

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
JANUARY 26, 2022 IN THE MUNICIPAL BUILDING AT  
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

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***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

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MR. FRANK WELLS

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MR. LLOYD COFFEY

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MRS. LAURETTE WADE

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MS. BRUNA DEVINO

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MR. SHANNON HOADLEY

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MS. ELIZABETH SWEENEY

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COUNCILMAN LOUIS ANDREUZZI

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MAYOR CHARLES COCUZZA \*\*\*\*\*

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COUNCILMAN ANTHONY CAVALLO

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MS. LAURA HALLAM

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MR. MICHAEL MURRAY

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PATRICK MCNAMARA, Attorney

DENNIS DAYBACK, Zoning Officer

ANDREW DENBIGH, Engineer

STAN SLACHTEKA, Planner

MRS. MADELINE RUSSO, Secretary

**MINUTES OF THE PREVIOUS MEETING**

Motion to:

Moved by:

Seconded by:

Vote:

**CORRESPONDENCE**

Block 36, Lot 9, Block 179, Lot 4

1017 Route 36, Unit 3 903 Center Street; Block 134, Lot 17; Block 6, Lot 8, 9 & 10

430 Front Street; Block 106, Lots 11 & 12; 219 Broadway; 6 Haug Street; Block 45, Lot 6; 806

Fifth Street; Block 244, Lot 4 1209 Patterson Avenue; Block 106, Lots 11 & 12;

**Carried until February 23<sup>rd</sup>** 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:

**Carried until February 23<sup>rd</sup>** Laura and John Piccinich applying for a Use variance for the property located on the corner of Front/Florence 101 Florence Ave and 434 Front St., also known as Block 6, Lots 11 & 12.

The applicant proposes to develop a mixed-use building with ground floor retail and common uses (incl., refuse collection area; mailroom/vestibule) and multi-family residential uses on the second, third and mezzanine floors/levels. The applicant is proposing 10 residential units. This application, however, is being bifurcated and the applicant currently only seeks use variance approval.

### **PUBLIC HEARING**

Carried from November 23<sup>rd</sup> meeting- no previous testimony

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:

### **RESOLUTIONS**

Prospect and Union project located at 300 Union Avenue Block 210 lots 25 & 26

The applicant, Deputy Ventures, LLC requests the following bulk variance(s) for the two three story buildings being proposed by the applicant, (a) the maximum permitted height each structure is 2 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 which abut areas zoned residential where five feet is provided for a portion of the buffer area (c) proposed parking and refuse enclosure located within the buffer area, (d) reduced screening area within the buffer where a 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.

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:

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

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

**ADJOURNMENT**

**TIME:**