

REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
FEBRUARY 23, 2022 IN THE MUNICIPAL BUILDING AT
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM

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

MR. FRANK WELLS

MR. LLOYD COFFEY

MS. BRUNA DEVINO

MR. SHANNON HOADLEY

MS. ELIZABETH SWEENEY

COUNCILMAN LOUIS ANDREUZZI

MAYOR CHARLES COCUZZA ****

COUNCILMAN ANTHONY CAVALLO

MS. LAURA HALLAM

MR. MICHAEL MURRAY

DON PEPE, Attorney

DENNIS DAYBACK, Engineer

ANDREW DENBIGH, Engineer

STAN SLACHTEKA, Planner

LAURETTE WADE, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

Block 18, Lot 14.01, 4th St.; Block 150, Lot 17, 348 Bayview Ave; Block 53, Lot 13, 811 Florence Ave; Block 190, Lot 11, 915 Union Ave; Block 12, Lot 2, 305 Dock St.; Block 39, Lot 20.01, 924 6th St, Block 131, Lot 7 187 Morningside Ave; Block 195, Lot 15 531 Cambridge Ave; Block 244, Lot 5 1213 Patterson Ave; Block 218 Lot 4 810 Prospect Ave; Block 7 Lot 6 724 Second Street; Block 45 Lot 6 806 Fifth Street; Block 164 Lot 3 437 Aumack Ave; Block 83, Lot 8310 Edmunds Ave; Block 106 Lots 11&12 219 Broadway

PUBLIC HEARING

Carried from January 26th meeting – Will be carried to March Meeting

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:

Frank Servidio 23 Field Avenue, Red Bank is applying for a certificate of prior non-conforming use per NJSA 40:55D-68 for the property located on the corner of Sixth and Pine (901 & 903 Sixth St) also known as Block 38, Lot 24. If the board denies to certify prior non-conforming, they will be proceeding with use variance. 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.

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.

Pursuant to NJSA 40:55D-68 the prospective purchaser of land upon which a nonconforming use or structure exists may apply in writing to the administrative officer for an issuance of a certificate certifying that the use or structure lawfully existed before the adoption of the ordinance which rendered the use or structure nonconforming. Please note that the application for the issuance of a certificate of nonconformity shall be made to the administrative officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the board. The application shall have the burden of proof.

Motion to:

Moved by:

Seconded by:

Voting:

Laura and John Piccinich applying for a D-1 Use variance, D-5 for density and D-6 for building height 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.

Motion to:

Moved by:

Seconded by:

Voting:

John and Nancy Curtis applying for the following variances to construct an enclosed breezeway, Second Floor Bathroom and Kitchen Remodel:

Section 13-10.4 f.5.(a) – Minimum front setback of 15 feet where 20 feet is required

*pre-existing

2. Section 13-10.4 f.6 – Minimum side yard setback of 2.8 feet and 18.7 where a minimum of 8 feet and a total of 20 feet is required *pre-existing

3. Section 13-4.1 – No nonconforming building shall be enlarged, extended or increased.

Motion to:

Moved by:

Seconded by:

Voting:

RESOLUTIONS

BILLS AND VOUCHERS

APP: \$52.60 Notice of Denial - Dubleski

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION NOT **NECESSARY****

ADJOURNMENT

TIME: