

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, SEPTEMBER 28, 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. Llyod Coffey, Ms. Bruna Devino, Mr. Shannon Hoadley, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo and Ms. Laura Hallam. Pat McNamara, Board Attorney and Laurette Wade, Board Secretary were also present. Councilman Cavallo is Mayor Cocuzza's representative. Mr. Kenneth Connors, Mr. Frank Wells and Mr. Michael Murray were unable to attend.

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

Ms. Hallam moved to approve the minutes of the July meeting and Councilman Cavallo seconded the motion. 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 October 26, 2022. No new notice required. Councilman Andreuzzi moved to carry the application and Mr. Hoadley seconded. Voting yes: Coffey, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam

Application for 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 to be carried to the October 26, 2022 meeting. No new notice required. Mr. Coffey moved to carry the application and Councilman Cavallo seconded. Voting yes: Coffey, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam

The resolution approving the application of Ms. Latoya Baptiste, 815 Park Ave for a variance to erect 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 5' on Lorillard Ave

where 5' required and 25' setback at the sight triangle. Ms. Devino moved to approve the resolution and Councilman Andreuzzi seconded. Voting yes: Devino, Hoadley, Andreuzzi, Cavallo. Abstain: Coffey, Sweeney, Hallam

Councilman Cavallo made a motion to go into closed session at 7:45 pm. Councilman Andreuzzi seconded. The motion was approved by a unanimous voice vote of approval.

Councilman Andreuzzi made a motion to come out of closed session at 8:08 pm. Mr. Coffey seconded it. The motion was approved by a unanimous voice vote of approval.

There being no further business Councilman Cavallo moved to close the meeting at 8:10 pm and Mr. Coffey seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Laurette Wade