

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, FEBRUARY 27, 2019 IN THE MUNICIPAL BUILDING AT
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

CALL TO ORDER

THIS MEETING HAS 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

SALUTE TO THE FLAG

ROLL CALL

MR. CHARLES STEINER

MR. FRANK WELLS

MR. LLOYD COFFEY

MR. JOHN MONIZ

MS. BRUNA DEVINO

MR. KENNETH CONNORS

CAPTAIN GABRIEL FARESE

COUNCILMAN LOUIS ANDREUZZI

MAYOR PAUL SMITH

COUNCILMAN ANTHONY CAVALLO

MR. SHANNON HOADLEY

MRS. LAURETTE WADE

PATRICK MCNAMARA, ATTORNEY

BONNIE HEARD, ENGINEER

MRS. MADELINE RUSSO SECRETARY

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

PUBLIC HEARING

Carried from last month

Dominick Mastrocola, 60 Creek Rd., LLC for the property located on the corner of Spruce and Lorillard Aves. (401 Spruce and 354 Lorillard Ave also known as Block 149 lot 16). 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.

Motion to:

Moved by:

Seconded by:

Vote:

Carried from last month - Neighbor stated that she wanted to purchase property. The applicant, Deputy Ventures LLC of Colts Neck, New Jersey requests the following variances for the property located at 800 Prospect Av so as to permit the applicant to construct a single family structure on a pre-existing non-conforming interior lot. 1. Section 13-10.4 f.1.(a) - Minimum lot area of 2,500 sq ft where 7,500 sq ft is required (pre-existing) and 2,500 sq. ft is proposed, 2. Section 13-10.4 f.2(a)- Minimum lot width on Prospect where 75 feet is required and 25 feet (pre-existing) is proposed. 3. Section 13-10.4 1.3(a) Minimum lot frontage on Prospect Ave. where 75 feet is required and 25 feet (pre-existing) is proposed. 4. Section 13-10.41.7- Minimum side yard setback where 8 feet with combined setbacks of not less than 20 feet is required and 4 feet and 4 feet (total 8 feet) is proposed. 5. Section 13-5.50 total lot coverage shall not exceed 25% of the total square footage of the lot and 31.5% is proposed. 6. The applicant further seeks any and all other variances and or waivers as may be required by the Board and or its professionals.

Motion to:

Moved by:

Seconded by:

Vote:

Carried from last month

The applicant Jon Siretz appearing before the Board for the property located at 911 Fifth St and known as lot 16 of Block 37. Minimum lot area of 4,100 when 7,500 is required; minimum lot 41 where 71 is required; minimum lot frontage 41 where 75 is required; the following changes were made:

minimum side 8.86 and 8.7' and two combined yards of not less than 20' is required (pre-existing 1.4 and 18.8); lot coverage 37% where 25% is allowed. Pre-existing is 35.73%.

Motion to:

Moved by:

Seconded by:

Vote:

Michael Stieb representing the Union Beach American Legion Post 321, 524-526 Front Street also known as lots 7&8 of Block 21 for a USE variance to include the first level of the building for Post recreation, activities and events with a first level bar, tables, chars and the like. A variance is also required for lot coverage of 80% where 50% is permitted. A variance is also required for deficiencies in the required number of parking spaces 13 spaces are provided. The applicant also requests the Board waive the requirement for Site plan approval.

Motion to:

Moved by:

Seconded by:

Vote:

John Thomson, 634 Sydney Av. appearing before the Board for the property located at 915 Union Ave. also known as lot 11 of Block 190. This is a USE variance. A single family residence in the B-1 Neighborhood Commercial Zone. Additionally, in accordance with Section 13-4.2 Abandonment, a non conforming use or building shall be presumed to be abandoned when there occurs a cessation

The resolution for the applicant, Deputy Ventures LLC of Colts Neck, New Jersey for the property located at 910 Sixth Street was introduced. ` (s): 1. Section 13-10.4 f.1.(a) - Minimum lot area of 2,500 sq ft where 7,500 sq ft is required (pre-existing) and 2,500 sq. ft is proposed, 2. Section 13-10.4 f.2(a)- Minimum lot width on Sixth Street where 75 feet is required and 25 feet (pre-existing) is proposed. 3. Section 13-10.4 1.3(a) Minimum lot frontage on Sixth Street where 75 feet is required and 25 feet (pre-existing) is proposed. 4. Section 13-10.41.7- Minimum side yard setback where 8 feet with combined setbacks of not less than 20 feet is required and 4 feet and 4 feet (total 8 feet) is proposed. 5. Section 13-5.50 total lot coverage shall not exceed 25% of the total square footage of the lot and 31.5% is proposed. 6. The applicant further seeks any and all other variances and or waivers as may be required by the Board and or its professionals.

Motion to:
Seconded by:

Moved by:
Vote:

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

TIME: