

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, DECEMBER 14, 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 Board attorney, Shannon Hoadley 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. This meeting was held by teleconference.

Mayor Charles Cocuzza was sworn in as the Class I Member of the Planning Board.

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 in the Monday, October 19, 2020 edition of the New Jersey Register.

Roll Call shows the following members were present virtually: Mr. Lloyd Coffey, Mrs. Laurette Wade, Mr. Shannon Hoadley, Captain Gabriel Farese Councilman, Louis Andreuzzi, Mayor Charles Cocuzza, Councilman Anthony Cavallo, Mr. Michael Murray. Mr. Kenneth Connors, Patrick McNamara, Board attorney, and Madeline Russo, Board secretary were present in person in the Senior Room at Borough Hall. Councilman Cavallo is Mayor Cocuzza's Designee. Mr. Wells and Ms. Hallam were unable to attend, Mr. Wells was unable to attend due to a death in his family.

Mr. Coffey 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.

Mr. McNamara announced that the Medina appeal will not be heard this evening and will be carried until next month. Since there are no notice requirements the appeal can be carried without need of notice to the public.

The Board received copies of zoning permits for the following from the Zoning Officer: 1200 Patterson Av, 603 Shore Road, 412 Beachview Avenue, 11 Haug Street, 619 Aumack Avenue, 802 Bayview Avenue, 802 Bayview Avenue, 822 Tenth Street, 523 Morningside Avenue, 503 Aumack Avenue, 348 Bayview Avenue, 714 Florence Av, 801 Bayview,

Mr. Cocuzza thanked the Board members and attorney and secretary for their diligence on the Board.

Mr. Jeffrey Gale appeared virtually representing Jeffrey Dunn, also appearing virtually. Mr. Dunn requested the following variances for the property located at 918 Eighth St, lot 5 of Block 41: Section 13-10.4 f.1.(a) – Minimum lot area of 2,500 square feet where 7,500 square feet is required \*pre-existing 2. Section 13-10.4 f.2.(a) – Minimum lot width of 25 feet where 75 feet is required \*pre-existing 3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 25 feet where 75 feet is required \*pre-existing 4. Section 13-10.4 f.7.(a) – Minimum side yard setback of 4 feet on both sides where a minimum of 8 feet with a total of 20 feet is required 5. Section 13-5.5 d – The total lot coverage of the square footage of the ground floors of all buildings located on a lot in any residential zone shall not exceed 25% of the total square footage of the lot as shown on the survey provided. The proposed lot coverage is 32.64%

Jeffrey Dunn, 28 Willow St., Chester. Representing 918 Eighth St. was sworn in and gave testimony. He stated that he was unable to purchase any adjacent property at this time. He had built on the adjacent undersized lot but at the time the owner of this property was not willing to sell this property. Letters were sent to the now adjacent property owners offering to purchase their property or sell this property to them. The property owners did not respond to the offers. Mr. Dunn Stated that the house will be two stories of living area above a garage. Page three of the application is incorrect – the survey is correct a 30 rear setback is correct.

Mr. McNamara requested the record to show that there was no one in the building either for or against the applicant and no one attending using zoom either for or against the or ask any questions of the applicant. Councilman Andreuzzi moved to close the floor to the public testimony and Mr. Hoadley seconded. The motion was carried by a unanimous voice vote of approval.

Mr. Hoadley moved to approve the application and Councilman Andreuzzi seconded the motion. Voting yes: Connors, Coffey, wade, Devino, Hoadley, Farese, Andreuzzi, Cavallo and Murray.

Three RFP's have been received. One for each position (attorney, planner and engineer) Proposed Calendar for next year will be sent to the Board members with Meetings proposed on the last Wednesday of every month with the exception of November and December.

Captain Farese announced that this will be his last year on the Board. He thanked everyone and expressed how much he has enjoyed being part of the Board. Chairman Connors expressed his appreciation for Gabe's dedication which was resounded the Councilmen, Secretary and all the members.

Bayview Enterprises, LLC withdrew the application for a Use variance for the property located a824 Bayview Avenue and also known as lot 5.01 and 6 of Block 217

The Board held a moment of silence for Mrs. Wells, Mr. Hrabosky, Alton Bennett, Mr. Hoff and Teresa Toth.

There being no further business and a motion to adjourn by Mr. Hoadley to close the meeting at 8:38 and Captain Farese seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo