

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, MAY 27, 2020 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD REMOTELY DUE TO SOCIAL DISTANCING RESTRICTIONS CAUSED BY COVID19.

Mayor Albin Wicki was sworn in as a new Board member and Councilman Anthony Cavallo was sworn in as the Mayor's designee.

A moment of silence was given for the passing of Mayor Paul J. Smith.

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

Mr. Dayback offered to give an explanation of the 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 neighborhood problem especially on the narrow lots. The third refers to how much deck you can put on a structure. At this time the BRSA map change will be to an M-1 zone and we can discuss a utility zone when we discuss the re-examination of the Master Plan.

Councilman Andreuzzi moved to approve the minutes of the last meeting and Councilman Cavallo 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 Zoning Permits: Heady, 503 Florence Avenue; Byrne, Lion Tree Mgmt, 113 Victoria Place; 212 Bank Street, Ronko, 929 Sixth Street; Eccles, 827 Ninth Street; Montalbano, 2 Kathleen Court; Borough, 650 Poole Avenue; 824 Bayview Avenue, 305 Orange Avenue; Giraldo, 828 Eighth Street; Diaz, 212 Raritan; JV Homes, 211 Henry Street; 899 Tenth Street; Ronko, 929 Sixth Street; 414 Park Avenue; Elevation Certificates: Seigmund, 232 Morningside Avenue, 424 Morningside Avenue, 221 Lorillard Avenue; Hypos LLC, 902 Harris Avenue. E-mails from P. Lesbirel, H.Hoff,

Elizabeth & Richard Randolph, 911 Second St. applying for a variance to construct a 6 x 12 deck on the second floor of their dwelling were denied for the following: Minimum front yard setback 9.76 where 20' is required (pre-existing) Minimum side yard of 3.4' where 8' is required (pre-

existing) and Section 13-4.1 (a non-conforming building can be enlarged as long as it doesn't further violate the setback regulations). Elizabeth Randolph was sworn in and gave testimony. After Some discussion The Chairman inquired if there was anyone in the audience there was no one in the audience either for or against. the Board voted as follows: Ms Devino moved to approve and Mr. Hoadley seconded the motion with the changes on the plan showing 6 x 12 size deck. Voting yes: Connors, Moniz, Devino, Hoadley, Andreuzzi, Cavallo.

The resolution for Harry Hoff for a variance for the property located at 309 Pine St. and known as lot 10.01 of Block 19 was introduced to the Board. 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, Devino, Hoadley, Councilman Louis Andreuzzi, Councilman Anthony Cavallo

There being no further business before the Board, Mr. Moniz moved to close the meeting at 7:59 and Councilman Cavallo seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo