

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
MARCH 30, 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.

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

PATRICK MCNAMARA, Board Attorney

DENNIS DAYBACK, Zoning Official

ANDREW DENBIGH, Engineer

STAN SLACHTEKA, Planner

LAURETTE WADE, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

1. Block 67 Lot 1, 508 Edmunds Ave; Block 102 Lot 13, 307 Poole Ave; Block 20 Lot 7, 822 Second St; Block 53 Lot 17, 729 8th St; Block 240 Lot 6, 1204 High Ave; Block 90 Lot 1, 103 State St; Block 187 Lot 1, 2 & 16, 710 Union Ave; Block 6, Lot 8, 9 & 10, 430 Front St; Block 148, Lot 10, 340 Park Ave; Block 195, Lot 15, 531 Cambridge Ave; Block 39, Lot 12, 901 Seventh St; Block 45 Lot 6 806 Fifth St; Block 218 Lot 20.02, 810 Bayview Ave; Block 67 Lot 3, 510 Edmunds Ave; Block 41 Lot 7, 922 Eighth St; Block 62 Lot 4.01, 136 Henry St; Block 203 Lot 1, 632 Bayview Ave; Block 120 Lot 14 313 Harrison Ave, Block 7 Lot 6, 724 Second St; Block 82 Lot 16, 113 Victoria Place; Block 172 Lot 1, 502 Seagate Ave; Block 83 Lot 8, 310 Edmunds Ave; Block 213 Lot 11.01, 700 Park Ave; Block 171 Lot 17, 623 Aumack Ave; Block 244 Lot 4.01, 1209 Patterson Ave; Block 44 Lot 8, 818 Sixth St; Block 210 Lot 21, 703 Bayview Ave, Block 48 Lot 1, 503 Dock St; Block 23 Lot 14, 915 Second St; Block 102 Lot 8, 124 Victoria Pl; Block 172 Lot 1, 502 Seagate Ave, Block 113 Lot 1, 1713 Florence Ave; Block 146 Lot 14, 811 Fifth St; Block 264 Lot 4 1411 Route 36;

Block 191 Lot 11, 1005 Union Ave; Block 113 Lot 1, 1713 Florence Ave; Block 190 Lot 10.01, 903 Union Ave; Block 103 Lot 3.01, 1400 Florence Ave, Block 20 Lot 19, 212 Florence Ave; Block 76 Lot 6, 820 Ninth St; 310 Edmunds Avenue Block 83, Lot 8; 16 Ellison Court Block 142.01, Lot 1.09; 741 Front Street Block 29 Lot 8; Block 192 , Lot 7, 644 Sydney Ave; Block 132, Lot 21, 7 Heckelmann St; Block 24, Lot 1, 906 Second Street; Block 83, Lot 3, 208 Poole Ave; Block 18, Lot 8, 307 Florence Ave; Block 5, Lot 21, 122 Dock St; Block 146, Lot 14, 811 Fifth St; Block 198, Lots 2 & 3, 717-719 Union Avenue Block 137, Lot 22, 216 Morningside Avenue; Block 132, Lot 11 Scholer Drive; Block 40, Lot 10, 915 Eighth Street; Block 102, Lot 8, 124 Victoria Place;

PUBLIC HEARING

Continued from January 26th meeting

Harry Hoff applying for a variance for the property located at **430 Aumack Ave 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:

Carried to April by applicant

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:

Deputy Ventures, LLC is applying for Preliminary and Final Major Site Plan Approval for **710 Union Ave, also known as Block 187, Lots 1, 2 & 16** per the requirements outlined in the Redevelopment Plan. The zoning application has been approved by the zoning official. The property is a conforming vacant corner lot located on the south side of Central Avenue at the intersection of Union Ave. The Redevelopment Plans meet the bulk and area requirements outlined in the Commercial Corridors Redevelopment Plan.

Motion to: Moved by:
Seconded by: Voting:

RESOLUTIONS

Resolution 2022-01 Chairman Kenneth Connors

Motion to: Moved by:
Seconded by: Vote:

Resolution 2022-02 Attorney Patrick McNamara

Motion to: Moved by:
Seconded by: Vote:

Resolution 2022-03 Vice Chairman Shannon Hoadley

Motion to: Moved by:
Seconded by: Vote:

Resolution 2022-04 Secretary Laurette Wade

Motion to: Moved by:
Seconded by: Vote:

Resolution 2022-05 T & M Associates

Motion to: Moved by:
Seconded by: Vote:

Resolution 2022-06 Newspapers (Asbury Park Press & Independent)

Motion to: Moved by:
Seconded by: Vote:

Resolution 2022-07 Schedule of meeting dates

Motion to: Moved by:
Seconded by: Vote:

Resolution 2020-08 Conflict Attorney James Gorman

Motion to: Moved by:
Seconded by: Vote:

Resolution for Frank Servidio 23 Field Avenue, Red Bank 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.

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:

Resolution for 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:

BILLS AND VOUCHERS

Transcript for Servidio hearing \$467.50

OLD BUSINESS

None

NEW BUSINESS

With the issuance of EO 292 by the Governor, with the termination of the State of Emergency all boards governed by the Open Public Meetings Act must resume meetings in person.

EXECUTIVE SESSION NECESSARY**

Civil Action Order: Domenick Mastrocola d/b/a 60 Creek Road, LLC vs. Union Beach Planning Board

Civil Action Summons: Dubleski Custom Homes, LLC vs. Planning Board of the Borough of Union Beach

Civil Action Summons: Tony Medina vs. Borough of Union Beach Planning Board

Chairman Connors calls for a Motion to go into Closed Session at ___P.M. in accordance with the Open Public Meetings Act, permitting the exclusion of the public from a meeting in certain circumstances. This action will be taken to discuss matters falling within attorney-client privileges, specifically, pending or anticipated litigation, contract negotiations and matters of employment of public employees.

ADJOURNMENT

TIME: