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

Of use or activity by an apparent act of failure on the art of the tenant or owner to reinstate such use or occupancy within a period of a one year of the date of cessation of discontinuance. Such use shall not be reinstated without variance relief from the Planning Board.

Motion to: Moved by:

Seconded by: Vote:

Thomson Builders, 645 Sydney appearing for the property located at 10 Chomic Place, Block 137 lot 2 applying for the following variances: Minimum lot frontage of 60 ft where 75 feet is required * pre existing; Minimum front setback of 14 ft where 20 ft is required. Minimum side yard setback of 6 ft where 8 ft, with two combined side yards of not less than 20 ft is required; Unroofed entrance porches, terraces, ADA ramps, stairs and landings which do not rise above the height of the floor level of the ground floor may extend up to 10 feet into any required front yard.

Motion to: Moved by:

Seconded by: Vote:

Robert Burlew, 546 Jersey Ave. appearing before the Board to request the following variances: A Use variance to permit the pre-existing non-conforming use of a two family house where a two family house is not permitted or in the alternative to permit a two family residential use where a two family residential is s not permitted on a 50 x 100 sq ft lot where a 75 x 100 lot is required; to permit a 50' lot frontage where 75' is required; a lot coverage of 56.4% where 25% is required (pre-existing); a minimum front yard setback of 13.1' where 20' is required; side yard setbacks of 2.7 and 8' where a total of 20' is required.

Motion to: Moved by:

Seconded by: Vote:

RESOLUTIONS

The resolution for Reno Real Estate and Investment LLC, of Freehold, New Jersey for the property located at 902 Lorillard Ave introduced. The applicant is requesting variances for Minimum front setback of principal structure of 18 ft where 20 ft is required; and Minimum front setback for a covered porch of 13 ft where 20 ft is required;

Motion to: Moved by:

Seconded by: Vote:

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: Moved by: Seconded by: Vote:

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

<u>ADJOURNMENT</u> TIME: