

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, JUNE 29, 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. Frank Wells, Mr. Lloyd Coffey, Ms. Bruna Devino, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Ms. Laura Hallam and Mr. Michael Murray. Pat McNamara, Board Attorney, Mr. Dennis Dayback, Zoning Official, Mr. Andrew Denbigh, Engineer and Laurette Wade, Board Secretary were also present. Councilman Cavallo is Mayor Cocuzza's representative. Mr. Shannon Hoadley was unable to attend.

The following correspondence was received from Mr. Dayback, the zoning Officer: B131, L1, 135 Morningside Ave; B219, L5, 727 Prospect Ave; B68, L10, 214 Raritan St; B120, L5, 206 Arlington Ave; B48, L5, 719 Seventh St; B7, L6, 724 Second St; B129, L15, 11 Dibling St; B199, L14.02, 616 Park Ave; B42, L8, 816 Eighth St; B43, L13, 800 Pine St; B39, L21, 928 Sixth St; B218, L4, 810 Prospect Ave; B219, L21, 718 Brook Ave; 1712 Florence Ave; 215 Florence Ave; B148, L10, 340 Park Ave; B171, L11, 1315 Union Ave; B24, L21, 415 Pine St; B80I, L4, 24 Floyd Ave; B19, L5, 816 Third St; B75, L5.02133 Floyd Ave; B46, L11, 827 Fifth St; B46, L15, 803 Fifth St; B199, L14.02, 616 Park Ave; B69, L7, 213 Herbert St; B5, L21, 122 Dock Street; B7, L15, 215 Florence Ave; B143, L1, 1 Maple St; B180, L6,7,8&9 1104 Shore Rd; B169, L11, 1403 Union Ave; B190, L10.01 354 Lorillard Avenue/401 Spruce St; B46, L11, 827 Fifth St; B7, L6, 724 Second St; B97, L5, 209 Ash St; B223, L9 & 10, 821 Prospect Ave; B129, L13, 15 Dibling St; B60, L14, 1109 Florence Ave; B5, L9, 1334 Front St; B171, L11, 1315 Union Ave. Correspondence also received for UB Beach & Dune Maintenance (CAFRA) and 2022 Capital Improvement Program (FSCD).

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

Resolution for Mr. Harry Hoff, 342 Front Street, Union Beach denying the application for 430 Aumack Ave, Block 165, Lot 4.01. Applicant and his attorney has requested to carry the vote in writing on the resolution to the July meeting due to question on the documents on the record. Mr. Hoff agreed to an extension of time to August 15th. Motion to carry to July 27th meeting and extension of time to August 15th made by Mr. Wells, seconded by Mr. Coffey. Voting yes: Connors, Wells, Coffey, Devino, Sweeney, Andreuzzi, Cavallo, Hallam, Murray

Council Andreuzzi made a motion to stop testimony around 9:30pm. Mr. Wells seconded the motion. Voting yes: Connors, Wells, Coffey, Devino, Sweeney, Andreuzzi, Cavallo, Hallam, Murray

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.

Councilman Andreuzzi and Councilman Cavallo recused themselves since 'D' variances are being sought.

Mr. McNamara addressed the audience on how the proceedings will work. The applicant will present witness's testimony. At the conclusion of testimony, board members and board professionals will ask questions of the witness. After that the public will be able to ask questions. Questions must contain only to the testimony of that witness.

Mr. Mark L. Brietman, attorney for Laura and John Piccinich summarized the application as a mixed use building with first floor retail and 10 residential units above on 2nd and 3rd floors. The building will contain an elevator and provide parking for the residential units. There will be 2 witnesses tonight. Our first witness is Mr. Jeffrey Carr.

Mr. Jeffrey J. Carr, principal of Lindstrom, Diessner & Carr, P.C. was sworn in. Professional engineer and planner in the state of NJ. Mr. Dennis Dayback, zoning official and Mr. Andrew Denbigh, borough engineer were also sworn in.

Mr. Carr described the site as at the intersection of Florence and Front Streets. Currently the site is occupied by a single family residence on the rear interior of the site and closer to the intersection some broken concrete pads which are the remain of former commercial use. 120' feet frontage on Florence, 125' frontage on Front, located in the R-8 zone.

Exhibit A-1 was introduced. It is a site rendering (which is a combination of multiple drawings).

Mr. Brietman corrected Mr. Carr and stated that the residence there currently is a two family house.

Mr. Carr continued. The building is in front with parking in the rear with the driveway on Florence. The property is in a flood zone and the corner of the first floor has been cut back to keep the building out of the wave action zone. There will be a bike rack on Florence, Wider sidewalks along both streets. First floor will be commercial with the second and third floors being residential. There will be stairs, elevators, lobby and vestibule for the residents located at the rear of the first floor. Also on the first floor will be sprinkler room, trash room and electrical closet. All trash both commercial and residential will be kept inside the building.

Multiple board members asked additional information on the trash. Mr. Carr indicated all refuse will be located within the building with a private contractor to remove the trash from the building.

Board members questioned the ability of emergency vehicles to enter the parking lot. Mr. Carr stated that the drive area is 24' which is standard. Fire trucks would pull up on the street, not come into the back.

Mr. Murray asked if the stairwell will have a standpipe because running a hose from front to back of building and up 3 flights of stairs and over to the last apartment is a long way especially with bends. Mr. Carr stated it is not designed yet and would defer to the architect to answer that question.

Mr. Denbigh asked about parking demand. Mr. Carr stated retail requires 26 and residential requires 20. And that the site has a total of 19 parking spaces.

Mr. Denbigh asked how do you plan to make up the deficiency. Mr. Carr stated that this area is a pedestrian friendly site and that on street parking would also be available.- Mr. Denbigh stated that the building doesn't provide enough parking for the residents. Mr. Carr stated that was a fair statement. Mr. Denbigh: 27 deficiency. Multiple board members stated that parking is a problem. Residents in that area already have a parking problem. Mr. Brietman stated that the condos will be owned with assigned parking.

Mr. Carr went through the letter from T&M dated May 17, 2022 which address the variances and design waivers required. Will comply with most.

We don't know uses for the retail yet. Normal business hours 9am to 7 or 8pm. Maybe 10pm if a coffee shop.

Mr. Llyod pointed out 2.3 of T&M letter dated May 17, 2022 that based on that you would need to reduce the parking to 18 spaces.

Mr. Dayback asked what the plan was for floor proofing the building. Wet or dry? Mr. Carr stated probably a combination of both.

He stated he feels the positive criteria is: site is conducive to this use. Florence Ave is basically a connector road to bring traffic flow into area. Front Street services multiple purposes – recreational area, resident (single and multifamily townhouses) and commercial. Zoning itself – left (south on Front) Waterfront Commercial Zone. Historically this site was commercial. Negative criteria: Does this impact the zone plan: I don't think so. We have off street parking for the residents and the surrounding area will support the commercial.

Irrigation and landscape to be maintained by homeowners association.

Multiple board members indicated that the density of the building and parking is a problem.

Mr. Coffey stated the project is very dense. It is not consistent with the master plan. Significant parking issue. 50% coverage is allowed you want 90%. Density 26.45 units per acre where 4.356

is allowed, 38 feet, that's 10% higher. The site has reduced buffer area, reduced landscaping strip, reduced front and rear setbacks. All of these combined will be detrimental to the area.

Mr. Connors opened up to the public.

Mr. John Chaddon, 729 Second Street questioned the ability to get into the parking area, type of elevator, handicap space requirements, environmental problems, trash problems, lighting near doorways, Mr. Carr stated that the building does not hinder cars from entering parking area, meet the handicap space requirements for residential, does not know of any environmental problems, believes trash will be contained within trash room, lighting to be downlights that does not spill onto other properties. Mr. McNamara asked Mr. Brietman to confer with his client on the environmental aspect. Mr. Brietman agreed.

Mr. McNamara interrupted the public to announce that we will not be reaching the other applicants this evening. He requested Mr. Connors to call for a vote to carry to the July 27th meeting with no new notice required.

Mr. Wells made a motion to carry 2 applications with no new notice required to the July 27 meeting: 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 and 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. Mr. Coffey seconded the motion. Voting yes: Connors, Wells, Coffey, Devino, Sweeney, Hallam, Murray

Opened back up for public comment.

Kendra Glenn, 731 Second Street asked about handicap parking space, lighting for parking, where people with park, elevator will require additional height, rodents and property maintenance. Parking is terrible. Mr. Carr responded that she was correct if no resident requires handicapped parking they will be down to 18 spaces. Lighting will not spill on adjacent properties, defer question on elevator to architect, unsure how to answer about rodents and landscaping will be maintained.

David Nachman, 430 Front Street asked about traffic, safety issues – cars and busses have hard time making the turn already, pedestrians in crosswalk. Mr. Carr stated that the traffic will not be increased, the traffic is what would be good for this type of commercial. We have to apply to the county because we are on county roads. We have to adhere to site triangles. We will be adding ADA ramps at the corners and have enlarged the sidewalk.

William Kosoff, 725 Second Street asked about height of building (4 stories), intersection safety, did you consider a traffic light, did you considered residential homes, lights will shine into our homes, decrease our property values. Mr. Carr stated it is 3 stories and he will defer to the

architect on this subject. Our application is for commercial/residential, no we did not consider a traffic light.

Mr. Connor asked if there were any additional comments from the public. There were none.

Ms. Hallam motioned to carry application to the next meeting. Mr. Murray seconded. Voting yes: Connors, Wells, Coffey, Devino, Sweeney, Hallam, Murray

Councilmen Andreuzzi and Cavallo returned to the meeting.

Councilman Andreuzzi made a motion to go into closed session at 9:34pm. Councilman Cavallo seconded. The motion was approved by a unanimous voice vote of approval.

Mr. Wells made a motion to come out of closed session at 9:58pm. Councilman Andreuzzi seconded it. The motion was approved by a unanimous voice vote of approval.

There being no further business Mr. Wells moved to close the meeting at 10:02pm and Councilman Cavallo seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Laurette Wade