

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, JUNE 26 , 2019 I N 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 , BOARD ATTORNEY

MRS. MADELINE RUSSO SECRETARY

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

Croce, for property at 604 Florence, 623 Cambridge Av, 1114 High Av; Weaver, 108 Campbell; May 617 Pine St; Hoff, 342 Front St; 514 Edmunds Av; Ryan, 6 Donnelly; Cresci, 421 Dock St; Tyrell, 911 Eighth St; Drybread, 400 Union; Donlon & Wilson for 219 Herbert; 805 St Johns, LLC; Larsen for 204 Ash St; Sullivan for 128 St James;

PUBLIC HEARING

Continued from last month

Paul Mirabelli representing 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:

Held over from last month due to time constraint

Russell Carhart for the property located at 307 Florence Ave. Lot 8 of Block 18 requesting the following variances: Lot area of 5,000 where 7,500 is required; minimum lot width of 50' where 75' is required lot frontage of 50' where 75' is required (all pre-existing). Access Stairs 4.5 where 5' is required and lot coverage of 30% where 25% is allowed.

Motion made:

Moved by:

Seconded by:

Vote:

RESOLUTIONS

The resolution denying a use variance to John Thomson, 634 Sydney Av for the property located at 915 Union Ave. also known as lot 11 of Block 190 was introduced to the Board. The application was for 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. The applicant is also requesting the following "C" variances: Minimum lot of 4,120 where 15,000 is required; minimum lot frontage of 40 ft where 100 ft is required; minimum lot depth of 103 ft where 150 ft is required; minimum front yard setback of 30.4 ft where 35ft is required

Motion to:

Moved by:

Seconded by:

Vote:

Resolution approving variances for Sabor Investments, LLC for the property located at 906 Second St known as Lot 1 of Block 24 was introduced to the Board. Requesting the following: Minimum front setback of 9.9 ft on Second St were 20' is required and Minimum side yard setback of .4 where 8ft with two combined side yards of no less than 20 ft. is required.

Motion to:

Moved by:

Seconded by:

Vote:

Resolution approving a variances for Robert Bergan for the property located at 309 Pine St. was introduced to the Board. Mr. Bergan supplied new drawings as

required by the Board showing the front decks at 5 ft. It is a single-family residence on a non-conforming lot 50' lot width where 75' is required; 50' frontage where 75' is required 50' depth where 100' is required; 2,500 sq. ft where 7,500 sq. ft. is required; front yard setback of 11 where 20' is required; rear yard setback 9' where 30 is required

Motion to:
Seconded by:

Moved by:
Vote:

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

TIME: