

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
APRIL 24, 2019 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: Charles Steiner, Mr. Frank Wells, Mr. John Moniz, Ms. Bruna Devino, Mr. Kenneth Connors, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, and Mrs. Laurette Wade. Don Pepe, Board attorney, Bonnie Heard, Board engineer, Ashley Brinn, Scarinci & Hollenbeck and Madeline Russo, Board secretary were also present. Lloyd Coffey, Shannon Hoadley and Captain Gabriel Farese were unable to attend. Councilman Cavallo attended as Mayor Smith's representative.

The following correspondence was received: 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;

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

Mr. Paul Mirabelli, representing Mr. Robert Burlew, 546 Jersey Ave. for the use variance application for the property located at 334 Front St. appeared before the Board. The applicant requested 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 not permitted on a 50 x 100 sq. ft. lot where 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.

Mr. Tim Davis, Union Beach Construction Official appeared before the Board requesting an adjournment of this application due to the outstanding violations. Mr. Mirabelli objected to Mr. Davis' interruption, Mr. Davis would not elaborate on the violations. They have appeared before the Construction Board of Appeals with reference to this property. Mr. Pepe inquired if the conflict was brought up at the Construction Board of Appeals. Mr. Davis stated some of the violations were brought to his attention in October and there are others resulting from improvements made after Sandy.

Mr. Robert Burlew, 546 Jersey Av was sworn in and testified that there is an ongoing court case between his wife and Mr. Davis and other negative issues involved in Mr. Davis' objections to this application.

Because there could be an issue of a notice of violation and there is an appeal Mr. Pepe suggested that the Chairman decide whether or not to go on with the hearing. Mr. Wells questioned if there had been any correspondence received on this matter. There was none. Mr. Wells moved to hear the application

and Ms. Devino seconded the motion. Voting yes to hear: Wells, Devino and Hoadley. Voting no: Steiner, Connors and Wade. Again Mr. Pepe advised that the decision is actually the Chairman's decision. Mr. Steiner advised the applicant will not be heard. Mr. Pepe inquired if there was anyone in the Public for this application. No one answered. He stated that this application will be heard on May 29th without need of re-notice.

Councilman Andreuzzi, Councilman Cavallo and Mr. Moniz returned to the meeting.

Harry Hoff, 342 Front St was 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 did 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 29.9%. 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 (pre-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.

Councilman Andreuzzi and Councilman Cavallo recused themselves from this use variance application.

Richard Thompson 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. It was brought to the applicant's attention that although there are nine members present there are only five eligible to vote. Mr. Richard Thompson announced that the applicant will return next month. New Notice will be given.

Councilman Andreuzzi and Councilman Cavallo returned to the meeting.

The Board received a letter from T&M with reference to the IFF Site Plan which the Board approved in June 2017. IFF will be converting three existing parking stalls to electric car charging stations. Mr. Broberg recommended that the revision be approved as an administrative change. Mr. Wells moved to approve an administrative amendment to the application and Councilman Cavallo seconded the motion. Voting yes: Steiner, Wells, Moniz, Devino, Connors, Andreuzzi, Cavallo, Hoadley and Wade. Mr. Moniz moved to approve the change to site plan by which three parking stalls will be changed to three electric car charging stations and Mrs. Wade seconded the motion. Voting yes: Steiner, Moniz, Devino, Connors, Andreuzzi, Cavallo, Hoadley and Wade.

The resolution for Thomson Builders, 634 Sydney Ave. for the property located at 10 Chomic Place, lot 2 of Block 137. The following variances were approved 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. Mr. Wells moved to approve and Councilman Andreuzzi seconded the motion. Voting yes: Steiner, Wells, Moniz, Devino, Connors, Andreuzzi, Cavallo, Hoadley and Wade.

The resolution for Mr. Michael Weberlist, 526 Park Avenue, also known as lot 14 of Block 200 was approved 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.

Voting yes: Steiner, Wells, Moniz, Andreuzzi, Cavallo and Wade. Abstaining: Devino, Connors, Hoadley

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

There being no further business before the Board, Mr. Wells moved to close the meeting at 8:30pm and Councilman Andreuzzi seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo