

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
FEBRUARY 26, 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.

Madeline Russo was sworn in by Mr. McNamara.

Roll Call shows the following members were present: Mr. Kenneth Connors, Mr. John Moniz, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Mrs. Laurette Wade and Ms. Laura Hallam Patrick McNamara, Board attorney, and Madeline Russo, Board secretary were also present. Mr. Frank Wells, Mr. Lloyd Coffey, Ms. Bruna Devino, Mr. Shannon Hoadley, and Captain Gabriel Farese were unable to attend. Councilman Cavallo is Mayor Smith's representative.

Mr. Moniz moved to approve the minutes of the last meeting and Councilman Andreuzzi seconded the motion. The motion was carried by a unanimous voice vote of approval.

The following correspondence was received from Mr. Dayback, the zoning Officer: 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.

Jeffrey Gale appeared before the Board representing Deputy Ventures, LLC. 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 4.0 each where minimum of 8' with two combined side yards equaling 20' lot coverage of 29% where 25% is allowed.

Mr. Gary Klein was sworn in and gave testimony. He stated that he had attempted to acquire more property from the adjacent property owners (letters included in the original packet supplied to the Board. One property owner was interested but not for the cost. There is no available land adjacent to this property.

Mr. Dominic Macaluso, 7 Village Ct., Hazlet gave testimony to the Board with reference to the plans dated 12/21/2019 for the applicant. The construction will be a two story three bedroom 2 ½ baths Ground floor elevated with parking below approx. 800 sq. ft. second floor with cantilever. Garage and storage on ground floor and all electric above the BFE. Over hang on the front porch. Covered structure is set back 20'. Ms. Wade requested the dimensions on the first floor you be changed from 18' to 17'. Chairman asked if there were any questions from the public. No one responded. Mrs. Wade inquired about the roof and Mr. Macaluso advised the 29.9 height is to the collar tie. Mr. Moniz moved to approve the application and Councilman Andreuzzi seconded the motion with the change to the plan. Voting yes: Mr. Kenneth Connors, Mr. John Moniz, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Mrs. Laurette Wade and Ms. Laura Hallam

The Resolutions 2020-01-2020-08 approving Mr. Connors as Chairman, Mr. McNamara as Board attorney, Mr. Moniz as Vice Chairman, Mrs. Russo as Secretary, T&M Associates as Board Engineers and Planners, Asbury Park Press and Independent newspapers, Meeting schedule and Mr. Gorman as conflict attorney were introduced to the Board and Mrs. Wade moved to approve all Councilman Andreuzzi seconded. Voting yes: Mr. Kenneth Connors, Mr. John Moniz, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Mrs. Laurette Wade and Ms. Laura Hallam

As per Mr. Dayback, all the administrative paperwork has been completed by the applicant Florence Development, LLC. They have met all the resolution requirements. New plans have not been submitted to the Board. Neither has the deed for the subdivision or the site.

Councilman Andreuzzi moved to go into closed session at 7:50. As per Mr. McNamara stated the purpose of the closed session is to discuss the current litigation of Mastrocola vs the Board and that it is not anticipated that the Board will take any formal action when the Board resumes the hearing at the termination of the closed session. Mrs. Wade moved to return to regular session Councilman Andreuzzi seconded the motion.

Out of Executive session at 8:10

There being no further business before the Board, Mrs. Wade moved to close the meeting at 8:28 and Councilman Andreuzzi seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo