

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, AUGUST 31, 2022 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD AT 7 PM.

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The regular meeting was called to order by Vice Chairman Shannon Hoadley 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. Frank Wells, Ms. Bruna Devino, Mr. Shannon Hoadley, Councilman Louis Andreuzzi, Councilman Anthony Cavallo and Mr. Michael Murray. Pat McNamara, Board Attorney, Mr. Dennis Dayback, Zoning Official and Laurette Wade, Board Secretary were also present. Councilman Cavallo is Mayor Cocuzza's representative. Mr. Kenneth Connors, Mr. Lloyd Coffey, Ms. Elizabeth Sweeney and Ms. Laura Hallam were unable to attend.

The following correspondence was received from Mr. Dayback, the Zoning Officer: 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. Correspondence also received for B247, L9, 1232 Wesley Ave (FSCD); B210, L14, 15&16 7210 Bayview Ave (FSCD); MC Farmland Preservation Plan Public Notice (MCPB).

Councilman Cavallo moved to approve the minutes of the July meeting and Mr. Murray seconded the motion. The motion was approved by a unanimous voice vote of approval.

Application for Laura and John Piccinich, 684 Holmdel Road, Hazlet, NJ seeking Preliminary Site Plan approval with use variances for the property located on the corner of Front/Florence, also known as Block 6, Lots 11 & 12 has asked to be carried by the applicant to October 28, 2022. New notice will be required. Mr. Wells moved to carry the application and Mr. Murray seconded. The motion was approved by a unanimous voice vote of approval.

Application for Becikoglu Real Estate, LLC, 203 Atlantic St., Keyport seeking to renovate existing structure for a storefront deli/grille at 717-719 Union Ave, also known as Block 198, Lots 2 & 3 asked to be carried by the applicant to September 28, 2022. They will re-notice. Mr. Murray moved to carry the application and Mr. Wells seconded. The motion was approved by a majority voice vote of approval. Councilman Andreuzzi and Councilman Cavallo abstained since the application is a use variance.

Ms. Latoya Baptiste, 815 Park Ave 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. Variances 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.

Mr. McNamara swore in Ms. Baptiste and Dennis Dayback.

Ms. Baptiste stated that she wished to build a 6' privacy fence. She was told that she has 2 front yard and will require a variance.

Dennis stated that the property has 2 fronts. Park Ave is the primary frontage and Lorillard Ave is the secondary frontage. The property is a triangular lot and to locate the fence 20' from the property line wouldn't leave much of a yard. Ms. Baptiste's sketch showed 0' setback on Lorillard. The property is a unique property. The board could consider less of a setback on Park Avenue and cut back the fence approximately 25' from the corner to allow for sight triangle and keep the fence 5' from each property line. The only variance that would be required is for the primary setback requirement (20' required where 5' is proposed).

Mr. Murray stated that he went by the property today and with the open fence you can see. Both Park and Lorillard have stop signs. The fence should be 5' on the Lorillard side.

Ms. Baptiste agrees to Mr. Dayback's recommendation of 5' from each property line and 25' setback at the corner as a sight triangle.

Councilman Cavallo asked if the existing fence is 25' from the corner and Mr. Dayback responded it is about 20' but we want 25' for sight triangle with a 6' high privacy fence.

Mr. Hoadley opened to the public for question/comments. There were none.

Mr. Hoadley called for a motion for 5' setback on Lorillard, 5' setback on Park and 25' setback for the sightline at the corner.

Mr. Murray motioned, Mr. Wells seconded. Voting yes: Wells, Devino, Hoadley, Andreuzzi, Cavallo, Murray.

The 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 .

The application was 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. 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. Ms. Devino moved to approve the resolution, Mr. Murray seconded. Voting yes: Wells, Devino, Hoadley, Andreuzzi, Cavallo, Murray.

The 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.

Councilman Andreuzzi moved to approve the resolution, Mr. Wells seconded. Voting yes: Wells, Devino, Hoadley, Andreuzzi, Cavallo, Murray.

The 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.

Mr. Murray moved to approve the resolution, Mr. Wells seconded. Voting yes: Wells, Devino, Hoadley, Andreuzzi, Cavallo, Murray.

The 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'.

Mr. Murray moved to approve the resolution, Mr. Wells seconded. Voting yes: Wells, Devino, Hoadley, Andreuzzi, Cavallo, Murray.

Executive session was not necessary.

There being no further business Mr. Wells moved to close the meeting at 7:56 pm and Councilman Cavallo seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Laurette Wade