

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, OCTOBER 28, 2020 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD REMOTELY DUE TO SOCIAL DISTANCING RESTRICTIONS CAUSED BY COVID19.

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

Mr. McNamara announced that this meeting is being conducted according to the recently issued regulations from the Division of Local Government Services Department of Community Affairs, published On Monday, October 19, 2020 edition of the New Jersey Register.

Mr. Wells moved to approve the minutes of the last meeting and Ms. Devino seconded the motion. Voting yes to approve the minutes: Connors, Wells, Coffey, Devino, Hoadley, Farese, Andreuzzi, Cavallo, Hallam, and Murray.

The following correspondence was received from Mr. Dayback, the Zoning Officer
910 Union Ave, 1009 Shore Road, 114 Newark Avenue, 507 Columbia Street, 1005 Edmunds Avenue, 802 Bayview – Elevation Certificate, 802 Bayview – Final As-Built, 817 Ninth Street – Elevation Certificate, 817 Ninth Street – Final As-Built, 636 Central Avenue, 510 Park Avenue – Elevation Certificate, 510 Park Avenue – Final As-Built, 518 Cambridge Avenue – Elevation Certificate, 309 Pine Street – Top of Block, 720 Eighth Street, 525 Washington Avenue.

The applicant, Bayview Enterprises, LLC sent a new notice to property owners and placed an updated notice in the newspaper. The Board also placed new legal notices in two newspapers and on the Borough's Website referencing the meeting to be held using Zoom.

Proof of service is in order for the applicant.

Mr. Kellen Murphy, Murphy, Schiller & Wilkes LLP, Newark, NJ representing Bayview Enterprises, 824 Bayview Ave. Block 217 Lots 5.01 and lot 6 seeking only variance relief. A Use variance and two bulk variances side and rear setback variances. If approved they will return to the Board with a site plan application. Mr. Patrick Lesbirel, applicant's architect, Brick City Reconstruction, 59 Hudson Park, Newark, NJ, and Mr. John McDonough the applicant's planner and Mr. Stan Slachetka of T&M, the Board's planner were sworn in and all were accepted as expert witnesses.

Mr. Lesbirel testified that the property belonged to his diseased uncle. The property is 125 x 100 lot and that his family has owned for over 50 years. The lot was purchased with the

nature of proposing two single family lots but when he discussed this with the township he decided to pull back the application because he would only be allowed one single family home. He then mentioned the Brook Avenue project and compared his property to that location.

One Board member asked if the Units are ADA or barrier free – they are adaptable. Showing the floor plan of the individual units some units are 1400 sq.ft. and others 1600 sq.ft. (one large bedroom and one small bedroom). This would be a positive for elderly people. There is an elevator. The lot is surrounded by single family homes. It is an oversized lot. Each unit has a large living and dining room area. Master bedroom is facing out to the water.

Mr. Lesbirel presented a single-family home that could be built according to zoning ordinance of Union Beach. Board Member inquired about Storm Water Management – it will be addressed if Use is approved with a site plan application.

Multiple questions about the parking and traffic caused by a multi-family unit. These issues will be better addressed by the site plan. There is attic space for storage as well as A garage. The Board Members were polled for questions to this witness: Mr. Wells referred to the Brook Av townhouse which has been a TH zone for many years and this is still an R-8 zone.

Captain Farese inquired if there are any alternate designs to this plan – with less density Mr. Lesbirel advised that they are considering something. No other questions by Board members. Ms. Ellen Brotschol Noble inquired whether the attic space is a crawl space or a “standup” height. Mr. Lesbirel stated he wanted to put a loft but that is not permitted by Union Beach zone. Marie Martini, 820 Bayview Ac spoke with concern about the effect on the school system and parking on the street. Mr. Lesbirel stated that he could be building a 6-8 bedroom house but will not be building this. Discussion about lot coverage – Mr. Lesbirel stated that 50% lot coverage is allowed that is why this house is so big. Mr. McNamara inquired if there is anyone in the room or anyone on Zoom with questions for this witness. Jamie Woodhead, 825 Bayview Av. Why are you choosing to build townhouses in a residential area? They thought this was the better way. Have you looked into the affect it will have on emergency vehicles. PL/ Yes, they have, this will be explained in a site plan. JW: The problem with extra cars on the street and the traffic will be problem. Ellen Brotschol, 817 Bayview Ave. what will typically happen to a residential area when a townhouse development is placed in the area. Do the property values go up or do they go down? Kellen Murphy, speaking from personal experience states that townhomes in his neighborhood in Red Bank have helped to increase the property values. Shannon Hoadley inquired if the applicant has offered to sell the vacant property?

Court Reporter requesting more cooperation with the speakers.

John McDonough, Project Planner Licensed professional planner for the applicant – accepted as a expert introduced property with slides

#1 a 12,500 sq. ft property with slides

#2 overlay of the tax map – the site impacted by Sandy across from the undeveloped land.

#3 color coating of surrounding area – residential use against non-residential.

#4 surrounding zoning area upper left on Prospect shows the redevelopment area.

#5 Shows the site devastated by Sandy

#6 townhouse development across the bridge with the row of garages on the bottom and two levels above that.

Site is exact type of lot that the Brook Av Redevelopment project is aimed at.

Smaller units are more conducive to this market and very suitable for retirees or older residents. Not targeted to school age families. Statistics tells us, ratio of 1 or 2 children will be generated from this type of development. Shared construction, shared utilities, shared building walls, saves construction costs, more affordable.

Satisfying the special reasons of the Land Use Law are the following:

- Purpose A Promotion of general welfare
- Purpose G Planning Goal for a variety of uses
- Purpose H Free flow of traffic
- Purpose I Desirable visual environment
- Purpose M Plan for an efficient use of land

Will follow the functions of the redevelopment plan – these will not be oversized units.

They will follow the building code standards. Storm resilience design, sustainable design, shore tolerant, drought tolerant. Similar to development that is contemplated in the area. Positive to the neighborhood. Use can be granted with substantial detriment to the neighborhood. The Board members were polled. Mr. Wells believes the TH district was added prior to the redevelopment plan.

Five minute recess

Resume meeting after break roll call: Connors, Wells, Coffey, Devino, Hoadley, Farese, Hallam, Murray.

Stan Slachetka asked Mr. McDonough multiple questions about this project and if he is familiar with Master Plan and if he feels this is consistent with that 2005 Master Plan and the 2015 re-examination of the Master Plan and if the intensity of the project is proper for this site. The redevelopment plan included the Brook Ave. One of the specific strategies of the MP 2015 was to take out multi-family dwellings from the 2005 MP. This redevelopment plan is for the specific area of Brook Av. And this site is not included in that area. The Brook Ave area had been zoned for townhouses prior to 2012. A discussion with reference as to how this site really should not be compared or connected to the Brook Av redevelopment site and how many differences there are between the two sites.

Mr. McNamara invited any Board Member, Or Member of the public who have questions for Mr. Slachetka to speak up – One person asked for the definition of R-8 He relied that it refers to single family detached dwellings

Diane Burgos, 808 Lorillard Ave. This is not a good fit for the neighborhood it has always been a single-family neighborhood and I believe it needs to stay that way. I'm concerned about the additional traffic. Mr. Richard Stryker, 826 Bayview doesn't comply with the neighborhood doesn't fit in the neighborhood; Marie Martini, 820 Bayview is against the monstrous building and this is not Brook Avenue she is concerned about access for emergency vehicles. Ellen Brotscho-Noble, 817 Bayview Ave feels this doesn't fit in the neighborhood. The presumption of a 2 bedroom and no children is not true. The garage will be used for storage not for their car.

There are many children who play there and she is concerned about the traffic. If this complex goes through, she will leave the community.

Jamie Woodhead, 825 Bayview Av. As a real estate agent, who lives in the area and is very familiar with the neighborhood I know that in the past year there has not been any homes built in Union Beach with more than five bedrooms so putting up that monstrosity doesn't make any sense. No one would purchase it. So, this is just to scare the neighborhood. Robert Woodhead, 825 Bayview Av, major concerns, traffic, this is a side street and it will become unsafe. It doesn't fit the plan. It's like taking a high rise and dropping it in the middle of Second St. It doesn't fit the Master Plan. No further comments from the audience in the room or on Zoom.

Mr. Wells moved to carry the application until Monday, December 14th and Ms. Devino seconded the motion. Voting yes: Connors, Wells, Coffey, Devino, Hoadley, Farese, Hallam and Murray.

There being no further business and a motion to adjourn by Ms. Devino to close the meeting at 10:07 and Mr. Wells seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo

People attending on Zoom other than Board Members

Stan Slachetka
John McDonough
Alyssa Repsik
Adrienne Graff
Augie XR
Chris Murphy
Ellen Brotscho
Karen Nickel
Ollia Pappas
PPettinato
R Woodhead
Beth Sweeney
Travis
Enkela Maldlan
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