

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
MAY 30, 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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DON PEPE, ATTORNEY

MRS. MADELINE RUSSO, Secretary

**MINUTES OF THE PREVIOUS MEETING**

Motion to:

Moved by:

Seconded by:

Vote:

**CORRESPONDENCE**

Raritan Street, 143 Henry Street, 218 Herbert Street, 707 Prospect Avenue, 187 Morningside Avenue, 824 Ninth Street, 816 Eighth Street, 412 Union Avenue, 219 Broadway, 509 Stone Road, 910 Sixth Street, 312 Bayview Avenue, 208 Florence Avenue, 927 Second Street, 722 Seventh Street, 300 Orange Avenue, Block 203, Lot 1; 632 Bayview Avenue;

On behalf of Dennis Dayback, attached please find correspondence for the following properties: 415 Lorillard Avenue, 1102 Harris Avenue, 815 Park Avenue, 905 Eighth Street, 603 Poole Avenue, 212 Raritan Street, 503 Aumack Avenue, 1114 High Avenue, 122 Campbell Street, 336 Prospect Avenue; 22 Scholer Drive, 109 Campbell Street, 412 Union Avenue, 627 Park Avenue, 359 Park Avenue, 505 Union Avenue, 1204 High Avenue, 722 Seventh Street.

**PUBLIC HEARING**

No Applications on this evening's agenda

**RESOLUTIONS**

The resolution approving the application of Roberto & Jillian Lepore, was introduced to the Board. The applicant, of 331 Lorillard Ave., block 150 lot 26.02 would like to construct an addition to an existing residence. Variances for the following were approved Section 13-10.4 f.1.(a) – Minimum lot area of 5,750 sqft were 7,500 sqft 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:

The resolution approving the application of Martin Christiana, 1109 Florence Ave, lot 1 of Block 60 was introduced to the Board. The residence was built with two driveways. A Variance for the following was approved: 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.McNamara will not be available this evening so the following has been postponed:  
 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:

### **BILLS AND VOUCHERS**

### **OLD BUSINESS**

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

**EXECUTIVE SESSION** NOT **NECESSARY\*\*\*\***

### **ADJOURNMENT**

**TIME:**