Plan application. The applicant proposes to remove the existing lighting and install new lighting 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.

Anthony Albano was sworn in and accepted as an expert. Bonnie Heard was also sworn in. Mr. Albano introduced the new lighting plan and requested several waivers. Mrs. Schultz moved to approve the waivers requested by the applicant and Councilman Andreuzzi seconded the motion. Voting yes: Steiner, Schultz, Devino, Connors, Andreuzzi, Cavallo, Hoadley, Moniz

The new lighting plan shows no operational changes the hours will be staying the same and there will be no changes to the parking drainage. Ms. Heard requested a copy of the wiring plan. The bank will contribute to the sidewalk fund instead of providing new sidewalk. Councilman Andreuzzi moved to approve the application and Councilman Cavallo seconded the motion. Voting yes: Steiner, Schultz, Devino, Connors, Andreuzzi, Cavallo, Hoadley, Moniz

The Chairman announced that the applicant 60 Creek Rd. LLC known as 401 Spruce and 354 Lorillard Avenue also known as lot 16 of Block 149 will be carried until next month. Proof of service is in order and the Board gained jurisdiction. This application Will be heard on June 18<sup>th</sup> also.

The resolution approving Desktop Alert, Inc, 346 Main St, Chatham for the property located at 507 Bay Av, lot 9 of Block 67 lot 9 was introduced. The applicant is requesting 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. Ms. Devino moved to approve the application and Mr. Moniz seconded the motion. Voting yes: Coffey, Schultz, Devino, Connors, Andreuzzi, Cavallo and Moniz. Abstaining: Steiner, Hoadley

Correction to the resolution for Harry Hoff, 822 Ninth St. was introduced to the Board. The resolution approved 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. Front yard setback of 16 feet on Pine St. where 20 feet is required. Mrs. Schultz moved to approve the corrected resolution and Councilman Andreuzzi seconded the motion. Voting yes: Coffey, Schultz,

Devino, Connors, Andreuzzi, Cavallo and Moniz. Abstaining: Steiner, Hoadley

The following correspondence was received from the zoning officer:

**Zoning Permit Applications** Mr. Meekins - 30 Scholer Drive - Block 132 Lot 12; AnnaMay Vaccaro – 353 Lorillard Avenue – Block 150 Lot 21; Patricia Milligan – 823 Tenth Street – Block 76 Lot 15; Carlos Martinez – 632 Washington Avenue – Block 168 Lot 5; Jennifer Capraun – 706 Edmunds Avenue – Block 69 Lot 9; Christopher Johnson – 120 Central Avenue – Block 86 Lot 9; Nancy Pharr – 506 Central Avenue – Block 197 Lot 10; Carlos Rodriguez – 714 Cambridge Avenue – Block 182 Lot 6; Michael Markowitz – 911 Fifth Street – Block 37 Lot 16; Nick Naputano – 319 Poole Avenue – Block 102 Lot 16; Spectrum Energy, Inc. – 1210 High Avenue – Block 243 Lot 7; Heather Iurato – 1004 Shore Road – Block 181 Lot 1; Harry Hoff – 902 Center Street – Block 37 Lot 1; Yarusi Investments, LLC – 800 Eighth Street – Block 42 Lot 5; Pik Solutions, LLC – 528 Cambridge Avenue – Block 194 Lot 4; Pik Solutions, LLC – 219 Union Avenue – Block 208 Lot 4; Eric Zimmer – 904 Central Avenue – Block 185 Lot 1; Amy Han – 142 Morningside Avenue – Block 130 Lot 17; David Diehl – 653 Clark Avenue – Block 174 Lot 11; Jack Nascimento – 405 Clark Avenue – Block 163 Lots 9 & 11; Manuel Azevedo – 116 Florence Avenue – Block 21 Lot 20; Diane Mormak – 813 Second Street – Block 21 Lot 16; Mark Management, LLC – 904 Bayview Avenue – Block 225 Lot 6; Theodore Koch – 423 Prospect Avenue – Block 152 Lot 4.01; Midwest Equities, LLC – 722 Central Avenue – Block 187 Lot 7; Deputy Ventures, LLC – 912 Second Street – Block 24 Lot 3; Daniel McCann – 705 Center Street – Block 17 Lot 13; Antoinette Tabor – 821 Fourth Street – Block 19 Lot 15; **Top of Block:** Construction Official – 204 Ash Street – Block 98 Lot 3; Construction Official – 523 Central Avenue – Block 200 Lot 4; Construction Official – 801 Seventh Street – Block 44 Lot 19; Construction Official – 731 Eighth Street – Block 53 Lot 15.02; Construction Official – 401 Spruce Street – Block 149 Lot 16; Construction Official – 335 Prospect Avenue – Block 40 Lot 6; **Final As-Built Survey:** Construction Official – 713 Bayview Avenue – Block 210 Lot 19; **Elevation Certification:** John & Deborah Lacari – 728 Third Street – Block 18 Lot 5; Bernard Farrell – 802 Sixth Street – Block 44 Lot 4; CT Property Service, LLC – 140 Raritan Street – Block 63 Lot 6; **Zoning Permit:** Glenn Perroth – 112 Victoria Place – Block 102 Lot 5; William Skala – 524 Cambridge Avenue – Block 914 Lot 5; Michael Valtin – 1106 Florence Avenue – Block 75 Lot 7; Domenick Mastrocola – 401 Spruce Street – Block 149 Lot 16; Dr. Sunit Desai – 809 Highway 36 – Block 167 Lot 18; Grace Caruso for Suzanna Lepow – 127 Central Avenue – Block 85 Lot 10; Robert Burlew – 334-334A Front Street – Block 5 Lot 9

Councilman Cavallo moved to approve the minutes of the previous meeting. Mrs. Schultz 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