

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, OCTOBER 26, 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 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. Ken Connors, Mr. Frank Wells, Mr. Llyod Coffey, Ms. Bruna Devino, Mr. Shannon Hoadley, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Ms. Laura Hallam and Mr. Michael Murray. Don Pepe, Board Attorney, Laurette Wade, Board Secretary and Mr. Andrew Denbigh, Board Engineer were also present. Councilman Cavallo is Mayor Cocuzza's representative.

The following correspondence was received from Mr. Dayback, the Zoning Officer: B70, L4, 217 Campbell St; B43, L4, 802 Florence Ave; B156, L4, 414 Park Ave; B46, L12.01, 825 Fifth St; B244, L5.01, 1213 Patterson Ave; B149, L13, 344 Lorillard Ave; B149, L21, 339 Park Ave; B102, L17, 323 Poole Ave; B118, L6, 326 Broadway; B214, L14, 814 Park Ave; B196, L6.01, 522 Columbia Ave; B210, L14, 15 & 16, 721 Bayview Ave; B7, L4, 716 Second St; B70, L4, 217 Campbell St; B17, L3.01, 21 Johnson Ave; B14, L7, 1712 Florence Ave; B43, L5, 802 Seventh St; B187, L1,2 & 16, 710 Union Ave - First Resolution Compliance

Applications for the following will be carried to the November 30, 2022 meeting with no new notice required:

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.

Cheri and John Roche, 1104 Shore Road, is applying to subdivide the property located at 1104 Shore Drive, also known as Block 180, Lots 6, 7, 8 & 9.

Juan Medina, 2358 Great Harbor Dr, Kissimmee, Fl is applying for a certificate of prior non-conformance for the property located at 734 Second Street/203 Florence Ave, also known as Block 7, Lot 4.

60 Creek Road LLC, 1009 Harris Ave, Union Beach is applying for a certificate of prior non-conformance for the property located at 354 Lorillard Ave/401 Spruce Street, also known as Block 149, Lot 16.

Shawn Spanier, 411 Bayview Ave, is applying for a variance to erect a pool deck at the property located at 411 Bayview Ave, also known as Block 153, Lot 19.01.

Mr. Wells made a motion to carry all listed above, Councilman Andreuzzi seconded. Voting yes: Connors, Wells, Coffey, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam, Murray

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.

Mr. Pepe swore in Ms. DeBellas.

Ms. DeBellas stated that the majority of her yard is to the right of her house so I want to extend my fence past the front of my house and it would still be about 30 feet from the curb. And my neighbor has a fence and my fence would align perfectly with that.

Mr. Denbigh stated that Dock Street is unique in that the right of way is about 31 feet from the curb to the property line. Typically in the borough the right of way is about 6 ft from the curb. So even though they are technically in the front yard it is 31 feet back from the edge of the roadway. And they need a variance for a fence in the front yard but from a practicality standpoint no issue with sight triangle and no comments from an engineering standpoint.

Mr. Pepe swore Mr. Denbigh in at this point and asked Mr. Denbigh that now that he has been sworn in does he concur with everything he previously stated. Mr. Denbigh stated yes.

Mr. Coffey asked if the top of the fence would be solid or broken up. Ms. DeBellas stated that she was going to do the solid vinyl fence.

Mr. Connors asked if there were any members of the audience which wished to speak. There was no response.

Mr. Murray made a motion to approve. Councilman Andreuzzi seconded. Voting yes: Connors, Wells, Coffey, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam, Murray.

Cheryl Mara, 611 Poole Ave is applying for variances for renovation of an existing detached garage at the property located at 611 Poole Ave, also known as Block 124, Lot 11. The subject property is a non-conforming lot. Variances required:

Accessory building shall not exceed 16' in height to the peak of the roof, where 20'-2" is proposed.

Minimum lot width of 50.06' where 75' is required (pre-existing)

Minimum lot frontage of 50.06' where 75' is required (pre-existing).

Minimum side yard setback of 5.7' and 7.4' where 8' with (2) combined yards of not less than 20' is required (pre-existing).

Minimum side yard setback of 1.7' where 5' is required for accessory building (pre-existing).

Mr. Pepe swore in Ms. Mara. She stated that she would like to add an addition on top of her garage for storage. When the storms come in and out I get a lot of water. I want to go up so I can put tools and stuff up in case of storms.

Mr. Denbigh asked if she is just going up, not expanding the existing footprint. Ms. Mara stated not expanding, she just wants to go up 8 feet. She has band saws and stuff that need to go up

there. Mr. Denbigh asked if any utilities would be run. Ms. Mara stated probably electric but no heating or air conditioning. No need for any of that. It's just for the tools.

Ms. Sweeney asked if the stairs would be interior. Ms. Mara stated yes coming in from the back.

Mr. Connors asked about plumbing. Ms. Mara stated no plumbing.

She stated no residential use at all.

Mr. Connors asked if there were any members of the audience which wished to speak. There was no response.

Councilman Andreuzzi asked about the roof being collapsed on the garage now. Ms. Mara stated that a tree branch had falling on it and damaged it. So they removed the roof. Right now there are only the four walls.

Mr. Pepe stated the variances required.

Ms. Sweeney asked again about livable space. Ms. Mara stated no livable space. Ms. Sweeney stated she understood that Ms. Mara would not use it as livable space but what about future. We could add that to the resolution.

Mr. Murray asked if there would be a window on the second floor. Ms. Mara stated yes. Mr. Coffey asked no sliding doors. Ms. Mara stated no sliding glass doors.

Mr. Wells motioned to approve the application with the condition it cannot be occupied as livable space with no plumbing installed. Ms. Devino seconded. Voting yes: Connors, Wells, Coffey, Devino, Hoadley, Sweeney, Andreuzzi, Cavallo, Hallam, Murray.

Executive session was not necessary.

There being no further business Ms. Devino moved to close the meeting at 7:53 pm and Mr. Wells seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Laurette Wade