

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
DECEMBER 13, 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 USING ZOOM

SALUTE TO THE FLAG

ROLL CALL

MR. KENNETH CONNORS

MR. FRANK WELLS

MR. LLOYD COFFEY

MRS. LAURETTE WADE

MS. BRUNA DEVINO

MR. SHANNON HOADLEY

MS. ELIZABETH SWEENEY

COUNCILMAN LOUIS ANDREUZZI

MAYOR CHARLES COCUZZA ****

COUNCILMAN ANTHONY CAVALLO

MS. LAURA HALLAM

MR. MICHAEL MURRAY

PATRICK MCNAMARA, Attorney

DENNIS DAYBACK, Engineer

ANDREW DENBIGH, Engineer

STAN SLACHTEKA, Planner

MRS. MADELINE RUSSO, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

The following application will be carried until the December 20th meeting

Frank Servidio 23 Field Avenue, Red Bank is applying for a Use variance for the property located on the corner of Sixth and Pine (901 & 903 Sixth St) also known as Block 38, Lot 24.

The subject property has two (2) principal structures. In accordance with Section 13-10.4, R8 Residential Zone, single-family dwellings only are permitted use. Section 13-5.9, Number of Principal Dwellings states any lot utilized for single-family or two-family dwelling purposes shall not contain more than one principal building. Therefore, the continued use for a multiple principal dwelling on the subject property will require 'D' variance relief, as well as site plan approval from the Planning Board.

Motion to:

Moved by:

Seconded by:

Voting:

PUBLIC HEARING

Harry Hoff applying for a variance for the property located at 430 Aumack Av block 165 lot 4 .
As per Mr. Dayback's letter:

The application is for 40' lot width where 75' is required 40' Frontage where 75 is required 4,000 sq ft where 7,500 is required and any and all additional variances that may be needed, multiple plans may be presented.

As stated under previous correspondence for this property, the subject property is a pre-existing nonconforming vacant lot, illegally created without proper subdivision approval. See Monmouth County Superior Court of New Jersey decision Docket No. Mon-L-2630-01. An application for bulk variances to construct a single-family dwelling on the subject property was previously denied by the Planning Board and upheld by the courts for reasons outlined in the court's decision, therefore, the subject application is hereby denied.

Motion to:

Moved by:

Seconded by:

Voting:

Tony Medina, 2358 Great Harbor Drive Kissimmee, FL application for a Use variance

In accordance with Section 13-10.4, R8 Residential Zone, two-family structures are not permitted. It shall be noted, upon review of files for the subject property, there is no record of such use being approved by the Planning Board, the subject development for a two-family structure for the above referenced property shall require 'D' variance relief, as well as site plan approval from the Planning Board.

Additionally, bulk variance relief shall be required for the following, as shown on the survey provided:

Section 13-10.4 f.1.(a) – Minimum lot area of 5,000 sq ft were 10,000 sq ft is required. *preexisting 2.
Section 13-10.4 f.2.(a) – Minimum lot width of 50 feet on Florence Avenue where 100 feet is required.
*pre-existing 3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 50 feet on Florence Avenue where 100 feet is required *pre-existing 4. Section 13-10.4 f.4.(a) – Minimum lot depth of 50 feet on Second Street where 100 feet is required *pre-existing
UBCH-G2004 October 14, 2020 Le: Tony Medina Page 2 Re: Zoning Permit Application No. 2960 Block 7 Lot 11 734 Second Street 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 26.4%

Motion to:

Moved by:

Seconded by:

Voting:

RESOLUTIONS

Resolution denying the application of Mr. Dubleski of Dubleski Custom Homes, LLC, Hazlet appearing before the Board for a minor subdivision with variances was introduced to the Board. The property is located at 204 Morningside Avenue also known as

Block 139, Lot 19 & 20. He is requesting the following variances:

Proposed Lot 19

1. Section 13-10.4 f.1.(b) – Minimum lot area of 7,500 sqft were 10,000 sqft is required.
2. Section 13-10.4 f.2.(b) – 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 where 100 feet is required

Proposed Lot 20

1. Section 13-10.4 f.1.(a) – Minimum lot area of 6,500 sqft were 7,500 sqft is required.
2. Section 13-10.4 f.2.(a) – Minimum lot width of 65 feet where 75 feet is required.
3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 65 feet where 75 feet is required

Motion to:

Moved by:

Seconded by:

Voting:

Resolution approving the application of Ronko Developers, Inc. Manalapan for the property located on the 700blk of Fourth St. was introduced to the Board. Applicant was approved for 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 one side and 4 feet one one side 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 30.08%.

Motion to:

Moved by:

Seconded by:

Voting:

Resolution approving Florence Development – 603 Florence Ave

A subdivision of an existing nonconforming corner lot. The lot is located on the west side of Florence Avenue at the intersection of Dock Street. The subject property is in the R8 Residential Zone. It shall be noted, the subject property received site plan approval and a use variance from the Planning Board to UBPB

November 23, 2021

PAGE 3

permit mixed-use on January 31, 2007. In accordance with Section 13-4.2 Abandonment, a nonconforming use or building shall be presumed to be abandoned when there occurs a cessation of use or activity by an apparent act or failure on the part of the tenant or owner to reinstate such use or occupancy within a period of one year from the date of cessation of discontinuance.

The applicant proposes to subdivide the subject property into two non-conforming corner lots. The existing two-story structure will remain on one lot (Proposed Lot 1.01) with a new single-family structure on the other lot (Proposed Lot 1.02).

Please keep in mind the variance listed below assumes the acquisition of the vacated right of way Proposed Lot 1A 1. Section 13-10.4 f.1.(b) – Minimum lot area of 9,124 sq ft were 10,000 sq ft is required 2. Section 13-10.4 f.2.(b) – Minimum lot width of 88 feet on Dock Street where 100 feet is required. 3. Section 13-10.4 f.3.(b) – Minimum lot frontage of 21 feet on Fifth Street and 100 is required. 4. Section 13-10.4 f.4.(b) – Minimum lot depth of 31 feet on Dock Street and 44 feet on Florence Avenue where 100 feet is required on both streets. 5. Section 13-10.4 f.5 – Minimum front setback of 11 feet on Dock Street and 9.27 feet on Florence Avenue where 20 feet is required. 6. Section 13-10.4 f.7 – Minimum side yard setback of 16 feet where 20 feet is required. Proposed Lot 1B 1. Section 13-10.4 f.1.(b) – Minimum lot area of 7,500 sq ft were 10,000 sq ft is required. 2. Section 13-10.4 f.2.(b) – Minimum lot width of 85 feet on Dock Street where 100 feet is required. 3. Section 13-10.4 f.3.(b) – Minimum lot frontage of 85 feet on Dock Street where 100 feet is required. 4. Section 13-10.4 f.4.(b) – Minimum lot depth of 69 feet on Dock Street 100 feet is required on both streets. Lastly, in accordance with Section 13-3.6.d.2.b., no change or extension of use and no alterations shall be made to the nonconforming structure or premises without an occupancy permit having first been issued by the Construction Official stating that such change is in conformity or that same has been permitted by action of the Planning Board.

Motion to:

Moved by:

Seconded by:

Voting:

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

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

ADJOURNMENT

TIME: