

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
JANUARY 31, 2024 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
_____ COUNCILWOMAN CHERLANNE ROCHE
_____ MS. LAURA HALLAM
_____ MR. MICHAEL MURRAY
_____ MR. JOHN DWYER

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 ___
Roche ___ Hallam ___ Murray ___ Dwyer ___

CORRESPONDENCE

B210, L25&26, 300-306 Union Ave (2); B198, L1, 711 Union Ave; B74, L4, 1229 Florence Ave; B42, L1, 910 Florence Ave (2); B42, L4, 802 Florence Ave; B211, L25, 412 Union Ave; B202, L13, 688 Lorillard Ave; B179, L4, 1017 Route 36; B36, L6.01, 907 Center Street (2); B179, L4, 1017 Route 36; B43, L5, 802 Seventh St; B213, L17, 609 Shore Rd (2); B153, L6&7, 432 Prospect Ave; B202, L15, 628 Lorillard Ave; B177, L7, 1303 Shore Rd; B159, L5&5.01, 908 Spruce St; B19, L2, 804-806 Third St; B165, L4.01, 403 Aumack Ave; B179, L1, 1500 Union Ave; B137, L19&20, 204 Morningside Ave; B124, L1, 305 Orange Ave; B76, L15, 823 Tenth St

PUBLIC HEARING

Harry Hoff, 342 Front Street (continued from December meeting) is applying to construct a new structure at the property located at **430 Aumack Avenue, also known as Block 165, Lot 4.01**. Variances required:

- Minimum lot area of 4,000 SF, where 7,500 SF is required.
- Minimum lot width of 40 feet where 100 feet is required.
- Minimum lot frontage of 40 feet where 100 feet is required.

Minimum front setback of 19 feet where 20 feet is required

Building shall contain not more than two (2) usable levels counted vertically at any point in the building above grade as determined by the average grade elevations on the corner of the building where three (3) levels are proposed.

Unroofed entrance porches, terraces, ADA ramps, stairs and landings which do not rise above the height of the first floor level of the ground floor may extend up to ten (10) feet into the front yard setback. Since the ground floor of the structure is the garage level, a variance is required.

All buildings on a residential lot shall not exceed 25 percent of the total lot square footage of the lot, 1008 square feet proposed where 1000 square foot is required.

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

RESOLUTIONS
RESOLUTION FOR CHAIRMAN

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

RESOLUTION FOR VICE CHAIRMAN

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

RESOLUTION FOR BOARD ATTORNEY

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

RESOLUTION FOR BOARD SECRETARY

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

RESOLUTION FOR BOARD ENGINEER AND PLANNER

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

RESOLUTION FOR MEETING TIME, PLACE AND DATE

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

RESOLUTION FOR NEWSPAPERS

_____ And _____

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

RESOLUTION FOR SIGNATURE ORDER

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

RESOLUTION FOR CONFLICT ATTORNEY

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

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Roche ___ Hallam ___ Murray ___ Dwyer ___

ADJOURNMENT

Motion to:

Moved by:

TIME:

Seconded by:

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Roche ___ Hallam ___ Murray ___ Dwyer ___

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION - NOT NECESSARY

ADJOURNMENT

Motion to:

Moved by:

TIME:

Seconded by:

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Roche ___ Hallam ___ Murray ___ Dwyer ___