

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
APRIL 26, 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

B121, L7, 302 Johnson Ave; B124, L5, 407 Orange Ave; B133, L18, 8 Heckelmann St; B40, L5, 934 Seventh St; B29, L13, 15 Dibling St; B90, L3, 107 State St; B189, L1, 602 Columbia Ave; B54, L13.01, 721 Ninth St; B120, L10, 305 Johnson Ave; B40, L27, 337 Prospect Ave; B214, L6.01, 801 Central Ave (2); B53, L6, 722 Seventh St (2); B53, L14, 813 Florence Ave; B242, L8, 1247 Route 36; B21, L6, 518 Front St; B20, L19, 212 Florence Ave; B67, L1&2, 508 Edmunds Ave (2); B80, L2, 1003 Edmunds Ave; B20, L3, 810 Second St; B15, L1.01, 603 Florence Ave; B19, L21, 300 Florence Ave; B19, L16, 817 Fourth St; B124, L5, 407 Orange Ave; B21, L6, 518 Front St; B80, L7, 822 Tenth St; B61, L6, 136 Herbert St; B121, L7, 302 Johnson Ave; B81, L8, 1022 Edmunds Ave; B48, L40.2, 707 Florence Ave (2); B67, L1&2, 508 Edmunds Ave (3); B155, L6.02, 425 Park Ave; B120, L12, 402 Park Ave; B247, L9, 204 State St; B138, L1, 900-902 Union Ave; B69, L4, 202 Henry St; B88, L1, 404 Campbell St; B54, L4, 720 Eighth St; B244, L5.02, 1213 Patterson Ave; B177, L6, 708 Clark Ave; B169, L2, 610 & 612 Aumack Ave; B90, L3, 107 State St; B86, L10, 126 Central Ave; B20, L3, 810 Second St; B180, L1, 701 Beachview Ave; B172, L1, 502 Father Fitzpatrick Way; B194, L13, 561 Sydney Ave; B189, L1, 602 Columbia Ave; B177, L6, 708 Clark St; B223, L12, 811 Prospect Ave; B215, L9, 512 Beachview Ave; B89, L9, 110 State St;

PUBLIC HEARING

Dubleski Custom Homes, LLC , Hazlet appearing before the Board for a “Whispering Woods” hearing for a minor subdivision with variances. The property is located at **204 Morningside Avenue also known as Block 139, Lot 19 & 20**. This is part of the settlement reached in pre-trial litigation.

Motion to: Moved by: Seconded by:

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

Mackus LLC, 18 Tall Woods Drive, Manalapan, NJ is applying for a certificate of prior non-conformance for the property located at **531-533 Morningside Ave, also known as Block 193, Lot 13**. The subject property is a 75’x100’ conforming interior lot in the R8 Residential Zone. The property has one primary principal structure and an accessory building (garage) with exterior stairs to second floor apartment. In accordance with Section 13-10.4, R8 Residential Zone, single family dwellings only are permitted use. Section 143-5.8(f) No accessory building shall be used for residential purposes by any person or persons, including members of the family or occupants of the principal building or others employed on the premises. Section 13-5.8 (g) Detached accessory buildings shall not have exterior staircases that provide access to any attic space.

Motion to: Moved by: Seconded by:

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

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

Resolution approving the application 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**. The subject property is a non-conforming corner lot. It is located in the R8 Residential Zone and consists of two (2) single family residences. The primary structure or principal structure located on the subject property was elevated and reconstructed as part of Zoning Application #1930. At that time, the applicant was advised that since two structures existed on the subject property, which is not permitted use as outlined in Section 13-10.4 within R8 Residential Zone and there is no record of such use being approved by the Land Use Board, a “D1” use variance must be obtained from the Land Use Board for a non-conforming use, to allow two (2) single family dwelling units to be constructed on a single lot.

Motion to:

Moved by:

Seconded by:

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

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION NECESSARY

Civil Action Summons: Dubleski Custom Homes, LLC vs. Planning Board of the Borough of Union Beach

Civil Action Summons: Tony Medina vs. Borough of Union Beach Planning Board

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: