

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
MARCH 31, 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***

63 Morningside Avenue, 209 Arlington Avenue, 415 Lorillard Avenue, 400 Union Avenue, 402 Johnson Avenue, 359 Park Avenue, 40 Clark Avenue, 823 Tenth Street, 704 Clark Avenue, 801 Eighth Street, , 331 Lorillard Avenue, 815 Tenth Street, 226 Central Avenue, 204 State Street, 215 Locust street (driveway), 821 Prospect Avenue, 406 Harrison Avenue, 603 Beachview Avenue, 402 Johnson Avenue, 172 Sydney Avenue, 348 Bayview Avenue, 44 Scholer Drive, 1109 Florence Avenue, 927 Second Street, 1010 Edmunds Avenue, 634 Morningside Avenue, 400 Union Avenue, 402 Johnson Avenue, 359 Park Avenue, 440 Clark Avenue, 823 Tenth Street, 704 Clark Avenue, 801 Eighth Street, 331 Lorillard Avenue, 815 Tenth Street, 226 Central Avenue, 204 State Street, 215 Locust Street (driveway), 821 Prospect Avenue, 406 Harrison Avenue, 603 Beachview Avenue, 402 Johnson Avenue, 172 Sydney Avenue, 629 Front Street , Elevation Certificate, 233 State Street – Zoning Permit, 801 Eighth Street – , zoning Permit, 1311 Union Avenue – Zoning Permit, 406 Harrison Avenue – Zoning permit, 1109 Florence Avenue – Zoning Permit, 801 Lorillard Avenue – Zoning Permit, 107 State Street – Zoning Permit, 704 Clark Avenue – Zoning Permit, 821 Third Street – Zoning Permit

**PUBLIC HEARING**

Extension of time for subdivision plan

(Anton Duke property approved 9/2018) all fees have been paid.

Property located on the Eight hundred block of Eighth St. lots 16, 17, 118 and 19 of Block 53.

The plan was revised in response to the engineer's report.

Motion to:

Moved by:

Seconded by:

Vote:

Ellen & George Brown, 18 Johnson Av, Lot 1.03 of Block 110 requesting a variance to construct a second shed 12'X16' and relocate existing fence so the shed will be located behind the fence.

Variances needed:

1. Section 13-5.8 – Maximum square footage for proposed accessory building exceeds 180 square feet.
2. Section 13-8.13 - Fences which are not open fences located in a front yard shall not exceed 36 inches in height.

Motion to:

Moved by:

Seconded by:

Voting:

Julia Bogdonova & Derek Cannon, 27 Ridge Road, Morganville requesting a minor subdivision of the property located at 1209 Patterson Ave., lots 4 & 5 of block 244.

Variances requested

1. Section 13-10.4 f.1.(a) – Minimum lot area of 7,500 sqft were 10,000 sqft is required.
2. Section 13-10.4 f.2.(a) – Minimum lot width of 75 feet where 100 feet is required.
3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 75 feet along Patterson Avenue where 100 feet is required.

Motion to:

Moved by:

Seconded by:

Voting:

Mr. Mirabelli requested a second 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. He requested this be continued to the April meeting

Motion to:

Moved by:

Seconded by:

Voting:

**RESOLUTIONS**

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 62 ½ each with the following variances: Minimum lot area of 6,250 sq ft for Lot 6 where 7,500 sq ft is required; Minimum lot width of 62 ½ feet for Lot 6 where 75 feet is required; Minimum lot frontage of 62 ½ feet for Lot 6 where 75 feet is required. There will be a contribution to the sidewalk fund in lieu of sidewalks.

Motion to:

Moved by:

Seconded by:

Vote:

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

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

**ADJOURNMENT**

**TIME:**