

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, OCTOBER 27, 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 Kenneth 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: Ms. Bruna Devino, Ms. Laura Hallam, and Andrew Denbigh, T&M Associates. Chairman Ken Connors, Mr. Frank Wells, Mr. Lloyd Coffey, Mr. Shannon Hoadley, Mrs. Laurette Wade, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Mr. Michael Murray, Patrick McNamara Board attorney, and Madeline Russo, Board secretary were present in person in the Council Chambers in the Municipal building.

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

An announcement was made to the public that the following applications would not be heard due to the planner not being available to attend: Ronko, Florence Development and Servidio. They were advised that those applications will be heard on Tuesday, November 23<sup>rd</sup>.

Mr. Wells moved to carry all of the applicants scheduled to be heard this evening until the November 23<sup>rd</sup> meeting. Councilman Andreuzzi seconded the motion. Voting yes: Connors, Wells, Wade, Devino, Hoadley, Sweeney, Andreuzzi and Cavallo.

The Board received copies of zoning permits for the following from the Zoning Officer, Dennis Dayback: 603 Florence Avenue, 330 Front Street, 407 Harrison Avenue, 1022 Edmunds Avenue 612 Lorillard Avenue, 603 Florence Avenue, 202 Lorillard Avenue, 603 Shore Road, 603 Shore Road, 603 Columbia Avenue, 602 Columbia Avenue, 922 Eighth St.

A resolution was introduced to the Board for Augustine Young, 120 Henry St, lot 6.01 of Block 62 who had appeared before the Board with an application. Mr. Young had requested and was approved for a variance to construct a 9ft elevated enclosed deck (96 sq. ft.) attached to the front of the dwelling. The variance required is for minimum front setback of 11' where 20' is required. Mr. Young introduced his application as an 8 x 12' enclosed Deck with a covered roof. Voting yes: Devino, Hoadley, Sweeney, Andreuzzi, (with amendments), Cavallo (with amendments), and Hallam

Voting no: Wade, Murray Abstaining: Connors, Wells

A resolution was introduced to the Board for Aliza Properties. The applicant was approved for the following variances in order to provide a service deck to house the air conditioners and a generator.

Section 13-4.1(b) – No nonconforming building shall be enlarged, extended or increased unless such enlargement would tend to reduce the degree of nonconformance

\*pre-existing 2. Section 13-10.4 f.1.(a) – Minimum lot area of 5,000 sq. ft. where 7,500 sq. ft. is required \*preexisting 3. Section 13-10.4 f.2.(a) – Minimum lot width of 50 feet where 75 feet is required \*pre-existing 4. Section 13-10.4 f.3.(a) – Minimum lot frontage of 50 feet where 75 feet is required \*pre-existing 5. Section 13-10.4 f.5 – Minimum front setback line of 10 feet where 20 feet is required \*pre-existing 6. Section 13-10.4 f.7(a) – Side yard setback of 2.5 feet where eight (8) feet, with two combined side yards of not less than 20 feet for the principal building \*pre-existing 7. Section 13-5.8 - Unroofed decks and/or raised patios which do not rise above the height of the first-floor level may extend up to five feet into the side yard setback. The existing deck has a side yard setback of 2.5 feet and has been extended for the elevated generator.

Councilman Cavallo moved to approve the resolution and Ms. Devino seconded the motion.

Voting yes: Wade, Devino, Andreuzzi, Cavallo, Hallam and Murray.

Abstaining: Connors, Coffey and Sweeney

Voting No: Wells

There being no further business Councilman Cavallo moved to close the meeting and Ms. Sweeney seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo