

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
DECEMBER 16, 2020 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH

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

The following correspondence was received from Mr. Dayback, the zoning Officer: = Dunn for 219 Herbert St; Petrocelli for 215 Locust; Zinni, 408 Harrison; Sochacki, 629 Front; Rodriguez, 710 Second: Arrington, 533 Washington; Velez, 555 Aumack; Svoboda, 708 Seventh; Sappio, 915 Florence; Conocchioli, 325 Central; McNamara, 808 Park Av; Mercogliano, 910 Florence Av; Ready, 905 Harris; Mastrocola for 209 Union Av; McCallum, 916 Second St; Maldonado for 1207 High Av; Torres for 314 Bayview Av; Lam for 724 Second St; Hadnett for 606A Second St; Kinal for 602 Second St; Intermesoli, 138 Henry St; Hirsch, 113 Victoria Pl; Tiger, Const, 919 Fifth; 21 Anderson Street – Zoning Permit Application; L&L 21 for 21 Anderson; Bagwell, 6 Dibling Street – Elevation Certificate; Pharr, 508 Central Avenue; Hogan, 136 Henry Street; Arnold for 1128 Florence Avenue; New future properties, 221 Lorillard Avenue; Mazzella for 930 Center; Moskowitz for 825 Center St; Mr. Connors moved to approve the minutes of the last meeting and Councilman Andreuzzi seconded the motion. The motion was approved by a unanimous voice vote of approval.

Ronko Developers, has requested an adjournment until the January meeting. The applicant will be required to re-notify.

The applicant Florence Development, 603 Florence Ave., Lot 1 of Block 15 requested an extension of time for the approval of the subdivision approved in December 2018. As per Mr. Pepe, the rule says for a good cause and they didn't give a reason as to why they did not register the subdivision. This is not a huge request but the only alternative is to come back with the same application and I really don't think you can come up with a different conclusion. The longest extension could be until February 15<sup>th</sup>. They need to correct the deficiencies by January 15<sup>th</sup> so the Board and their professionals can review the corrections. As long as the Board's professionals agree with the changes that are made, the applicant doesn't need to come back. If they have not complied with the resolution requirements by January 15<sup>th</sup>, they will need to appear before the Board with changes. The deed or map must be recorded by February 14<sup>th</sup>. There were no members of the public in the audience. Mrs. Wade moved to approve the extension and Mr. Wells seconded the motion. Voting yes: Connors, Wells, Coffey, Andreuzzi, Cavallo, Hoadley, Wade and Hallam.

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

Respectfully submitted,

Madeline Russo