

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD
HELD ON WEDNESDAY, JULY 31, 2013 IN THE MUNICIPAL BUILDING, 650 POOLE
AVENUE, UNION BEACH AT 7:00 P.M.

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 Two River Times in accordance with the New Jersey Open Public Meetings Act, more commonly known as the Sunshine Law.

Mr. Steiner invited everyone to stand and salute the Flag. Roll call shows the record shows that Mr. Charles Steiner, Mr. Lloyd Coffey, Mrs Carol Schultz, Councilman Louis Andreuzzi and Councilman Cocuzza were present. The roll call also shows Mr. Rick DeNoia, the Board attorney, Ms. Bonnie Heard and Mr. Stan Slachetka from T&M Mrs. Madeline Russo, Board secretary.

Mrs. Schultz moved to approve the minutes of the previous meeting and Councilman Andreuzzi seconded the motion. Voting yes: Steiner, Coffey, Schultz, Andreuzzi. Abstaining: Cocuzza.

The following correspondence was received by the Board: Fourteen exempt letters (1) Calmon, Edmunds Av (2) Maklowski, 826 Jersey Ave (3) Lambertson, 728 Prospect (4) Heugle, 400 Orange Av (5) Leverock, 1115 High Av (6) Pfau, P- 827 Third St (7) Pfau, C- 731 Prospect Av (8) Flores-826 Second St (9) Harley, 630 Front St (10) McRae 824 Second St (11) MCBOA (12) McElroy 415 Prospect Ave (13) Capozzoli 500 Beachview (14) Schaub 829 Third St; MCPB final approval for Totsville; Hazlet notice for 600 Hwy 36; Resolution 2013-106.

Mr. Stan Slachetka, T&M gave a presentation with reference to Resolution 2013-106 received from the Borough Council which designates the Borough in "Need of rehabilitation". After his presentation, Mr. Slachetka answered the Board members' questions. After some discussion the the Board decided to approve the resolution as read into the record. The UBPB found the resolution consistent with the Master Plan of the Borough of Union Beach and believes it will promote revitalization and rehabilitation. A letter is to be sent to the Borough Council stating the same. Mr Coffey Moved to approve Resolution 2013-106 and Mrs. Schultz seconded the motion. Voting yes: Steiner, Coffey, Schultz, Andreuzzi and Cocuzza.

Mr. Burlew addressed the Board with questions and information concerning new construction that will be taking place within the Borough.

Councilman Andreuzzi moved to have Mr Denoia address Mr. Gale's letter with reference to the resolution conditions stated in the Totsville resolution and Mrs Schultz

seconded the motion. Voting Yes: Steiner, Coffey, Schultz, and Andreuzzi. Abstaining: Cocuzza.

At 9:05 Mr. Coffey moved to adjourn the meeting and Mrs. Schultz seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo