

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
MAY 25, 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

B22 L7-12, 525 Front St (NJDEP); B8, L2, 606 Second St (FSCD); B5, L21, 122 Dock St; B102, L8, 124 Victoria Pl; B46, L12.01, 828 Center St; B190, L11, 915 Union Ave – App #3447 & #3448; B19, L5, 816 Third St; B4.01, B36, 908 Fourth St – EC; 908 Fourth Street – As-Built; B212, B20, 500 Union Ave; B193, L13, 531/533 Morningside Ave; B169, L15, 645 Washington Ave; B217, L5.02, 822 Bayview Ave – EC & As-Built; B217, L6.01, 824 Bayview Ave – EC & As-Built; B76, L16&17, 815 Tenth St; B179, L1, 1500 Union Ave; B168, L13, 931 Route 36; B79, L2.02, 122 St. James Ave; B46, L12.01 828 Center; B210, L12, 315 Shore Dr; B133, L12, 5 Haug St; B102, L6, 116 Victoria Pl; B210, L14,15&16, 721 Bayview Ave; B193, L18, 503 Morningside Ave; B209, L7&7.01, 717 Prospect Ave; B129, L15, 11 Dibling St; B112.01, L1, 101 Stone Rd; B67, L1, 508 Edmunds Ave; B48, L2, 507 Dock St; B164, L1, 440 Clark Ave; B15, L1, 603 Florence (MCDRC); B25, L6, 921 Fourth St (FSCD), B187, Lots 1, 2 & 16, 710 Union Ave (FSCD); B60, L19,1129

Florence Ave;707 Spruce St; B169, L15, 645 Washington Ave; B133, L12, 5 Haug St; B248, L8, 800 Rose Ln; B191, L7, 624 Cambridge Ave; B223, L16, 208 Shore Rd; B237, L3, Wesley Ave

PUBLIC HEARING

Santopadre Enterprises, LLC, 3 American Way, Holmdel, NJ is applying for a Minor Subdivision of **137 Henry Street also known as Block 63, Lot 14. ZPA #3140**. The applicant wishes to subdivide an existing conforming 125'X100' interior residential lot into two (2) 62.5'X100' lots.

The application shall require bulk variance relief for the following:

Minimum lot area of 6,250 SF for both lots where 7,500 SF is required.

Minimum lot width of 62.5' for both lots where 75' is required.

Minimum lot frontage of 62.5' for both lots where 75' is required.

Based on the Revised Preliminary FEMA FIRM Maps dated Jan. 30, 2015, the subject property is located in the Zone AE13, which would require residential structures to be elevated to elevation 16.0, which is Base Floor Elevation plus three (3) feet of freeboard. Additionally, all mechanical equipment shall be located two (2) feet above BFE.

Motion to: Moved by:

Seconded by: Voting:

To be carried by applicant

Doug Brown, 40 Skimmer Lane, Port Monmouth, NJ 07758 and Hansa Dorwani, 15 Hamilton Drive, East Brunswick, NJ are applying to construct a new two-story single-family dwelling at **716 Second Street, also known as Block 74, Lot 4. ZPA #2883**. The subject property is non-conforming interior lot located in Flood Zone AE13, which would require the finished floor of the structure to be elevated to elevation 16.0, which is Base Floor Elevation plus three (3) feet of freeboard. Additionally, all mechanical equipment shall be located two (2) feet above BFE.

Minimum lot width of 37.5' along Second St and Third St where 75' is required.

Minimum lot frontage of 37.5' along Second St and Third St where 75' is required.

Minimum side yard setback of 6.25' on both sides where minimum of 8' with a total of 20' is required.

The proposed structure is larger than the previous structure that has been demolished, therefore increasing the nonconformity.

Motion to: Moved by:

Seconded by: Voting:

Laura and John Piccinich, 684 Holmdel Road, Hazlet, NJ applying for Preliminary Site Plan approval with use 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**. 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.

Variations required: D-1 Use variance: Mixed Use not permitted in R-8 zone, D-5 Variance for density and D-6 Variance for height (30 feet permitted, 38 feet proposed).

'C' variations are also required:

Minimum setback from street: 2' proposed along Florence and 5.5' along Front where 25' is required.

Minimum setback from other property lines : 8' proposed, 10' required.

Minimum side setback: 8' proposed, 10' required.

Minimum distance between principal building where only one of the facing walls has windows: 13' proposed, 40' required.

Townhouse section 13-9.13 requires age restriction, none is proposed.

Minimum lot area is 1 acre, 0.378 is proposed.

Minimum lot width: 120' proposed, 150' required.

Minimum open space: 9.8% proposed, 20% required.

Parking spaces: 19 proposed, 46 required.

The applicant is also requesting design waivers:

20 foot buffer required and 1 foot is proposed.

Waiver for loading spaces

Parking space size: 9x18 proposed, 10x20 required.

5' landscape strip required along the side and rear property, 1± proposed.

Motion to:

Moved by:

Seconded by:

Voting:

RESOLUTIONS

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 variations 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 variations 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.

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:

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:

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: