

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
SEPTEMBER 29, 2021 IN THE MUNICIPAL BUILDING AT
650 POOLE AVENUE, UNION BEACH NEW JERSEY HELD AT 7:00 PM**

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

MR. FRANK WELLS

MR. LLOYD COFFEY

MRS. LAURETTE WADE

MS. BRUNA DEVINO

MR. SHANNON HOADLEY

MS. ELIZABETH SWEENEY

COUNCILMAN LOUIS ANDREUZZI

MAYOR CHARLES COCUZZA ****

COUNCILMAN ANTHONY CAVALLO

MS. LAURA HALLAM

MR. MICHAEL MURRAY

PATRICK MCNAMARA, Attorney

MRS. MADELINE RUSSO, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

805 Bay Avenue, 1020 High Avenue, 802 Lorillard Avenue, 415 Pine Street, 830 Third Street, 54 Scholer Drive, 335 Lorillard Avenue, 428 Morningside Avenue, 219 Broadway, 121 Herbert Street, 309 Broadway, 906 Second Street, 206 Newark Avenue, 405 Johnson Avenue, 1200 Paterson, 534 Front Street, 902 Lorillard, 1500 Union Avenue, 213 Herbert Street, 815 Ninth Street, 544 Sydney Avenue, 510 Park Avenue,

PUBLIC HEARING

Carried from August meeting

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:

New notice in order

Ela Aliza Properties. Howard Ryan, 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

*pre-existing 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:

Postponed until the September 29th meeting –NEW NOTICE IN ORDER

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**BILLS AND VOUCHERS****OLD BUSINESS****NEW BUSINESS**

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

ADJOURNMENT

TIME: