

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, JANUARY 30, 2019 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. Wells, Mr. Lloyd Coffey, Mr. John Moniz , Ms. Bruna Devino, Mr. Kenneth Connors, Councilman Andreuzzi, and Councilman Anthony Cavallo. Patrick McNamara, Board attorney, Ms. Bonnie Heard, Board engineer and Mrs. Madeline Russo the Board secretary were also present. Mayor Smith was represented by Councilman Cavallo, Mr. Hoadley and Mrs. Laurette Wade were unable to attend. Captain Farese arrived at 7:40pm

Mr. Connors moved to approve the minutes of the November meeting and Mr. Moniz seconded the motion. The motion was approved by a unanimous voice vote of approval.

Lawrence Kantor, Keyport representing the applicant, 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) requested to be adjourned to the February meeting. Councilman Andreuzzi moved to carry this application until the next meeting Councilman Cavallo seconded the motion. The motion was approved by a unanimous voice vote of approval.

The chairman announced that the John Thomson application for 10 Chomic Place, Block 137 lot2 would not be heard this evening and they will have to re-notify the property owners within 200 feet.

Mr. McNamara and Ms. Heard were both sworn in by Chairman Steiner as Attorney and Engineer for the Union Beach Planning Board.

Jeffrey Gale appeared before the Board representing the applicant, Reno Real Estate and Investment LLC, of Freehold, New Jersey requests the following variance(s) for the property located at 902 Lorillard Av: 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; together with such other variances and waivers as may be required by the Union Beach Planning Board and its professionals.

Mr. Gale introduced that application and stated that Mr. Bryce, 1 Deer Run Drive, Freehold, owner of Reno inadvertently built an overhand on the second floor. He went on to explain that there had also been a problem with the staircase but they have reconfigured that so the problem no longer exists. The house is completed and there are people living there. A-1 given as evidence shows the stairs were removed from the front of the porch and added to the side of the porch so they comply with the setback. The variance will be for 18' from the front where 20' is required. The Chairman asked if there was anyone either for or against the application. William Scott, 36 Lake Dr., Ocean Twp is in favor. No other response. After some discussion by the Board members, Mr. Wells moved to approve and Ms. Devino seconded the motion. Voting yes: Steiner, Wells, Coffey, Moniz, Devino, Farese, Andreuzzi and Cavallo. Voting no: Connors

Jeffrey Gale represented the applicant, Deputy Ventures LLC of Colts Neck, New Jersey requests the following variance for the property located at 910 Sixth Street (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. Mark Blumencantz, 23 Deputy Minister Drive, Colts Neck, Curtis Reilly, 21 Jackson St., Highlands, Dominic Macaluso, Seven Village Ct., Hazlet were sworn in and gave testimony.

Mr. Reilly testified that he is familiar with the area and because of that feels that this building will be suitable to the area. He believes that the 4' setback will allow access to the rear of the property. He stated that the existing structure has been demolished. The new house will be elevated and the ground floor will be for storage only. The adjacent property owners have been sent letters requesting if either of them would be interested in the property. Neither owner has responded.

Mr. Macaluso testified to the dimensions of the dwelling and its' placement on the property. The dwelling will be flood vented. As per Mr. Moniz the plan shows the house built on pilings and Mr. Macaluso stated that it will be built on block. There is a letter from the structural engineer stating the actual structure. Ms. Heard was sworn in. The applicant needs to supply new plans for the Board prior to the approval of the resolution. The chairman asked if there was anyone for or against the applicant. No one responded. As per Mr. Gale The agreed upon lot dimensions will be sent to the Board either from the architect or the engineer. Mr. Coffey moved to approve the application and Ms. Devino seconded the motion. Voting yes: Steiner, Wells, Coffey, Moniz, Devino, Connors, Farese, Andreuzzi and Cavallo.

Jeffrey Gale appeared before the Board representing the applicant, Deputy Ventures LLC of Colts Neck, New Jersey to request 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.

Mr. Gale advised that the adjacent property owners were sent letters inquiring if they were interested in this property and there have been no responses. He introduced Mark Blumencantz, 23 Deputy Minister Drive, Colts Neck, Curtis Reilly, 21 Jackson St., Highlands, Dominic Macaluso, Seven Village Ct., Hazlet who were sworn in and gave testimony.

Mr. Reilly testified as to the dwellings in the area and that he is familiar with the site and area surrounding the property. Mr. Macaluso gave testimony of the dwelling, its' rooms, size and description. The house was demolished over a year ago.

The chairman asked if there was anyone in the audience with questions. Kari Sullivan, 302 Shore Road and an adjacent property owner, along with her father Martin Bruno appeared before the Board and stated that she is interested in the property. The attorney and Ms. Sullivan agreed to discuss the purchasing of the property. Mr. Gale was advised that if they do come back next month that the Architect and witness will need to also return.

Captain Farese moved to carry this application until the February meeting and Mr. Wells seconded the motion. The motion was approved by a unanimous voice vote of approval.

The applicant Jon Siretz appeared 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; minimum side 5.3' and 12 where 8 ft 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%. Mr. Siretz and Curtis Reilly were both sworn in. Bonnie Heard was sworn in. After some discussion the applicant requested to be carried to next month so he can make some appropriate changes to his plans. Councilman Andreuzzi moved to carry and Mr. Coffey seconded the motion. The motion was approved by a unanimous voice vote of approval.

Resolution was introduced for Florence Development, LLC appearing before the Board for a Use variance, Minor Subdivision with bulk variances and Preliminary and Final Plat Plan review for the property located on the corners of Florence Av, Dock St and Fifth St. The property has an existing building which has a multi-use which has been abandoned. The first floor was previously used as a catering business and the second floor has an apartment. The developer is requesting that the building to be put back into use as it was and also would like to construct a single family residence on the Dock and Fifth St side of the lot. The following bulk variances would be required for the subdivision: Proposed lot 1A Minimum Lot 9,124sq ft where 10,00 is required; minimum width of 88' on Dock St where 100' is required; Minimum frontage of 21 ' on Fifth St where 100 ft is required; minimum Lot depth of 31' on Dock and 44 ft on Florence where 100' is required minimum front setback of 11' on Dock and 9.27' on Florence where 20' is required; Minimum side yard setback of 16 ft where 20ft is required. Proposed lot B Minimum lot area of 7,000 where 10,000 is required; minimum lot width of 85' on Dock St where 100ft. is required and 85 ft frontage on Dock where 100ft is required; minimum lot depth 69 ft on Dock St where 100 ft is required. Also see engineers letter (Section 13-3.6.d.2.b.) no change or extension of use and no alterations shall be made without an occupancy permit (Construction Official) etc. or action by the Planning Board . Mr. Moniz moved to approve and Mr. Connors seconded the motion. Voting yes: Steiner, Wells, Moniz, Devino, Connors, Farese. Abstaining: Andreuzzi and Cavallo

Resolution introduced for a variance to construct a new single family dwelling on the Property located at 401 Union Ave., lot 1 of Block 203. Mr. Hoff requested the following variances: Minimum lot area of 3,600 where 10,000 is required; minimum Minimum lot area of 3,600 where 10,000 is required; minimum lot width of 40' on Union Ave and 90.20' on Bayview Av where 100' is required on both streets; minimum lot frontage of 40' and 90.2 ' where 100 is

required on both Sts. Min lot depth of 90.20 ft on Union and 40' on Bayview Ave where 100' is required all pre-existing) min front setback of 6 ft on Bayview Av where 20' is required and Section 13-5.5c – 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 the required front yard. Councilman Andreuzzi moved to approve and Mr. Connors seconded the motion. Voting yes: Steiner, Wells, Moniz, Devino, Connors, Farese, Andreuzzi and Cavallo

There being no further business before the Board, Mr. Coffey moved to close the meeting. At 9:33 and Councilman Andreuzzi seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo