

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
JUNE 30, 2021 IN 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. THE UNION BEACH PLANNING BOARD MEETINGS ARE BEING HELD IN PERSON AND VIA TELECONFERENCING

**SALUTE TO THE FLAG**

**ROLL CALL**

MR. KENNETH CONNORS

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MR. FRANK WELLS

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MR. LLOYD COFFEY

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MRS. LAURETTE WADE

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MS. BRUNA DEVINO

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MR. SHANNON HOADLEY

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ELIZABETH SWEENEY

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COUNCILMAN LOUIS ANDREUZZI

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MAYOR CHARLES COCUZZA \*\*\*\*

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COUNCILMAN ANTHONY CAVALLO

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MS. LAURA HALLAM

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MR. MICHAEL MURRAY

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PATRICK MCNAMARA, Attorney

MRS. MADELINE RUSSO, Secretary

**MINUTES OF THE PREVIOUS MEETING**

Motion to:

Moved by:

Seconded by:

Vote:

**CORRESPONDENCE**

719 Fourth Street, 1209 Patterson Avenue, 910 Union Avenue, 919 Eighth Street, 54 Scholer Drive, 1400 Florence Avenue, Fourth Street, 229 State Street, 423 Prospect Avenue, 634 Morningside Avenue, 219 Union Avenue, 122 Campbell Street, 213 Herbert Street, 402 Union Avenue

**PUBLIC HEARING**

Tony Medina, Kissimmee, FL

Appeal of the denial of the zoning permit application #2960 issued to the property located at 732 Second St Block 7 lot 11. There are two structures on this property.

Motion to:

Moved by:

Seconded by:

Voting:

Ultimate Properties, 58 Rte 35 Keyport applying for variances for the property located at 704 Clark Ave, Lot 6 f Block 177. The following variances are requested: undersized lot. Lots 5 and 6 are owned by the same owner with separate tax bills – according to tax records the lots are not considered merged. Lot area of 5,000 where 7,500 sq ft are required, lot width and lot frontage of 50 ft where 75 ft are required .

Motion to:

Moved by:

Seconded by:

Voting:

Keystone Building & Development c/o Gary Klein, Tennent for the property located at 300-206 Union Ave., lots 25 & 26 of Block 210 (previously Cervino's property). Major Sit Plan application with the following variances: Building height 33.5 ft above the BFE 30ft allowed and Density 8 dwellings per acre allowed (3.3 units per 0.4115) proposes 4 units.

Motion to:

Moved by:

Seconded by:

Voting:

**RESOLUTIONS**

None

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

**EXECUTIVE SESSION** NOT **NECESSARY\*\*\*\***

**ADJOURNMENT**

**TIME:**