

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
MARCH 18, 2019 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH

The regular meeting was called to order by Vice Chairman Ken Connors 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. Frank Wells, Mr. John Moniz, Mr. Kenneth Connors, Captain Gabriel Farese, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, and Mrs. Laurette Wade. Patrick McNamara, Board attorney, Bonnie Heard, Board engineer, Ashley Brinn, Scarinci & Hollenbeck and Madeline Russo, Board secretary were also present. Charles Steiner, Lloyd Coffey, Shannon Hoadley and Bruna Devino were unable to attend. Councilman Cavallo attended as Mayor Smith's representative.

Councilman Andreuzzi moved to approve the minutes of the previous meeting and Councilman Cavallo seconded the motion. The motion was approved by a unanimous voice vote of approval.

The following correspondence was received: Zoning officer's review letters to: Thomson, 1200 Patterson; Hogan 642 Front St: JTW Holdings 307 Lorillard; Thomson, 1111 High Av; Hernandez, 14 Haug; Desktop 507 Bay Av; Dunn, 920 Eighth St; Loiacono, 631 Sydney Av; Walpole, 618 Lorillard Av; 142 Campbell St; Thomson, 2 Kathleen Ct.; Semaza, 816 Center St.; 809 Florence Av; Mezt, 908 Second ; McGuirk, 907 St. John's Av. Received from Freehold Soil: (exempt) Grosss, 312 Union Av; Thomson 1111 High Av; Ozview, 307 Florence Av.

Ms. Heard gave a presentation to the Board regarding the Union Beach Memorial School playground improvements. The improvements will be made to the existing playground in the rear of the school building. This improvement is allowed according to all the Municipal Land Use Laws. The Board of Education. Captain Farese moved to approve and Mr. Wells seconded the motion. Voting yes: Wells, Moniz, Connors, Farese, Andreuzzi, Cavallo and Wade.

Councilman Andreuzzi and Councilman Cavallo recused themselves from the following part of the hearing, a Use Variance.

Mark Brietman, representing John Thomson, 634 Sydney Ave. for the property located at 915 Union Ave. also known as lot 11 of Block 190, introduced Jason Graff, Construction Foreman for Thomson Builders who was sworn in and gave testimony. Mr. Graff described the property as an empty lot with residences to the right, left and rear of 915 Union Av. Bonnie Heard, T&M was sworn in and gave testimony. Ms. Heard described this property as being in the commercial zone. The Commercial Corridor Plan is part of the Master Plan which was designed to promote business in this zone.

Mr. Brietman requested that the application be carried until the next meeting. Mrs. Wade moved to carry the application until next month and Captain Farese seconded the motion. Voting yes: Wells, Moniz, Connors, Farese and Wade.

Councilman Andreuzzi and Councilman Cavallo returned to the meeting.

Mark Brietman representing Thomson Builders, 634 Sydney Ave. for the property located at 10 Chomic Place, lot 2 of Bock 137 introduced the application. The following variances were requested: Minimum lot frontage of 60 ft. where 75 ft is required; minimum front setback of 14 ft where 20 ft is required; minimum side yard setback of 6ft where 8 ft with two combined side yards of not less than 20 ft is required; unroofed entrance porches, terraces, ADA ramps, stairs and landings which do not rise above the height of the floor level of the ground floor may extend up to 10 feet into any required front yard. Jason Graff and Bonnie Heard were both sworn in.

There was a discussion about the plot plan and how the plat plan does not match the floor plan. Photos were presented as part of the initial packet that the Board was given. The house is already built, sold and the homeowners are living in the house. Mr. Graff stated that they have built the same house in town on several other properties but this time (in error on the plot plan) it was not set back far enough to allow for the overhang.

Mr. Connors asked if there was anyone in the audience either for or against the application. Mr. Joe Savi, 117 Henry St. spoke in favor of the application. Captain Farese moved to approve and Mr. Wells seconded the motion. Voting yes: Wells, Moniz, Farese, Andreuzzi, Cavallo and Wade. Voting no: Connors.

Mr. Paul Mirabelli, representing Mr. Robert Burlew, 546 Jersey Ave. for the use variance application for the property located at 334 Front St. requested the application be carried to next month (only five members would be eligible to vote on the use variance). Captain Farese moved to carry and Mr. Wells seconded the motion.

Mr. Connors recused himself from the following application and Mr. Wells took his place.

Mr. Michael Weberlist, 526 Park Avenue, also known as lot 14 of Block 200 appeared before the Board for the following variances: Lot width of 80 x 100 and lot frontage of 80 where 100 is required and a lot depth of 80 where 100 is required on Ocean Ave.; minimum front setback of 14.8' where 20 is required on Park Ave. The applicant is requesting a covered porch fronting on Park Ave. After some discussion Mr. Wells asked if there was any questions from the Board members or if anyone in the audience was either for or against the application. No one responded. Councilman Andreuzzi moved to approve the application and Captain Farese seconded the motion. Voting yes: Wells, Moniz, Farese, Andreuzzi, Cavallo and Wade. Abstaining: Connors.

Mr. Connors returned to the Chair.

Councilman Andreuzzi moved to amend the agenda to hear Harry Hoff. Captain Farese seconded the motion. The motion was carried by a unanimous voice vote of approval. Harry Hoff, 342 Front St and Bonnie Heard were sworn in and gave testimony with reference to the property located at 826 Center St. Mr. Hoff received a denial from the Zoning officer with reference to this property with which he does not agree. The Board approved several variances for this property at a previous meeting. Mr. Hoff would like to make a change to the plan which will increase the lot coverage by ½% from 27.9% to 28.44%. Mr. Hoff was advised that a new variance application will be necessary.

The resolution for Marina Enterprises for the IFF Solar Panel project. The resolution was approved to allow administrative changes to the Site Plan which was requested by T&M. Mr. Moniz moved to Approve and Mrs. Wade seconded the motion. Voting yes: Wells, Moniz, Farese, Andreuzzi, Cavallo and Wade. Abstaining: Connors

The resolution for Deputy Ventures, LLC of Colts Neck for the property located at 800 Prospect Ave. was introduced to the Board. The variances were approved to permit the applicant to construct a single family structure on a pre-existing non-conforming interior lot 25 x 100 was presented to the Board. Captain Farese moved to approve the resolution and Councilman Andreuzzi seconded the motion. Voting yes: Wells, Moniz, Farese, Andreuzzi, Cavallo and Wade. Abstaining: Connors.

The resolution for Jon Siretz, 911 Fifth St and known as lot 16 of Block 37 was introduced to the board. The following variances were approved to construct a single family residence on a 41 x 100 lot; 4,100 sq ft where 7500 is required 41 ft frontage where 75 is required and 37% lot coverage where 25 % is allowed. Captain Farese moved to approve the resolution and Mr. Moniz seconded the motion. Voting yes: Wells, Moniz, Farese, Connors, Andreuzzi, Cavallo and Wade.

The resolution for the Union Beach American Legion Post 321, 524-526 Front St. also known as lots 7 & 8 of Block 21 was introduced to the Board. The following variances were approved: a use variance to include the first level of the building for Post recreation, activities and events with a first level bar, tables, chairs and the like. The following "C" variances were approved: lot coverage of 80% where 50 % is permitted, deficiencies in parking spaces- 13 are provided and a waiver of site plan approval. Mr. Moniz moved to approve the resolution and Captain Farese seconded the motion. Voting yes: Moniz, Farese and Wade. Abstaining: Wells, Connors, Andreuzzi and Cavallo.

There being no further business before the Board, Mr. Moniz moved to close the meeting and Mr. Wells seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo

