

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON  
WEDNESDAY, APRIL 29, 2020 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. KENNETH CONNORS

MR. FRANK WELLS

MR. LLOYD COFFEY

MR. JOHN MONIZ

MS. BRUNA DEVINO

MR. SHANNON HOADLEY

CAPTAIN GABRIEL FARESE

COUNCILMAN LOUIS ANDREUZZI

MAYOR PAUL SMITH

COUNCILMAN ANTHONY CAVALLO

MRS. LAURETTE WADE

MS. LAURA HALLAM

PATRICK MCNAMARA, ATTORNEY

MRS. MADELINE RUSSO SECRETARY

***MINUTES OF THE PREVIOUS MEETING***

Motion to:

Moved by:

Seconded by:

Vote:

***CORRESPONDENCE***

*Received the following from zoning officer Dayback: Caputo, 722 Lorillard Ave; Ramirez, 710 Florence; 710 Cambridge Ave; 1119 Harris Ave; 415 Bayview; 818 Jersey Av; 300 Florence Ave; 444 Aumack Av; 206 St. James; Savi correspondence to MCPB with response from MCPB. Received from Freehold Soil: 120 Isabelle, 803 Eighth 1207 High Av, 612 Lorillard Av, 702 Branch St, (all exempt); Deputy Ventures, 907 Center St Soil Disturbance; 603 Florence Not exempt. Reconstruction of Bridge R-5 initial review. MCPB letter request information letter re 603 Florence Av. Borough signed Resolution #2020-42 releasing Maintenance Guarantee for NJ Auto Wholesale, Hwy 36. 624 Aumack Avenue, Zoning Permit, 828 Eighth Street, Zoning Permit, 708 Bayview Avenue, Final As-Built, 708 Bayview Avenue, Elevation Certificate, 624 Aumack Avenue – Revised Zoning Permit, 400 Shore Road – Zoning Permit, 724 Seventh Street – Elevation Certificate & Final As-Built, 213 Herbert Street – Zoning Permit, 1022 Edmunds Avenue – Zoning Permit, 304 Arlington Avenue – Zoning Permit, 924 Fifth Street – Zoning Permit, 526 Lorillard Avenue – Zoning Permit, 706 Bayview Avenue – Zoning Permit, 903 Center St, 218 Broadway, 139 Campbell, 348 Bayview Ave, 803 Prospect, 1206 Harris, 622 Sydney, 904 Bayview Av, 348 Bayview Av, Elevation Cert 120 St James Ave, 110 Ash St, 823 Tenth St, Zoning Permit 781 8th St, 621 Central Ave, 309 Pine St, 348 Bayview Ave, 654 Clark Ave, 904 Bayview Ave, 805 St. Johns Ave 2746 & 2747; Final As-built 120 St. James, Elevation Cert 120 St James Ave, 110 Ash St, 823 Tenth St, Zoning Permit 781 8th St, 621 Central Ave, 309 Pine St, 348 Bayview Ave, 654 Clark Ave, 904 Bayview Ave, 805 St. Johns Ave 2746 & 2747; Final As-built 120 St. James, 307 Lorillard Ave; Elevation Certificate*

307 Lorillard Ave; Zoning Permit 1009 Harris Ave, 221 Lorillard Ave, 844 Ninth St, 415 Bayview Ave, 638 Columbia Ave; Top of Block 915 Florence Av.

### **PUBLIC HEARING**

Harry Hoff. 342 Front St., requesting a variance for the property located at 309 Pine St. and known as lot 10.01 of Block 19. This property was recently approved for variances (memorialized on June 26, 2019). The following variances are pre-existing: 50' frontage, 50' width where 75' each is required, 2500 sq ft where 7500 is required and requesting: 8' rear yard where 30' is required and 11' exists and Front yard 12' where 20 is required and 9.6 exists. Lot coverage 31.2 where 25% is allowed and 40.56 exists.

Motion to:

Moved By:

Seconded by:

Vote:

### **RESOLUTIONS**

Deputy Ventures, LLC appearing before the Board for the property located at 912 Second Street and known as lot 3 of Block 24. The applicant requests the following variances: Minimum lot area of 2,500 where 7,500 is required; minimum lot width of 25 where 75 is required; minimum lot frontage of 25 where 75 is required, all of these are pre-existing. Minimum side yard setbacks of 3.5 each where minimum of 8' with two combined side yards equaling 20' lot coverage of 29% where 25% is allowed.

Motion to:

Moved By:

Seconded by:

Vote:

### **BILLS AND VOUCHERS**

*Asbury Park Press – \$53.00 Professional contracts for attorney and engineer*

*Asbury Park Press – \$50.75 Dates, times and location of meetings*

*Independent \$45.92 Meetings and \$38.72 Professional contracts (\$84.64 total)*

*Scarinci/Hollenbeck (see attached)*

### **OLD BUSINESS**

### **NEW BUSINESS**

Ordinance #2020- Ref: 13-10.2 Zoning Map discussion

Motion to:

Moved By:

Seconded by:

Vote:

Ordinance # 2020- Ref:13-5.31 clearing and grading discussion

Motion to: Moved By:

Seconded by: Vote:

Ordinance # 2020- Ref: 13-5.31 accessory building discussion

Motion to: Moved By:

Seconded by: Vote:

**EXECUTIVE SESSION** – if necessary

Chairman Connors calls for a Motion to go into Closed Session at \_\_\_ P.M. in accordance with the Open Public Meetings Act, permitting the exclusion of the public from a meeting in certain circumstances. This action will be taken to discuss matters falling within attorney-client privileges, specifically, pending or anticipated litigation, contract negotiations and matters of employment of public employees.

**ADJOURNMENT**

**TIME:**