

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
AUGUST 28, 2019 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH

The regular meeting was called to order by Vice Chairman John Moniz 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. John Moniz, Mr. Frank Wells, Mr. Lloyd Coffey, Ms. Bruna Devino, Captain Gabriel Farese, Councilman Louis Andreuzzi, Councilman Anthony Cavallo and Mrs. Laurette Wade and Ms. Laura Hallam. Patrick McNamara, Board attorney, and Madeline Russo, Board secretary were also present. Mr. Kenneth Connors, Shannon Hoadley was unable to attend. Councilman Cavallo is Mayor Smith's representative.

The following correspondence was received from Mr. Dayback, the zoning Officer: Lombardo Builders, 402 Union; Hoff, 902 Center; Comeo, 557 Ocean; O'Neill, 308 Dock St; Donohue, 11 Anderson; Panico, 623 Cambridge; Hutchins, 12 Rothbard for the property at 601 Union; Ylangen, Fairhaven, 518 Front St; Tziontelio, Lakewood for 106 Newark; Martinez, 1205 High; 802 Bayview; Christison 905 Bay Av; Santos, Eatontown, 200 Ash; Andreuzzi, 11 Donnelly St; 219 Union; Meekins, 30 Scholer; Steiner, 111 Newark Av; Pontecorva, 519 Clark; Burbank, Atl Hghlnds; 1119 Harris; Scenic view, Keyport, 45 Scholer Dr; Ready, 905 Harris for 335 Park Av; Marino, 203 Raritan; Acera, 621 Columbia Av.

Mr. McNamara advised the Board that the applicant Ronko Developers, has requested an adjournment until the September meeting. The applicant will not be required to re-notify. Mrs. Wade moved to approve the adjournment and Councilman Andreuzzi seconded the motion. The motion was approved by a unanimous voice vote of approval.

The plans for this application were amended and the applicant made the proper re-notifications. The application is for the property located on Henry Street known as lot 11.01 of Block 63 for variances to construct a two-story, single-family dwelling on an undersized lot. The applicant is requesting the following variances: minimum lot of 2,500 where 7,500 is required; minimum width of 25 where 75 is required; minimum frontage of 25 where 75 is required; minimum side yard of 3.5' and 3.5' where not less than 20' is required; total lot coverage of 25% -where 36% is proposed.

Resolution introduced approving variances for Robert Burlew, 546 Jersey Ave. who appeared 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. Mrs. Wade moved to approve and Mr. Coffey seconded the motion. Voting yes: Wells, Coffey, Devino, Wade. Abstaining: Moniz, Andreuzzi, Cavallo and Hallam.

There being no further business before the Board, Mr. Wells moved to close the meeting at 7:39 and Mr. Coffey seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo