

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
FEBRUARY 24, 2021 IN THE MUNICIPAL BUILDING AT  
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

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**CALL TO ORDER**

THIS MEETING HAS 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. THE UNION BEACH PLANNING BOARD MEETINGS ARE BEING HELD IN PERSON AND VIA TELECONFERENCING

**SALUTE TO THE FLAG**

**ROLL CALL**

MR. KENNETH CONNORS

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MR. FRANK WELLS

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MR. LLOYD COFFEY

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MRS. LAURETTE WADE

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MS. BRUNA DEVINO

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MR. SHANNON HOADLEY

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ELIZABETH SWEENEY

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COUNCILMAN LOUIS ANDREUZZI

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MAYOR CHARLES COCUZZA      \*\*\*\*

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COUNCILMAN ANTHONY CAVALLO

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MS. LAURA HALLAM

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MR. MICHAEL MURRAY

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PATRICK MCNAMARA, Attorney

MRS. MADELINE RUSSO, Secretary

**MINUTES OF THE PREVIOUS MEETING**

Motion to:

Moved by:

Seconded by:

Vote:

**CORRESPONDENCE**

On behalf of Dennis Dayback, attached please find the correspondence for the following permits: 11 Haug Street 811 Fifth Street; 823 Second Street; 335 Park Avenue; Revised Elevation Certificate; 821 Third Street; 806 Center Street; 811 Fifth Street; 1232 Wesley Av.; 903 Center Street; 531 Lorillard Avenue; 116 Poole Av; 824 Bayview; 557 Cambridge Av; 18 Johnson Av.; 821 Third St; 717 Prospect Avenue; 525 Washington Avenue; 613 Morningside Avenue; 534 Front St;

**PUBLIC HEARING**

Bayview Enterprises, 824 Bayview Av also known as lot 5.01 and 6 of Block 217 requesting a subdivision of the property into two lots one 50 x 100 and one 75 x 100. Requesting the following variances:

Minimum lot area of 5,000 sq ft for Lot 6 where 7,500 sq ft is required.

Minimum lot width of 50 feet for Lot 6 where 75 feet is required.

Minimum lot frontage of 50 feet for Lot 6 where 75 feet is required

4. 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 building coverage is 25.2%.

Motion to:

Moved by:

Seconded by:

Vote:

Representatives of the BRSA have requested the Board hear the following presentation:  
Bayshore Regional Sewerage Authority Power Resiliency Generation Project.  
I previously forwarded copies of this BRSA project.

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Dennis is not available to attend the meeting – I have asked Mr. Mirabelli to continue the appeal next month. Tony Medina, Kissemee, Fl  
Appeal of the denial of the zoning permit application #2960 issued to the property located at 732 Second St Block 7 lot 11. There are two structures on this property.

Motion to: Moved by:  
Seconded by: Voting:

**RESOLUTIONS**

Resolution for Jeffrey Dunn requesting 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%

Motion to: Moved by:  
Seconded by: Voting:

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

**EXECUTIVE SESSION IF NECESSARY\*\*\*\***

Chairman Connors calls for a Motion to go into Closed Session at \_\_\_ P.M. in accordance with the Open Public Meetings Act, permitting the exclusion of the public from a meeting in certain circumstances. This action will be taken to discuss matters falling within attorney-client privileges, specifically, pending or anticipated litigation, contract negotiations and matters of employment of public employees.

**ADJOURNMENT**

**TIME:**