

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
APRIL 28, 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

DENNIS DAYBACK, Engineer

MRS. MADELINE RUSSO, Secretary

***MINUTES OF THE PREVIOUS MEETING***

Motion to:

Moved by:

Seconded by:

Vote:

***CORRESPONDENCE***

801 Sixth Street (fence & pool), 927 Second Street, 444 Aumack Avenue, 101 Park Avenue, 536 Sydney Avenue, 1107 Harris Avenue, 4 Scholer Drive, 142 Morningside Avenue, 408 Beachview Avenue, 640 , lark Avenue, 921 Seventh Strete, 209 Arlington Avenue, 612 Second Street, 603 Florence Avenue, 309 Pine Street – EC, 309 Pine Street – Final As-Built, 215 Locust Street, 821 Third St.,

***PUBLIC HEARING***

Roberto & Jillian Lepore, 331 Lorillard Ave., block 150 lot 26.02 would like to construct an addition to an existing residence. Requesting the following variances: 1. Section 13-10.4 f.1.(a) – Minimum lot area of 5,750 sq ft were 7,500 sq ft is required. \*pre-existing  
2. Section 13-10.4 f.2.(a) – Minimum lot width of 57.50 feet on Lorillard Avenue where 75 feet is required. \*pre-existing  
3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 57.50 feet on Lorillard Avenue where 75 feet is required \*pre-existing  
4. Section 13-10.4 f.6.(a) – Minimum rear yard setback of 20 feet where 30 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. Based on the survey provided, the lot coverage appears to exceed the 25% maximum permitted. The applicant shall submit an updated survey.

6. Section 13-5.33 - Driveways in the R-8 Zone district shall be set a minimum of two feet from adjacent property lines unless adjacent property owners enter into an agreement for maintaining a joint driveway. The driveway as shown on the site plan appears closer than two (2) feet. \*pre-existing

Motion to: Moved by:  
Seconded by: Voting:

Martin Christiana, 1109 Florence Ave, lot 1 of Block 60 . The residence was built with two driveways. Section 13-5.33, One driveway and one curb cut shall be permitted for lots with less than 100 feet of frontage the R-8 Residential Zone district. Since the subject property has a frontage less than 100 feet a second driveway is not permitted.

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.

Motion to: Moved by:  
Seconded by: Voting:

### **RESOLUTIONS**

Resolution presented to the Board approving an Extension of time for a subdivision plan which was approved for Anton Duke on 9/2018. The Property is 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:

Resolution presented to the Board approving a variance for Ellen & George Brown, 18 Johnson Av, Lot 1.03 of Block 110 who requested a variance to construct a second shed 12'X16' and relocate existing fence so the shed will be located behind the fence. The following variances were approved: 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:

Resolution presented to the Board approving a minor subdivision with variances for Julia Bogdonova & Derek Cannon, 27 Ridge Road, Morganville. The property is located at 1209 Patterson Ave., lots 4 & 5 of block 244. The following variances were approved: 1. Section 13-

10.4 f.1.(a) – Minimum lot area of 7,500 sq. ft. were 10,000 sq. ft. 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:

**BILLS AND VOUCHERS**

**OLD BUSINESS** FINANCIAL DISCLOSURE STATEMENTS?????

**NEW BUSINESS** Invitation to participate in the Memorial Day Parade 5/29 at noon

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

**ADJOURNMENT**

**TIME:**