

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, MAY 30, 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. Lloyd Coffey, Mrs. Carol Schultz, Ms. Bruna Devino, Mr. Kenneth Connors, , Councilman Andreuzzi, Councilman Anthony Cavallo, and Mr. John Moniz. Also present: Mr. Patrick McNamara, Special Counsel to Union Beach Borough, and Mrs. Madeline Russo the Board secretary. Mayor was represented by Councilman Cavallo. Mr. Wells, Captain Farese and Mr. Hoadley were unable to attend.

The Chairman announced that the application for International Flavors and Fragrances will not be heard tonight. It will be on the agenda June 18th. It is the application 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.

The Chairman also 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 18th also.

William Anastasio, esq. of 338 Main St., Chatham, NJ introduced the application of Desktop Alert, Inc, 346 Main St, Chatham for the property located at 507 Bay Av, lot 9 of Block 67 lot 9. 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.

Curtis Reilly, developer for the project and Cindra Ryan, Desktop Alert were sworn in And gave testimony. Ms Ryan stated that she purchased the property three years ago and that it has not been occupied in that time. Her plan is to live in the residence. The square footage that is being added is due to the covered porches. There will be no living space on the ground floor. There will be Masonary Piers with breakaway walls.

The Chairman opened the floor to the audience. Mrs. Donna Kofman, 511 Bay Ave. was concerned about what was being done and if it was going to affect her property which is adjacent to the property in question. She is concerned about the stray animals living in the house and wanted to know if there is going to be a business. Ms Ryan advised that there is not going to be a business, that they own a business and that is why all the paperwork is in the business name. The Board did advise Ms. Ryan that she will need to contact Animal control to have the animals removed. Ms. Devino moved to approve the application and Mrs. Schultz seconded the motion. Voting yes: Steiner, Coffey, Schultz, Devino, Connors, Andreuzzi, Cavallo and Moniz.

The resolution approving BT Development, LLC., 13 Pemberton Dr, Matawan for the property located at 413 Prospect Av, also known as lot 8 of Block 152 was introduced to the Board.

As requested by the Board, the applicant approached the adjacent property owner, Todd Kessler about purchasing property but he was not willing to sell his property or purchase this property.

The applicant is approved for 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.

Mrs. Schultz moved to approve the resolution and Councilman Cavallo seconded the motion. Voting yes: Coffey, Schultz, Devino, Connors, Andreuzzi, Cavallo and Moniz. Abstaining: Steiner

Introduced resolution approving a Use Variance. for International Flavors and Fragrances, 800 Rose Lane, Block 247 lots 12 and 13 The application has been bifurcated and only the Use was applied for at this meeting. Emily Givens, Maley Givens, PC, 1150 Haddon Ave., Collingswood, NJ representing International Flavors and Fragrances in the matter of IFF Solar Array Facility will present the Preliminary and Final Major Site Plan of Block 247 lots 12 and 13 Block 249 lots 1, 1.01 and 2 at another time. Mr. Connors moved to approve the resolution and Mr. Moniz seconded the motion. Voting yes: Devino, Connors and Moniz. Abstaining: Steiner

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 x 100 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. This is a Sandy damaged residence and the application plans to construct a new dwelling on the lot. There is a corrected site plan (A-1) Showing a storage room – not living space. Councilman Andreuzzi moved to approve the resolution and Mr. Coffey seconded the motion. Voting yes: Coffey, Schultz, Devino, Connors, Andreuzzi, Cavallo and Moniz. Abstaining: Steiner

Resolution introduced approving the application of Guy Ferraro, 110 Frost Avenue, Red Bank 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 dwelling 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. Mrs. Schultz moved to approve the resolution and Councilman Cavallo seconded the motion. Voting yes: Coffey, Schultz, Devino, Connors, Andreuzzi, Cavallo and Moniz. Abstaining: Steiner

Mrs. Schultz moved to approve the minutes of the previous meeting with the correction on page 2. Mr. Coffey seconded the motion. Voting yes: Steiner, Coffey, Schultz, Devino, Connors, Andreuzzi, Cavallo and Moniz.

There being no further business before the Board, Mr. Coffey moved to close the meeting at 8:25. Councilman Cavallo seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo