REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, OCTOBER 25, 2023 IN THE MUNICIPAL BUILDING AT 650 POOLE AVENUE. UNION BEACH NEW JERSEY HELD AT 7:00 PM

650 POOLE AVENUE, ONION BEACH NEW JERSET HELD AT 7.00 PW					
CALL TO ORDER					
THIS MEETING HAS BEEN DULY AD	VERTISED IN TH	IE ASBURY PARK PRESS AND THE STAR LEDGER			
IN ACCORDANCE WITH THE NEW J	ERSEY OPEN PU	BLIC MEETINGS ACT, MORE COMMONLY			
KNOWN AS THE SUNSHINE LAW.					
SALUTE TO THE FLAG					
ROLL CALL					
MR KENNETH CONNORS		COUNCILMAN LOUIS ANDREUZZI			
MR. FRANK WELLS	<u></u>	MAYOR CHARLES COCUZZA			
MR. LLOYD COFFEY		_COUNCILWOMAN CHERLANNE ROCHE			
MS. BRUNA DEVINO		_MS. LAURA HALLAM			
MR. SHANNON HOADLEY		MR. MICHAEL MURRAY			
MS. ELIZABETH SWEENEY		MR. RUSSELL NALICK			
PATRICK MCNAMARA, Board Attor	ney				
DENNIS DAYBACK, Zoning Official					
ANDREW DENBIGH, Engineer					
CAROLINE REITER, Planner					
LAURETTE WADE, Secretary					
MINUTES OF THE PREVIOUS MEET	<u>ING</u>				
Motion to:	Moved by:	Seconded by:			
Connors Wells Coffey	Devino Hoa	adley Sweeney Andreuzzi			

CORRESPONDENCE

Roche ____ Hallam ____ Murray ____ Nalick ____

B192, L8, 1105 Union Ave; B240, L4, 1119 Harris Ave; B211, L10, 728 Bayview Ave; B53, L6, 722 Seventh St; B157, L1, 600 Spruce St; B179, L4, 1017 Route 36 B42, L5, 800 Eighth St; B135, L2, 2 Anderson St; B97, L5, 209 Ash St; B48, L4.01, 703 Florence Ave; B54, L4, 720 Eighth St (FSCD); B80, L7, 822 Tenth St (FSCD); B190, L7&8, 638 Jersey Ave (FSCD); UB Capital Imprvoement Program (FSCD) B29, L1, 705 Front St (FSCD); B187, L1,2,16; 300-306 Union Ave (MCDRC); B186, L1, 359 Bayview Ave; B151, L11, 701 Beachview Ave; B179, L1, 1500 Union Ave; B201, L14, 536 Lorillard Ave; B164, L2, 507 Father Fitzpatrick Way; B197, L6, 511 Columbia Ave; B48, L4.01, 703 Florence Ave; B148, L15, 501 Spruce St; B133, L12, 5 Haug St; B195, L14.01, 537 Cambridge Ave; B152, L4.01, 423 Prospect Ave (2); B105, L2.01, 204 State St (2); B122, L3, 404 Johnson Ave; B184, L10, 826 Jersey Ave; B7, L15, 215 Florence Ave;

Presentation of 2023 Floodplain Management Plan Progress Report by Andrew Denbigh.

PUBLIC HEARING

Charles Bowen & Lydia Gallopo on behalf of the owner Dominick D'Allesandro is applying for a certificate of prior non-conformance for the property located at 233 Broadway also known as Block 106, Lots 16 & 16.01. The subject property is located in the R8 Residential Zone and consists of one structure. Multi-family dwellings are not a permitted use in the R8 zone. Pursuant to NJSA 40:55D-68 the applicant of land upon which a nonconforming use or structure exists may apply in writing to the administrative officer for an issuance of a certificate certifying that the use or structure lawfully existed before the adoption of the ordinance which rendered the use or structure nonconforming.

Motion to:	Moved by:		Sec	Seconded by:	
Connors Wells Roche Hallam			_ Sweeney	_ Andreuzzi	
located at 810 Second conforming lot, is loca dwellings are not a pe land upon which a nor administrative officer	rmitted use in the R8 z nconforming use or str	Block 20, Lot ial Zone and cone. Pursuan ucture exists rtificate certif	3. The subject onsists of one to NJSA 40:5 may apply in verying that the	ct property is a non- e structure. Multi-family 55D-68 the applicant of writing to the use or structure lawfully	
Motion to:	Moved	by:	Sec	conded by:	
Connors Wells Roche Hallam			_ Sweeney	_ Andreuzzi	
<u>RESOLUTIONS</u>					
BILLS AND VOUCHERS	•				
<u>OLD BUSINESS</u>					
<u>NEW BUSINESS</u>					
EXECUTIVE SESSION - NOT NECESSARY Civil Action Summons: Harry Hoff vs. Borough of Union Beach Planning Board					
Chairman Connors call the Open Public Meet	_			A. in accordance with om a meeting in certain	

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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.

Motion for closed session	Moved by:	Seconded by:	
Connors Wells Coffey _ Roche Hallam Murray _		Sweeney Andreuzzi	
Motion to return to the record	Moved by:	Seconded by:	
Connors Wells Coffey _ Roche Hallam Murray _		Sweeney Andreuzzi	
ADJOURNMENT Motion to:	Moved by:	TIME: Seconded by:	
Connors Wells Coffey _ Roche Hallam Murray _		Sweeney Andreuzzi	

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