

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, APRIL 29, 2020 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD REMOTELY DUE TO SOCIAL DISTANCING RESTRICTIONS CAUSED BY COVID19.

Ms. Hallam moved to end the workshop and begin the regular meeting and Councilman Andreuzzi seconded the motion. The motion was carried by a unanimous voice vote of approval.

The regular meeting was held remotely and 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. John Moniz, Mr. Shannon Hoadley, Ms. Bruna Devino, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Captain Gabriel Farese, Mrs. Wade, and Ms. Laura Hallam, Patrick McNamara, Board attorney, Dennis Dayback, Board engineer and Madeline Russo, Board secretary were also present. Mr. Frank Wells, Mr. Lloyd Coffey, were unable to attend. Councilman Cavallo is Mayor Smith's representative.

The Board held the workshop and discussed Ordinance #2020-238 changing the zoning map. Councilman Andreuzzi suggested that the Board request Mr. Dayback research the possibility of creating a Public Utility zone. Since there is nothing pending there is no immediate reason to change the map. Mr. Andreuzzi moved to adjourn this discussion until we are in the regular meeting in order to take a vote to table this ordinance as per the discussion. Councilman Cavallo seconded the motion.

The motion was carried by a unanimous voice vote of approval.

Mr. Dayback offered to give an explanation as to the reason for the other three Ordinances. He stated that the existing ordinance is not explicit enough for him to perform his duty as the Zoning Officer. First the problem with driveways and the 25 ft wide properties. The second became necessary due to raising the houses, the contractors are filling in and grading the property without any direction which is causing a neighbor hood problem especially on the narrow lots. The third refers to how much deck you can put on a structure.

Ms. Hallam 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.

Harry Hoff, 342 Front St. was present at the meeting and was sworn in. Mr. Hoff is 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. No one in the audience was either for or against the application. Councilman Andreuzzi moved to approve and Mr. Hoadley seconded. Voting yes: Mr. Kenneth Connors, Mr. John Moniz, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Mrs. Laurette Wade and Ms. Laura Hallam

Resolution was presented to the Board approving 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. New plans were submitted to the Board with the change that was requested at the last meeting. Ms. Wade requested the dimensions on the first floor setback be changed from 18' to 17'. Mr. Moniz moved to approve the resolution and the revised plans and Councilman Andreuzzi seconded the motion. Voting yes: Mr. Kenneth Connors, Mr. John Moniz, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Mrs. Laurette Wade and Ms. Laura Hallam

Councilman Andreuzzi moved to request the Governing Body please table the discussion on the Ordinances until there is further research by the engineer and attorney

The following bills / vouchers were presented to the Board and paid.

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.

As per Mr. McNamara, the trial is now set for July 8th at 9am.

There being no further business before the Board, Mrs. Wade moved to close the meeting at 8:10 and Councilman Andreuzzi seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo