

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON  
WEDNESDAY, MAY 29, 2019 I N THE MUNICIPAL BUILDING AT  
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

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***CALL TO ORDER***

THIS MEETING HAS 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

***SALUTE TO THE FLAG***

***ROLL CALL***

MR. CHARLES STEINER

MR. FRANK WELLS

MR. LLOYD COFFEY

MR. JOHN MONIZ

MS. BRUNA DEVINO

MR. KENNETH CONNORS

CAPTAIN GABRIEL FARESE

COUNCILMAN LOUIS ANDREUZZI

MAYOR PAUL SMITH

COUNCILMAN ANTHONY CAVALLO

MR. SHANNON HOADLEY

MRS. LAURETTE WADE

PATRICK MCNAMARA , BOARD ATTORNEY

BONNIE HEARD, BOARD ENGINEER

MRS. MADELINE RUSSO SECRETARY

***MINUTES OF THE PREVIOUS MEETING***

Motion to:

Moved by:

Seconded by:

Vote:

***CORRESPONDENCE***

From the Zoning Officer 919 Fifth St; 142 Morningside Ave;  
809 Florence Ave;215 Broadway;802 Prospect; 121 Central; 1309 Florence Ave;  
617 Lorillard; 606 Second St; 204 State; 606 Cambridge; 803 Edmunds; 710  
Morningside; 912 Lorillard Av;902 Tenth; 631 Sydney; 1104 Shore; 204 State;908  
Fourth; 312 Union; 1315 Union Av; 325 Central; 902 Lorillard: 219 Broadway;  
401 Spruce St; 518 Central; 205 Poole; 1014 Union; 705 Center; 402 Central;406  
Central; 30 Scholer; 823 Tenth; 165 Morningside; 828 Eighth; 915 Sixth; 817  
Ninth; 316 Lorillard; 309 Pine; 803 Prospect; 803 Second; 716 Second; 602  
Second, 718 Bayview; 12 Haug; 15 Vista Shores; 735 Prospect; 706 Seventh;142  
Morningside;802 Prospect;

***PUBLIC HEARING***

Richard Thompson representing John Thomson, 634 Sydney Av. appearing before the Board for the property located at 915 Union Ave. also known as lot 11 of Block

190. This is a use variance: A single family residence in the B-1 Neighborhood Commercial Zone Additionally, in accordance with Section 13-4.2 Abandonment, a non-conforming use or building shall be presumed to be abandoned when there occurs a cessation Of use or activity by an apparent act of failure on the part of the tenant or owner to reinstate such use or occupancy within a period of a one year of the date of cessation of discontinuance. Such use shall not be reinstated without variance relief from the Planning Board. The applicant is also requesting the following "C" variances: Minimum lot of 4,120 where 15,000 is required; minimum lot frontage of 40 ft where 100 ft is required; minimum lot depth of 103 ft where 150 ft is required; minimum front yard setback of 30.4 ft where 35ft is required. \*\*\*Our ordinance requires a 20 ft front and rear setback\*\*\*

Motion to: Moved by:  
 Seconded by: Vote:

Continued from last month

Paul Mirabelli representing Robert Burlew, 546 Jersey Ave. appearing before the Board to request the following variances: A Use variance to permit the pre-existing non-conforming use of a two family house where a two family house is not permitted or in the alternative to permit a two family residential use where a two family residential is s not permitted on a 50 x 100 sq ft lot where a 75 x 100 lot is required; to permit a 50' lot frontage where 75' is required; a lot coverage of 56.4% where 25% is required (pre-existing); a minimum front yard setback of 13.1' where 20' is required; side yard setbacks of 2.7 and 8' where a total of 20' is required.

Motion to: Moved by:  
 Seconded by: Vote:

Sabor Investments, LLC for the property located at 906 Second St known as Lot 1 of Block 24. Requesting the following: Minimum front setback of 9.9 ft on Second St were 20' is required and Minimum side yard setback of .4 where 8ft with two combined side yards of no less than 20 ft. is required.

Motion to: Moved by:  
 Seconded by: Vote:

Robert Bergan applying for variances for the property located at 309 Pine St. It is a single family residence on a non-conforming lot 50' lot width where 75' is required; 50' frontage where 75' is required 50' depth where 100' is required; 2,500 sq ft where 7,500 sq is required; front yard setback of 11 where 20' is required; rear yard setback 9' where 30 is required

Motion to: Moved by:  
 Seconded by: Vote:

Russell Carhart for the property located at 307 Florence Ave. Lot 8 of Block 18 requesting the following variances: Lot area of 5,000 where 7,500 is required; minimum lot width of 50' where 75' is required lot frontage of 50' where 75' is required (all pre-existing). Access Stairs 4.5 where 5' is required and lot coverage of 30% where 25% is allowed.

Motion made:

Moved by:

Seconded by:

Vote:

### **RESOLUTIONS**

Harry Hoff, 822 Ninth St. applying for a variance for the property located at 826 Center St and known as lot 9 of Block 46. The pre-existing two structures will be demolished and the applicant is requesting the following variances: Minimum lot area 4,000 where 7,500 is required (pre-existing); Minimum lot width 40 ft where 75 ft required (pre-existing); Minimum lot frontage 40ft where 75 is required (– existing); Minimum side yard of 6ft where 12 ft is required with two combined side yards of 14 where not less than 20 ft required; Total lot coverage 29.9 where 25 % is allowed.

Motion to:

Moved by:

Seconded by:

Vote:

### **IFF**

Requesting a minor filed change from the resolution which was approved on June 28, 2017 and Memorialized on July 26, 2017. Applicant is requesting an update to include three electric car charging stations in the locations shown on the plan submitted to the zoning officer.

Motion to:

Moved by:

Seconded by:

Vote:

### **BILLS AND VOUCHERS**

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

**TIME:**