

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
APRIL 27, 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.

***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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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, 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**

B18, L8, 307 Florence Ave; B132, L21, 7 Heckleman St; B21, L9.03, 534 Front St; B67, L3, 510 Edmunds Ave; B165 Lots 3 & 11, 424 Aumack Ave; B174, L2, 620 Morningside Ave; B127 L21, 628 Poole Ave; B212, L14, 715 Park Ave; B171, L11, 1315 Union Ave; B80, L4, 124 Floyd Ave; B133, L12, 5 Haug St; B159, L2, 914 Spruce St; B212, L14, 715 Park Ave; B141, L1, 175 Syndey Ave; B129, L2, 12 Scholer Dr; B40, L10, 915 Eighth St; B132, L21, 7 Heckleman St, B109, L6, 218 Broadway; B39, L27, 337 Prospect Ave; B53, L19.01, 717 Eighth St; B53, L15, 729 Eighth St; B186, L7, 717 Beachview Ave; B67, L3, 510 Edmunds Ave; B168, L13, 931 Route 36; B76, L6, 820 Ninth St; B225, Lot 2.02 & 3, 406 Beachview Ave, B8, L3, 606 Second St; NJDEP Atlantic Shores Offshore Wind; Notice W. Keansburg Force Main Replacement Phase II; B112.01, L1, 101 Stone Rd; B131, L1, 135 Morningside Ave; B213, L11, 702-706 Park Avenue; B248, L8, 800 Rose Ln; B18, L8, 307 Florence Ave; B243, L1, 1202 High Ave.; B131, L13.01, 172 Sydney Ave; B193, L3.01, 512 Sydney Ave; B212, L20, 500 Union Ave; B112, L4, 11 Stone Rd; B145, L1, 202 Lorillard Ave; B214, L6.01, 801 Central Ave

**PUBLIC HEARING**

Continued from January 26<sup>th</sup> and March 30<sup>th</sup> meeting (No new notice is required)

**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:

Continued from March 30<sup>th</sup> (No new notice is required)

**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:

**Eric Wokas, 53 Leroy Place, Red Bank** is applying to construct a 2 story house at **924 Sixth St, also known as Block 20.01 Lot 39**. Variances required:

Minimum lot area 2,500 SF where 7,500 SF is required (pre-existing), Minimum lot width of 25 feet where 75 is required (pre-existing), Minimum lot frontage of 25 feet where 75 is required (pre-existing), Minimum side yard setback of 5 feet and 3 feet where 8 feet with two combined yards of not less than 20 feet is required. (pre-existing setback of 2.4 feet and 6.3 feet). All buildings on residential lot shall not exceed 25 percent of the total lot square footage of the lot, 850 SF proposed where 625 SF required. (pre-existing building 559 SF).

Motion to:

Moved by:

Seconded by:

Voting:

*Carried to May by applicant*

**Laura and John Piccinich** applying for use variances and additional variances 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.** Originally was to come before the board with a bifurcated application for use variance. The applicant will be applying for all variances required and site plan approval.

Motion to:

Moved by:

Seconded by:

Voting:

### **RESOLUTIONS**

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:

### **BILLS AND VOUCHERS**

### **OLD BUSINESS**

### **NEW BUSINESS**

**EXECUTIVE SESSION NECESSARY**

**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:**