

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
JUNE 28, 2023 IN THE MUNICIPAL BUILDING AT
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

CALL TO ORDER

THIS MEETING HAS BEEN DULY ADVERTISED IN THE ASBURY PARK PRESS AND THE STAR LEDGER IN ACCORDANCE WITH THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, MORE COMMONLY KNOWN AS THE SUNSHINE LAW.

SALUTE TO THE FLAG

ROLL CALL

_____ MR KENNETH CONNORS
_____ MR. FRANK WELLS
_____ MR. LLOYD COFFEY
_____ MS. BRUNA DEVINO
_____ MR. SHANNON HOADLEY
_____ MS. ELIZABETH SWEENEY

_____ COUNCILMAN LOUIS ANDREUZZI
_____ MAYOR CHARLES COCUZZA
_____ COUNCILMAN ANTHONY CAVALLO
_____ MS. LAURA HALLAM
_____ MR. MICHAEL MURRAY
_____ MR. RUSSELL NALICK

PATRICK MCNAMARA, Board Attorney
DENNIS DAYBACK, Zoning Official
ANDREW DENBIGH, Engineer
CAROLINE REITER, Planner
LAURETTE WADE, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

CORRESPONDENCE

B44, L10, 820 Sixth St; B244, L7, 1216 Harris Ave; B80, L7, 822 Tenth St; B110, L1.03, 18 Johnson Ave; B202, L8, 613 Park Ave; B149, L20, 341 Park Ave; B23, L14, 915 Second St; B171, L9, 1303 Union Ave; B23, L14, 915 Second St; B85, L11, 121 Central Ave; B171, L16, 631 Aumack Ave(2); B243, L1, 1202 High Ave; B228, L9, 905 Harris Ave; B21, L11, 827 Second St; B40, L7&8, 327 Prospect Ave; B25, L6, 921 Fourth St; B185, L2, 900 Central Ave; B44, L3, 704 Florence Ave; B124, L11, 611 Poole Ave; B195, L14.01, 537 Cambridge Ave; B97, L6.01 311 Broadway; B202, L12, 612 Lorillard Ave; B5, L12, 611 Second St; B171, L9, 1303 Union Ave; B213, L1, 603 Shore Rd (2); 242, L8, 1247 Route 36; B18, L4.01 0 Fourth St; B9, L9, 215 Locust St; B195, L14.01, 537 Cambridge Ave; B204, L3, 531 Lorillard Ave; B203, L1, 632 Bayview Ave; B42, L8, 816 Eighth St; B48, L5, 719 Seventh St; B109, L4, 212 Broadway; B15, L1.01, 603 Florence Ave; B186, L6, 715 Beachview Ave; B5, L21, 122 Dock St; B214, L2, 603 Beachview Ave; B8, L2 & 3, 606-606A Second St; B244, L5, 1213 Patterson Ave; B40, L27, 337 Prospect Ave; B16, L4, 511 Florence Ave; B212, L5, 710 Lorillard Ave; B39, L14, 906 Sixth St; B144, L4, 222 Park Ave;

PUBLIC HEARING

Deputy Ventures, 23 Deputy Minister Drive, Colts Neck, NJ is applying to for site plan approval to construct 3 buildings with 2 units each on the property located at **300-306 Union Ave, also known as Block 210, Lots 25 & 26**. This property is located in R-8 subject to the Commercial Corridor Redevelopment Plan as amended by Ordinance #2022-317. Property was previously approved (January 2022) for a mixed use (commercial/residential) project, however NJDEP prohibited the development of non-residential portions of mixed use buildings withing Coastal "A" Flood Zones. Variance Required:
Front Setback: 14.2' ft to deck & 13.5' to bay window where 15' is required.
Maximum building height of 34.3' where maximum of 30' is permitted.

Motion to: _____ Moved by: _____ Seconded by: _____
Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

RESOLUTIONS

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION NECESSARY

Civil Action Summons: Harry Hoff vs. Borough of Union Beach Planning Board

Chairman Connors calls for a Motion to go into Closed Session at ___ P.M. in accordance with the Open Public Meetings Act, permitting the exclusion of the public from a meeting in certain circumstances. This action will be taken to discuss matters falling within attorney-client privileges, specifically, pending or anticipated litigation, contract negotiations and matters of employment of public employees.

ADJOURNMENT

TIME: