

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
AUGUST 25, 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 USING ZOOM

***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

---

MR. SHANNON HOADLEY

---

MS. 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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DON PEPE, Attorney

ASHLEY BRINN, Attorney

MRS. MADELINE RUSSO, Secretary

***MINUTES OF THE PREVIOUS MEETING***

Motion to:

Moved by:

Seconded by:

Vote:

***CORRESPONDENCE***

Reed, 805 Bay Av, 802 Lorillard Avenue, 415 Pine Street, 830 Third Street, 1020 High Avenue, 124 Victoria Place, 200 Ash Street, 1020 High Avenue, 335 Lorillard Avenue, 428 Morningside Avenue, 219 Broadway, 121 Herbert Street, 309 Broadway, 906 Second Street, 206 Newark Avenue

***PUBLIC HEARING***

***Ela Aliza Properties, Cancelled – family illness-will re-notice***

owner of 507 Bay Ave also known as lot9 of Block 67. Requesting the following variances:

Section 13-4.1(b) – No nonconforming building shall be enlarged, extended or increased unless such enlargement would tend to reduce the degree of nonconformance. \*pre-existing 2. Section 13-10.4

f.1.(a) – Minimum lot area of 5,000 sq. ft. where 7,500 sq. ft. is required \*preexisting 3. Section 13-10.4

f.2.(a) – Minimum lot width of 50 feet where 75 feet is required \*pre-existing 4. Section 13-10.4 f.3.(a) –

Minimum lot frontage of 50 feet where 75 feet is required\*pre-existing 5. Section 13-10.4 f.5 –

Minimum front setback line of 10 feet where 20 feet is required \*pre-existing 6. Section 13-10.4 f.7(a) –

Side yard setback of 2.5 feet where eight (8) feet, with two combined side yards of not less than 20 feet

for the principal building \*pre-existing 7. Section 13-5.8 - Unroofed decks and/or raised patios which do

not rise above the height of the first-floor level may extend up to five feet into the side yard setback.

The existing deck has a side yard setback of 2.5 feet and has been extended for the elevated generator.

Motion to:

Moved by:

Seconded by:

Voting:

Augustine Young, 120 Henry St, lot 6.01 of Block 62 requesting a variance to construct a 9ft elevated enclosed deck (96sqft) attached to the front of the dwelling. The variance required is for minimum front setback of \*\*\*+/- 10' Notice says 8 'and drawing shows 11'\*\*\* where 20' is required.

Motion to: Moved by:  
 Seconded by: Voting:

**Postponed until the September 29<sup>th</sup> meeting**

Ronko Developers, Inc. Manalapan for the property located on the 700blk of Fourth St.

Applicant is requesting the following variances for a 25 x 100 lot:

- Section 13-10.4 f.1.(a) – Minimum lot area of 2,500 sq.ft. were 7,500 sqft is required.
2. Section 13-10.4 f.2.(a) – Minimum lot width of 25 feet on Fourth Street where 75 feet is required.
3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 25 feet on Fourth Street where 75 feet is required.
4. Section 13-10.4 f.5.(a) – Minimum front setback of 14 feet and 18 Feet along Fourth Street where 20 feet is required.
5. Section 13-10.4 f.7.(a) – Minimum side yard setback of 3.5 feet on both sides where 8 feet, with a combined total of 20 feet is required.
6. Section 13-5.5 d – The total lot coverage of the square footage of the ground floors of all buildings located on a lot in any residential zone shall not exceed 25% of the total square footage of the lot as shown on the survey provided. The proposed building coverage is 31.68%.

Motion to: Moved by:  
 Seconded by: Voting:

**RESOLUTIONS**

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:

**BILLS AND VOUCHERS**

Newspaper Media (Independent) Advertisement for meetings	\$58.88
Asbury Park Press Advertisement for meetings	\$55.70

Motion to: Moved by:  
 Seconded by: Voting:

**OLD BUSINESS**

**NEW BUSINESS**

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

**ADJOURNMENT**

**TIME:**