

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON  
WEDNESDAY, APRIL 24, 2019 IN THE MUNICIPAL BUILDING AT  
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

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***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***

UBPB

APRIL 24, 2019

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***PUBLIC HEARING***

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 part 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:  
Seconded by:

Moved 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 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:  
Seconded by:

Moved by:  
Vote:

Harry Hoff, 822 Ninth St. applying for a variance for the property located at 826 Center St and known as lot 9 of Block 46. The pre-existing two structures will be demolished and the applicant is requesting the following variances: Minimum lot area 4,000 where 7,500 is required (pre-existing); Minimum lot width 40 ft where 75 ft required (pre-existing); Minimum lot frontage 40ft where 75 is required (existing); Minimum side yard of 6ft where 12 ft is required with two combined side yards of 14 where not less than 20 ft required; Total lot coverage 29.9 where 25 % is allowed.

Motion to:  
Seconded by:

Moved by:  
Vote:

### **RESOLUTIONS**

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:  
Seconded by:

Moved by:  
Vote:

Michael Weberlist, 526 Park Avenue also known as Block 200 lot 14. This is a pre-existing non-conforming residence on an 80 x 100 corner lot where 100x100 is

required. The applicant is requesting a covered porch fronting on Park Avenue. The following variances are required: Lot area of 8,000 sq ft where 10,000 is required; lot width of 80 where 100 is required lot frontage of 80' where 100' is required lot depth of 80' where 100' on Ocean Ave and minimum front setback of 14.8' where 20' is required on Park Av.

Motion to:  
Seconded by:

Moved by:  
Vote:

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

***TIME:***