

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

B105, L2.01 204 State St (FSCD), JCP&L (FSCD), B82, L3, 1242 Florence Ave; B225, L6&7, 916 Bayview Ave; B209, L7&7.01, 717 Prospect Ave; B127, L7, 14 Dibling St; B45, L15, 809 Sixth St; B82, L3, 1242 Florence Ave; B53, L14, 813 Florence Ave; B199, L10, 615 Central Ave; B60, L3, 142 Campbell St; B45, L15, 809 Sixth St; B119, L15, 312 Harrison Ave; B240, L4.01, 1114 High St; B169, L11, 1403 Union Ave; B216, L8, 815 Park Ave (5 Applications); B247, L22, 2 Rose Ln; B174, L23, 1217 Union Ave; B218, L4, 810 Prospect Ave; B131, L8, 153 Morningside Ave; B212, L9, 725 Park Ave; vB219, L11, 705 Prospect Ave; B219, L20, 714 Brook Ave; B247, L9, 1232 Wesley Ave; B215, L2, 902 Lorillard Ave; B45, L6, 806 Fifth St; B25, L6, 921 Fourth St; B47, L 39, 910 Florence Ave; B210, L14,15,16, 721 Bayview Ave (2 Applications); B81, L6, 112 Poole Ave; B124, L11, 611 Poole Ave; B44, L10, 820 Sixth St; B112.01, L1, 101 Stone Rd; B164, L3, 437 Aumack Ave; B18, L8, 307 Florence Ave; B47, L39, 910 Florence Ave; B40, L 5 &9, 934 Seventh St; B182, L12, 720 Sydney Ave; B209, L7 & 7.01, 717 Prospect Ave

PUBLIC HEARING

To be carried by applicant

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.

Variances 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' variances 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, non 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:

To be carried by applicant

Becikoglu Real Estate, LLC, 203 Atlantic Street, Keyport, NJ 07735 is applying to renovate existing structure for a storefront deli/grille at **717-719 Union Ave, also known as Block 198, Lot 2 & 3.** The subject property is located in the B-1, Neighborhood Commercial Zone. The existing structure consists of a 2-story residential unit and attached vacant 1-story unit previously used as a business office. The proposed used does not meet the list of permitted or conditional uses for B-1 and requires a 'D1' variance and additional bulk variances:

Minimum lot area of 12,480 sf where 25,000 is required *pre-existing

Minimum lot width of 80.41 on Union where 100' is required *pre-existing

Minimum lot frontage of 80.41 on Union where 100' is required *pre-existing

Minimum lot depth of 149.84 on Union where 150' is required *pre-existing

Minimum lot depth of 100' on Columbia where 150' is required *pre-existing
Minimum front yard setback for principal structure on Union of 10.3' where 20' is required *pre-existing
Minimum front yard setback for accessory structure on Columbia of 15'+/- (scaled) where 20' is required *pre-existing
Motion to: Moved by:
Seconded by: Voting:

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:

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**. 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:

Harry Hoff, 342 Front Street is applying to construct a new two-story single-family dwelling at **340 Park Avenue, also known as Block 148, Lot 10**. The existing structure was damaged during Sandy. The new dwelling exceeds the length and total square footage of the existing structure. The applicant requires the following variances:
Minimum lot area of 2,500 SF where 7,500 SF is required. *pre-existing

Minimum lot width of 25' where 75' is required. *pre-existing
Minimum lot frontage of 25' where 75' is required. *pre-existing
Minimum side yard setback of 5' and 3' where 8' with two combined yards of not less than 20' is required. *pre-existing setbacks of 2.4' and 6.3'.
All buildings on a residential lot shall not exceed 25% of the total lot SF, 835 SF proposed where 625 is required. *pre-existing building 673 SF.
Unroof entrances, porches, terraces, DAD ramps, stairs and landings which do not rise above the height of the floor level of the ground floor may extend up to 10' into the front yard. The proposed front stairs extend 16' into the front yard.

RESOLUTIONS

Harry Hoff, 342 Front Street 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.

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: