

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
SEPTEMBER 28, 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**

B223, L9, 821 Prospect Ave; B190, L10.01, 903 Union Ave; B122, L14, 301 Arlington Ave; B114, L4, 203 Stone Rd; B215, L3, 604 Florence Ave; B105, L2.01, 204 State St; B24, L6.03,7,8,9,10&11, 907 Third St; B73, L35, 1309 Florence Ave; B104, L2, Aspen St (2 applications); B174, L5, 638 Morningside Ave; B80, L8, 824 Tenth St; B169, L20, 601 Washington Ave; B82, L3, 1242 Florence Ave; B112, L3.03, 113A Stone Rd; B114, L4, 203 Stone Rd; B196, L6.01, 522 Columbia Ave; B153, L19.01, 411 Bayview Ave, B15, L1.01 603 Florence Ave, B15, L1.02 603 Florence Ave B120, L12, 301 Johnson Ave; B156, L4, 414 Park Ave; B180, L2.01, 1404 Shore Rd; B25, L6, 921 Fourth St; B213, L1 603 Shore Rd; 725 Eighth St (2); B53, L16.01, 816 Eighth St; B150, L21, 353 Lorillard Ave; B179 (2), L4, 1017 Route 36 B195, L10, 556 Jersey Ave; B242, L12,120 Isabelle Ave

**PUBLIC HEARING**

**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:

**To be carried**

**Cristina Debellas, 122 Dock Street**, is applying for a variance for a 6' high fence for the property located at **122 Dock St, also known as Block 5, Lot 21**. The location of the proposed fence does not meet the requirements of the ordinance. Although the sketch provided shows the location of the proposed 6' vinyl fence 31' east of the existing curb line, the proposed fence is located within the front yard.

Motion to:

Moved by:

Seconded by:

Voting:

**RESOLUTIONS**

**Resolution Approving the Application** Latoya Baptiste, 815 Park Ave applied 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).

Motion to:

Moved by:

Seconded by:

Voting:

**BILLS AND VOUCHERS**

Asbury Park Press:

Meeting for September 12, 2022  
Cancelling meeting for September 12, 2022  
Resolution denying Harry Hoff, 430 Aumack Ave  
Resolution denying Santopadre 137 Henry Street

**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:**