

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
JULY 28, 2021 IN THE MUNICIPAL BUILDING AT
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

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

MR. FRANK WELLS

MR. LLOYD COFFEY

MRS. LAURETTE WADE

MS. BRUNA DEVINO

MR. SHANNON HOADLEY

ELIZABETH SWEENEY

COUNCILMAN LOUIS ANDREUZZI

MAYOR CHARLES COCUZZA ****

COUNCILMAN ANTHONY CAVALLO

MS. LAURA HALLAM

MR. MICHAEL MURRAY

PATRICK MCNAMARA, Attorney

MRS. MADELINE RUSSO, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

Ronko Developers, Inc. 615 Central Avenue, 915 Florence Avenue, 915 Florence Avenue, 711 Sydney Avenue, 634 Morningside Avenue, 305 Harrison Avenue, 120 Henry Street, 805 Bay Avenue, 805 Bay Avenue, 505 Stone Road, 606-606A Second Street, 11 Johnson Avenue, 200 Ash Street, 428 Morningside Avenue, 612 Lorillard Avenue, 359 Lorillard Avenue

PUBLIC HEARING

Ela Aliza Properties, owner of 507 Bay Ave also known as lot9 of Block 67.

There is no T&M denial as of 7/15

Motion to:

Moved by:

Seconded by:

Voting:

Ronko Developers, Inc. Manalapan for the property located on the 700blk of Fourth St.

Applicant is requesting the following variances for a 25 x 100 lot:

Section 13-10.4 f.1.(a) – Minimum lot area of 2,500 sq.ft. were 7,500 sqft is required.

2. Section 13-10.4 f.2.(a) – Minimum lot width of 25 feet on Fourth Street where 75 feet is required.

3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 25 feet on Fourth Street where 75 feet is required.
4. Section 13-10.4 f.5.(a) – Minimum front setback of 14 feet and 18 Feet along Fourth Street where 20 feet is required.
5. Section 13-10.4 f.7.(a) – Minimum side yard setback of 3.5 feet on both sides where 8 feet, with a combined total of 20 feet is required.
6. 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 31.68%.

RESOLUTIONS

None

BILLS AND VOUCHERS**OLD BUSINESS**

Ultimate Properties, 58 Rte. 35 Keyport applying for variances for the property located at 704 Clark Ave, Lot 6 f Block 177. The following variances are requested: undersized lot. Lots 5 and 6 are owned by the same owner with separate tax bills – according to tax records the lots are not considered merged. Lot area of 5,000 where 7,500 sq ft are required, lot width and lot frontage of 50 ft where 75 ft are required.

NEW BUSINESS

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

ADJOURNMENT

TIME: