

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, June 28, 2017 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH**

The regular meeting was called to order by Chairman Charles Steiner, 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. Charles Steiner, Mrs. Schultz, Ms. Bruna Devino, Mr. Kenneth Connors, Councilman Andreuzzi, Councilman Anthony Cavallo, Mr. Shannon Hoadley and Mr. John Moniz. Also present: Mr. Ric DeNoia, the Board attorney and Mrs. Madeline Russo the Board secretary. Mr. Frank Wells, Mr. Lloyd Coffey, Sgt. Farese, were unable to attend.

Councilman Cavallo moved to approve the minutes of the previous meeting and Mrs. Schultz seconded the motion. Voting yes: Steiner, Schultz, Devino, Connors, Andreuzzi, Hoadley, Moniz and Cavallo.

Mr. Tom Piper, Freneau Place, Matawan appeared before the Board representing the Kenneth Ruby Jr. Enterprises, Inc., 23 Aker Dr., Middletown for the property located at 210 Pine St, Lot 13 of Block 24. Mr. Kenneth Ruby, Jr. owner of the property and the business was sworn in. Mr. Daniel Fers, the Construction Manager was also sworn in. The applicant's proof of service was not in order and therefore the Board did not gain jurisdiction.

Bridge Sykes, representing International Flavors and Fragrances, 1515 State Hwy 36, Block 247, Lot 12 requesting a Preliminary and Final Major Site Plan application. Applicant is proposing to construct a new 780 sq ft addition to the lobby and renovate same. The following people were introduced sworn in and gave testimony before the Board: Robert DeVries, Iff Factory engineer and Project Manager; Bonnie Heard, T&M Supervising engineer, UBPB engineer; Andrew Balto, Project Architect; and Daphne Galvin, Project Engineer.

Mr. DeVries testified that the building supports a research facility, Data processing unit and a consumer research area. They are renovating the lobby to modernize it. There will be no change in use or number of personnel. Since 1968 there have been approximately 250 personnel working during the day from 7am-5pm.

Mr. Balto introduced the following evidence:

A-1 Floor Plan form application marked A101 of App 6/13/17-First floor Plan and Second floor Plan.

A-2 A-103 6/13/17 Second Sheet elevations.

A-3 Aerial view 6/12/2017

A-4 Three of four pages Site Plan Partner Engineering

Mr. Balto testified that the purpose for this application is to modernize the building, update and increase security. They are also adding an elevator with screening on the roof. The metal screen that will block the elements will compliment the building. They would also like to move the sign 10' higher than it is now. As for lighting, the canopy is a poly carbonate roof with lights timed to come on at dusk and go off at day break.

Ms Galvin testified there the property has 21 acres; 10.7 acres are covered by building; 7 acres impervious; 67.3% is open space with 369 parking spaces. Ten trees will be removed and replaced by planters. The landscapers will try to replant the trees in a different location – at least one – three of the trees should be able to be moved.

After some discussion the Chairman inquired if anyone on the Board had any other questions and if anyone in the audience had any questions or comments either for or against the applicant. There were no further questions or comments. Mrs. Schultz moved to approve the application with waivers.

Councilman Andreuzzi seconded the motion. Voting yes: Steiner, Schultz, Devino, Connors, Andreuzzi, Hoadley, Moniz and Cavallo.

The following correspondence was received from Mr. Dayback: Lindia, 103 Dock St Piccinick; 606a Second St, Russ; 402 Dock, Frietag, 307 Florence, Servidio; 616 Front Ruby, 210 Pine; Rivera, 210 Florence; Laracunte, 928 Ruby, 827 Ninth; Ruby, 825 Ninth; Huggan, 804 Fifth; Rohweda, 134 Campbell; Instant Joy Homes, 697 Bay Av; Evans, 208 Raritan ; Shane, 201 Herbert; Jansen, 1118 Florence; Magee, 824 Ninth; Markowitz, 807 Tenth Wyckoff, 124 St James; Evergreen, 908 St John's; Santon, 200 Ash St; Jensen, 200 State; Walsh, 203 Newark; Johnston, 8 Donnelly; Santiago, 7 Haug; Marr, 20 Ellison; Mastrocola, 401 Spruce; Blashfield, 342 Park; Cermak, 342 Bayview; Kimler, 410 Park; Jansen, 549 Washington Hanlon, 801 Sydney; Stone, 900 Central; Lam, 915 Union; Richards, 546 Sydney; Gashi, 553 Sydney; Castella, 534 Jersey; Robles, 635 Central; Ruby, 523 Central; Svoboda, 617 Park Florentine, 531 Lorillard; Clark, 718 Bayview; Rosenbaum, 710 Lorillard; Andriola, 807 Lorillard; Mastrocola, 1009 Harris Av; Magee, 1223 Wesley; Ahmed, 1109 Harris; Fallon, 1228 State Hwy 36;

The Ordinance #2017-259 Chapter XIII 13-8.13 a.1. referring to Fences and Hedges in the Borough was received from the Borough Council and introduced to the Planning Board . After some discussion, Mr. Connors moved to recommend that the Governing Body pass the ordinance as it is consistent with the Master Plan. Mr. Hoadley seconded the motion. Voting yes: Steiner, Schultz, Devino, Connors, Andreuzzi, Hoadley, Moniz and Cavallo.

Mr. Joe McGrath spoke to the Board about grading the property of new residences and open vacant property. The Board and the Board's engineer verified that there already exists an ordinance covering grading of new residences which the Board does follow.

There being no further business before the Board, Councilman Cavallo moved to close the meeting at 9:13. Councilman Andreuzzi seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo