

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, AUGUST 26, 2020 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD REMOTELY DUE TO SOCIAL DISTANCING RESTRICTIONS CAUSED BY COVID19.

Prior to the meeting Mrs. Wade was sworn in as a regular member, Mr. Hoadley was sworn in as Vice Chairman Ms. Hallam was sworn in as first alternate and Mr. Murray was sworn in as second alternate.

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. Frank Wells Mr. Lloyd Coffey, Mrs. Laurette Wade, Ms. Bruna Devino, Mr. Shannon Hoadley, Captain Gabriel Farese, Councilman Anthony Cavallo, and were present using Amazon Chime. Councilman Andreuzzi, Ms. Laura Hallam, Patrick McNamara, Board attorney, and Madeline Russo, Board secretary were present in the Council Chambers. Councilman Cavallo is Mayor Wicki's representative.

Councilman Andreuzzi moved to approve the minutes of the last meeting and Ms. Hallam 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 827 Fifth Street, 219 Broadway, 801 Lorillard Avenue, 320 Park Avenue, 636 Central Avenue, 610 Morningside Avenue, 1304 Union Avenue, 821 Third Street 405 Johnson Avenue, 400 Florence Avenue, 1022 Edmunds Avenue, 405 Johnson Avenue, 534 Front Street, 534 Front Street, 25 Scholer Drive, 420 Morningside Avenue, 1111 Ocean Avenue – 716 Second Street, 827 Fifth Street, 919 Second Street, 828 Eighth Street, 611 Aumack Avenue, 334 Front Street, 715 Morningside Avenue, 602 Washington Avenue, 825 Highway 36 214 Raritan Street, 806 Center Street, 215 Locust Street, 817 Fifth Street, 823 Tenth Street 215 Locust St

The applicant, Bayview Enterprises, LLC and his professionals appeared virtually. There were objectors to the application present in the Council Chambers and also joining through Amazon Chime. The following professionals representing the applicant appeared before the Board: Chris J. Murphy, Esq. – Attorney, Patrick Lesbirel – Applicant/Architect, and John McDonough – Professional Planner.

The applicant's request was for a Use variance and any or other "D variance" relief for the property located at 824 Bayview Avenue also known as lot 5.01 and 6 of Block 217. The applicant also seeks variance for insufficient side yard setback and insufficient rear yard setback. The applicant also requests any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

Mr. Lesbirel was sworn in and was accepted as an expert witness. He began to give his testimony but due to multiple video issues the Board / audience were unable to hear and or understand his transmission. Mrs. Wade moved to carry the application until the September

30th meeting with no further notice. Mr. Coffey seconded the motion. Voting Yes: Connors, Wells, Coffey, Wade, Devino, Hoadley, Farese, Hallam and Murray

A resolution was introduced approving a variance for Judith and Dale Barszewski, 139 Campbell St also known as lot 21 of Block 61 appeared before the Board requesting a variance to keep their pre-existing pool at the existing location. (Pool was placed there by the previous owner's of the property). Board received a letter from the previous property owner, Kerilyn McAndrews stating the same. The following variances were required: lot area of 5,000 sq. ft. where 7,500 sq. ft. is required; lot width of 50 feet where 75 feet is required; lot frontage of 50 feet where 75 feet is required; side yard setback of 2.9 and 12.7, where eight feet, with two combined side yards of not less than 20 feet for the principal structure are required; side and rear yard setback of five (5) feet for an accessory structure. The wall for an outdoor private swimming pool shall not be located less than six (6) feet from any rear or side property line or ten (10) feet from any street property line, nor closer than six feet from the side or rear of the residence on a building lot. The pump of a filtration or pumping station of a private swimming pool shall be located not less than ten (10) feet from any side or rear property line. The total lot coverage shall not exceed 25% The proposed lot coverage is 25.7% all of the above are pre-existing. Mrs. Wade moved to approve and Councilman Cavallo seconded the motion. Voting yes: Connors, Wade, Devino, Hoadley, Andreuzzi, Cavallo and Hallam. Abstaining: Coffey and Farese.

There being no further business before the Board, Mr. Coffey moved to close the meeting at 8:35 and Councilman Cavallo seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo