

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, MARCH 31, 2021 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD REMOTELY AND IN PERSON DUE TO SOCIAL DISTANCING RESTRICTIONS CAUSED BY COVID19.

The regular meeting which was held remotely and in person called to order by Chairman Ken Connors who announced that the meeting had 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.

Mr. McNamara announced that this meeting is being held both live and electronically consistent with the guidelines and regulations issued the New Jersey Department of Community Affairs. Anyone participating in the meeting electronically who is not an applicant or a member of the Board will have the opportunity to speak with a wave or similar gesture you can use to be recognized and give your name for the benefit of the record. All witnesses are advised during the course of giving testimony, your audio and video must be on. The Board may not accept testimony if there is no video feed from the witness as required by the DCA guidelines issued last October.

Roll Call shows the following members were present virtually: Chairman Ken Connors, Mr. Lloyd Coffey, Mrs. Laurette Wade, Mr. Shannon Hoadley, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Ms. Laura Hallam and Mr. Michael Murray. Mr. Frank Wells, Ms. Bruna Devino, Patrick McNamara, Board attorney, and Madeline Russo, Board secretary were present in person in the Senior Room at Borough Hall. Councilman Cavallo is Mayor Cocuzza's Designee.

Mr. Wells moved to approve the minutes of the previous meeting and Councilman Andreuzzi seconded the motion. The Chairman asked if there were any additions or deletions. There were none. The motion was carried by a unanimous voice vote of approval.

The Board received copies of zoning permits for the following from the Zoning Officer, Dennis Dayback: 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

Ellen Brown, 18 Johnson Av, Lot 1.03 of Block 110 was sworn in and gave testimony. Ms. Brown appeared virtually. Mr. McNamara referred to Mr. Dayback's letter reviewing her property. He explained the reason for her application before the Board. She is requesting a variance to construct a second shed 12'X16' and relocate existing fence so the shed will be located behind the fence. The Variances needed are, section 13-5.8 Maximum square footage for proposed accessory building exceeds 180 square feet and 13-8.13 Fences which are not open fences located in a front yard shall not exceed 36 inches in height. Ms. Brown explained that she notified her neighbors and has not heard from any of them.

Board members asked some questions and Ms. Lori Gress, 14 Johnson Ave. was sworn in and inquired as to why no one approached her personally about this but she did receive the certified letter from the applicant. Mr. Connors inquired about the size of the fence and Ms. Brown advised that she has a pool and it needs to be that high due to the ordinance. Mr. Murray inquired about the distance between the shed and Ms. Brown advised that was the ordinance requirement. Ms. Wade inquired as to the position of the shed. There were no other questions or remarks. Mr. Wells moved to approve the shed and fence variances. Ms. Devino seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Hoadley, Sweeney, Andreuzzi and Cavallo.

Julyia Bogdonova 27 Ridge Road, Morganville appeared in person and Derek Cannon appeared virtually requesting a minor subdivision of the property located at 1209 Patterson Ave., lots 4 & 5 of block 244. Ms. Bogdonova was sworn in and gave testimony. Owners of two lots lot 4 (100x 100) and lot 5 (50 x 100). They would like to take 25 feet from lot 4 and increase lot 5 with that 25 feet Ms. Bogdonova introduced a color-coded map of the area showing The undersized corner lots. There are 12- 50 x 100's and 3-75 x 100's. Majority in the area are 50 x 100' corner lots. Would like to build one residence on the corner and renovate the current residence. The corner lot (Lot 5) would require several variances. 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. Applicant also submitted Architect's drawing, and Mr. Dayback's letters of 1/25 and 2/23.

Ms. Sweeney asked if the applicant will be living in one of the residences and the answer is "no" she will not. Councilman Andreuzzi inquired if the lots were definitely two separate lots and the applicant answered that they have been verified by the surveyor and the county to be two separate lots. He also inquired if there was ever a house on lot 5. As to her knowledge, the applicant stated no there has not been a house there before. These are two separate lots. Councilman Andreuzzi asked if this is a lot line adjustment rather than a typical minor subdivision. We will actually be moving a lot line in an effort to make one lot more conforming while keeping the other lot conforming.

The chairman asked if there is anyone for or against this application, there was no one. Mr. Wells moved to approve and Councilman Andreuzzi seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo.

The new owner of the Property located on the Eight hundred block of Eighth St. lots 16, 17, 118 and 19 of Block 53 which was approved for a two-lot subdivision by the Board in 9/2018 has applied for an extension of time on the prior approval. The plan was revised in response to the engineer's report. Mr. McNamara inquired if there was any member of the public either online or in person who has any questions about the application. There was no one. The Chairman asked if any Board member had anything to say. Councilman Andreuzzi moved to approve the extension of time and Ms. Devino seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Sweeney, Andreuzzi, Cavallo and Murray.

The resolution approving the minor subdivision of the Property owned by Bayview Enterprises, 824 Bayview Av also known as lot 5.01 and 6 of Block 217 into two lots 62 ½ each with variances was presented to the Board. The following variances were also approved: 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.

Mrs. Wade moved to approve the minor subdivision with variances and Mr. Coffey seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Hoadley, Sweeney, Andreuzzi and Cavallo.

There being no further business Councilman Andreuzzi moved to close the meeting at 8:17 and Mr. Coffey seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo