

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, DECEMBER 20, 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 Patrick McNamara Board attorney, Stan Slachetka, and Andrew Denbigh, T&M Associates. Chairman Ken Connors, Mr. Frank Wells, Mr. Lloyd Coffey Ms. Bruna Devino, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Ms. Laura Hallam and Mr. Shannon Hoadley, Mr. Michael Murray, Mr. Dennis Dayback, T&M Associates and Madeline Russo, Board secretary were present in person in the Council Chambers in the Municipal building. Mrs. Laurette Wade, was unable to attend the meeting.

RFP'S were received by the Borough Clerk and opened at the December 13th meeting. All Board members received a copy of each proposal via e-mail. Received the following from Mr. Dayback: 901 Seventh Street, 815 Ninth Street, 1411 Route 36, 5 Anderson Street, 703 Branch Street, 1307 Patterson Avenue, 800 Pine Street, 716 Second Street, 519 Central Avenue, 219 Herbert Street, 717 Prospect Avenue, 200 Broadway, 1307 Patterson Avenue, 801 Bayview Avenue, 208 Poole Avenue, 407 Harrison Avenue, 213 Herbert Street, 815 Ninth Street, 544 Sydney Avenue, 510 Park Avenue

Harry Hoff applying for a variance for the property located at 430 Aumack Av block 165 lot 4.01. The Board asked to carry the application until the January 26th meeting. Councilman Andreuzzi moved to carry until January 26th meeting and Mr. Hoadley seconded the motion. The motion was carried by a unanimous voice vote of approval.

Mr. Coffey moved to carry Mr. Servidio's application 901, 903 Sixth St. and Mr. Wells seconded the motion. The motion was carried by a unanimous voice vote of approval.

Mr. Jeffrey Gale representing Deputy Ventures, LLC for the PROSPECT ON UNION project located at 300 Union Avenue (Old "Cervino" property). He introduced Jeffrey Carr, Mr. Carr presented his credentials and was accepted as an expert. He testified as their engineer and stated that he has been involved in the preparation of the plans presented to the Board. Jeffrey Carr, Andrew Denbigh and Stan Slachetka and Andrew Trochia were all sworn in. Mr. Carr presented his credentials and was accepted as an expert. He testified as their engineer and stated that he has been involved in the preparation of the plans presented to the Board. Mr. Gale described the empty lot. Referencing T&M review letter dated December 17, 2020 as Block 210 lots 25 & 26. The corner lot is 125' on Union Avenue x 154' on Prospect Ave. This is being developed in a neighborhood commercial zone. Which allows restaurants, bars, cafes and other food establishments as well as retail. The lower floor will be commercial use and the two upper floors will be used as apartments.

Four units total. Two two-bedroom apartments on top of each of the commercial structures.

The applicant requests the following bulk variance(s) for the two three-story buildings being proposed: (a) the maximum permitted height each structure is stories or 30 feet above BFE, the proposed two structures will be three stories and 32 ft.10 inches BFE when measured to the approximate location of the collar tie of the third story, (b) the maximum setback from Union Avenue is required to be 15 feet, where 3 feet is proposed. The applicant also seeks the following design waivers: (a) proposed parking spaces that are 9 x 18 where 10 x 20 spaces are required, (b) the reduction of landscaping requirements for twenty-foot buffer areas along all side and rear property lines (c) which abut areas zoned residential where five feet is provided for a portion of the buffer area proposed parking a and refuse enclosure located within the buffer area, (d) reduced screening area within the buffer where minimum of 20 feet in width is required, (e) percolation and soil log information, (f) letters from the utility companies, (g) letter from Sewer Authority, (h) Environmental Impact Study report, (i) providing dimensioned loading areas, (j) parking analysis including trip generation, (k) providing cross section and profiles of all existing streets, (l) providing a drainage area map, (m) Storm Drain calculations for 100 year storm, (n) signed contract for water and letters of service from other utilities, (o) providing location profiles and cross sections of all water courses and drainage facilities (p) parking spaces that are 9 x 18 as opposed to 10 x 20, (q). Together with such other variances and/or waivers as may be required by the Board or its professionals.

There is generally a small amount of traffic. More so Foot traffic peak hours 2-3 for residential am peak 4-6 retail peak am-6 vehicles. Summer hours may be different according to the type of business. No variances necessary for parking.

The question of the Electrical charging station was addressed and it will be part of the updated site plan. The charging station will be placed in between two regular parking spaces so the space may be used by either vehicle. Part of the development, have a "make ready" a space.

Mr. Carr pointed out that one of the reasons for the height variance of 2 feet, they have kept with the design of the neighborhood. Ceiling height is 9' In the living area and upstairs in bedroom typical 8'.

Also requesting design waivers for parking. Requesting 9'x18' spaces rather than 10 x 20' spaces. There are four parking spaces underneath an overhang. Landscaping to be guaranteed for two years and the landscaping irrigated. Landscaping in front of the buildings in the planters and on the residential sides of the buildings.

Only signs will be located on the buildings. There can be temporary seatings and tables which can be brought in at night if the Board wishes.

HVHC units will be built into the footprint – a balcony off the utility room in the residential units.

A-1 Site Plan dated November 1, 2021 - 8 sheets entered into evidence.

Mr. Carr discussed the plan and described in detail the buildings and the site plan and the location. The access to the two apartments is in the corridor between the two buildings with handicap accessibility. Sidewalks and curbing will be provided as well as a handicap ramps.

Discussion about the electrical charging station and how it affects the parking requirements, the outdoor seating, and about the venting for a commercial kitchen, irrigation, Street lights, (needs to show on plan). Elevations need to be adjusted. Plans will be amended to reflect all changes. Flood hazard regulations need to be met.

Theresa 310 Union asked how many parking spaces and requested to see the plans. Mr. Slechtka inquired about the street lighting on Union and Prospect.

Recess for five minutes – upon returning roll call shows the following members present: Connors, Wells, Coffey, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam and Murray.

A-2 Artists rendering marked for evidence. Andrew Trochia, Licensed architect Described the buildings and the design of the exterior and interior. The HVAC will be on the balconies on the upper floor serving both residential and commercial.

Mr. Wells inquired about the vents that are necessary for commercial kitchens. Mr. Murray asked the height of the bottom of the windows and the balcony. Twenty-six to the bottom of the window and twenty-four to the balcony. Ms. Sweeney inquired about the site triangle. It is provided as per the engineer.

David Severino, 703, 705 Bayview Avenue inquired about the activity between is property and the back of the site. The noise, buffers, etc. There will be a solid row of fast-growing evergreens. They will be 6 ft when planted. Also wondering if there is any use in mind.

Questions about the dumpsters and how do they plan to have the refuse picked up. Inquires about placing refuse in cans rather than dumpsters. Concerns about the garbage truck driving between the building and the neighboring house. The enclosure area can be used for garbage cans rather than dumpster with an 8' high fence until the time that it becomes necessary, and then a dumpster can be placed in the enclosure in place of the cans.

Mr. Dayback advised that the major issue with the site is the flood hazard compliance. Mr. Andreuzzi moved to approve the Preliminary and Final based on what the engineer presented and the information requested by the Board. Mr. Wells seconded the motion. Voting yes: Connors, Wells, Coffey, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam and Murray
Abstaining: Devino

The 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 sq. ft. were 7,500 sq ft 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

Councilman Andreuzzi moved to approve the resolution and Ms. Sweeney seconded the motion. Voting yes: Connors, Wells, Coffey, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam and Murray

There being no further business Chairman Connors moved to close the meeting at 9:50 and Councilman Andreuzzi seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo