

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, MAY 25, 2022 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD AT 7 PM.

The regular meeting was called to order by Chairman Ken Connors who announced that the meeting had 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.

Roll Call shows the following members were present: Mr. Kenneth Connors, Mr. Lloyd Coffey, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo. Pat McNamara, Board Attorney and Laurette Wade, Board Secretary were also present. Councilman Cavallo is Mayor Cocuzza's representative. Mr. Frank Wells, Ms. Bruna Devino, Mr. Shannon Hoadley, Ms. Laura Hallam and Mr. Michael Murray were unable to attend.

The following correspondence was received from Mr. Dayback, the zoning Officer: 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

Ms. Sweeney moved to approve the minutes of the April meeting and Mr. Coffey seconded the motion. The motion was approved by a unanimous voice vote of approval.

Santopadre Enterprises, LLC, 3 American Way, Holmdel, NJ applying for a Minor Subdivision of 137 Henry Street also known as Block 63, Lot 14. ZPA #3140. Their attorney Mr. Michael Laffey requested via email adjournment to July 27th due to their planning having COVID and not being able to attend.

Doug Brown, 40 Skimmer Lane, Port Monmouth, NJ 07758 and Hansa Dorwani, 15 Hamilton Drive, East Brunswick, NJ applying to construct a new two-story single-family dwelling at 716 Second Street, also known as Block 74, Lot 4. ZPA #2883. Their attorney Mr. Lawrence Kantor advised the secretary via email that their planner had been exposed to COVID and would need to be carried to the June 29th meeting.

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. The planning board did not have a quorum to hear their application, it would need to be carried to the June 29th meeting.

Mr. Coffey made a motion to carry all (3) three applications without the need to re-notice. Mr. Andreuzzi seconded. The motion was carried by an unanimous voice vote of approval.

The resolution approving the application of Deputy Ventures, LLC 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.

Councilman Andreuzzi moved to approve the resolution and Mr. Coffey seconded the motion. Voting yes: Connors, Coffey, Sweeney, Andreuzzi and Cavallo

The resolution approving the application of Eric Wokas, 53 Leroy Place, Red Bank 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).

Mr. Coffey moved to approve the resolution and Councilman Andreuzzi seconded the motion. Voting yes: Connors, Coffey, Sweeney, Andreuzzi and Cavallo

Executive Session was not necessary.

There being no further business Councilman Cavallo moved to close the meeting at 7:50pm and Ms. Sweeney seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Laurette Wade