

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, APRIL 28, 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.

Roll Call shows the following members were present virtually: Chairman Ken Connors, Mr. Lloyd Coffey, Mrs. Laurette Wade, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Ms. Laura Hallam. Mr. Frank Wells, Ms. Bruna Devino, William Sullivan, 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. Shannon Hoadley and Mr. Michael Murray were unable to attend due to their work schedules.

Ms. Sweeney moved to approve the minutes of the previous meeting and Mr. Wells 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: 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 , Clark Avenue, 921 Seventh Street, 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.,

The applicants Roberto & Jillian Lepore were both sworn in and gave testimony. They are requesting variances for the property located at 331 Lorillard Ave., block 150 lot 26.02. The applicants would like to construct an addition to an existing residence. Requesting the following variances: Section 13-10.4 f.1.(a) – Minimum lot area of 5,750 sq ft where 7,500 sq ft is required. *pre-existing. 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 in any lot in the 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. There was a discussion about the property and the Chairman asked if there was anyone either for or against the applicant there was no one. Mr. Wells moved to

approve the application and Councilman Andreuzzi seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Sweeney, Andreuzzi and Cavallo.

The applicant Martin Christiana, who appeared via Zoom, owner of the property located at 1109 Florence Ave, lot 1 of Block 60 stated that he purchased the residence with two driveways. The residence was built with two driveways against the code. 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. There was a discussion about the property and the Chairman asked if there was anyone for or against the application. There was no one. Ms. Devino moved to approve and Mr. Coffey seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Sweeney, Andreuzzi and Cavallo.

The resolution approving the extension of an approved subdivision was introduced to the Board. 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. Mr. Wells moved to approve the extension of time and councilman Andreuzzi seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Sweeney, Andreuzzi, and Cavallo

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. Mr. Coffey moved to approve the resolution and Ms. Devino seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Sweeney, Andreuzzi, and Cavallo

The resolution was introduced to the Board approving the minor subdivision for Julyia Bogdonova 27 Ridge Road, Morganville and Derek Cannon of the property located at 1209 Patterson Ave., lots 4 & 5 of block 244. Owners of two lots lot 4 (100x 100) and lot 5 (50 x 100). The resolution approves moving a lot line 25 feet from lot 4 and increase lot 5 with that 25 feet Owner will build one residence on the corner and relocated the existing residence. The corner lot (Lot 5) was approved for 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. Mrs. Wade moved to approve the resolution and Ms. Devino seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Hoadley, Sweeney, Andreuzzi and Cavallo.

The Board was reminded to file the Financial Disclosure statements. The Board was reminded of the invitation to participate in the Memorial Day Parade on May 29th.

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

Respectfully submitted,

Madeline Russo