

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
AUGUST 31, 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

KENDRA LELIE, Planner

LAURETTE WADE, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

B247, L9, 1232 Wesley Ave (FSCD); B210, L14,15&16 7210 Bayview Ave (FSCD); MC Farmland Preservation Plan Public Notice (MCPB); B15, L1, 603 Florence Ave (MCPB); B218, L2, 800 Prospect Ave; B218, L4, 810 Prospect Ave; B223, L9, 821 Prospect Ave; – EC & Final As-Built; B194, L11, 554 Cambridge Ave; B244, L5.01,1213 Patterson Ave; B193, L3.01, 512 Sydney Ave; B45, L6, 806 Fifth St; 1400 B103, L3.01, Florence Ave; B153, L1, 404 Prospect Ave; B110, B1.03, 18 Johnson Ave; B214, L6.01, 801 Central Ave; B218, L4, 810 Prospect Ave; B163, L3&4, 437 Aumack Ave; B178, L4, 1403 Shore Rd; B163, L12, 420 Morningside Ave; B40, L5&9, 934 Seventh St; B178, L4, 1403 Shore Rd; B82, L3, 1242 Florence Ave; B60, L14, 1109 Florence Ave; B247, L22, 2 Rose Ln; B179, L1, 1500 Union Ave; B90, L3, 107 State St

PUBLIC HEARING

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:

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:

Latoya Baptiste, 815 Park Ave is applying for a variance for a 6' high fence. The subject property is an irregular share corner lot at the corner of Park Avenue and Lorrillard Ave. Variance required:

Minimum front yard setback of Park Ave (primary front of 5' where 20' is required).
Minimum front yard setback of 0' on Lorillard Ave where 5' required.

Motion to: Moved by:
Seconded by: Voting:

RESOLUTIONS

Resolution Denying the Application of 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:

Resolution Denying the Application of Santopadre Enterprises, LLC, 3 American Way, Holmdel, NJ applied for a Minor Subdivision of 137 Henry Street also known as Block 63, Lot 14. 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.

Motion to: Moved by:
Seconded by: Voting:

Resolution Approving the Application of Doug Brown, 40 Skimmer Lane, Port Monmouth, NJ 07758 and Hansa Dorwani, 15 Hamilton Drive, East Brunswick, NJ applied to construct a new two-story single-family dwelling at 716 Second Street, also known as Block 74, Lot 4.

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:

Resolution Approving the Application of Harry Hoff, 342 Front Street applied to construct a new two-story single-family dwelling at 340 Park Avenue, also known as Block 148, Lot 10. 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 4' and 4' where 8' with two combined yards of not less than 20' is required. *pre-existing setbacks of 2.4' and 6.3'.

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: