

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
OCTOBER 27, 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

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MR. SHANNON HOADLEY

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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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PATRICK MCNAMARA, Attorney

ANDREW DENBIGH, Engineer

MRS. MADELINE RUSSO, Secretary

***MINUTES OF THE PREVIOUS MEETING***

Motion to:

Moved by:

Seconded by:

Vote:

***CORRESPONDENCE***

603 Florence Avenue, 330 Front Street, 407 Harrison Avenue, 1022 Edmunds Avenue 612 Lorillard Avenue, 603 Florence Avenue, 202 Lorillard Avenue, 603 Shore Road, 603 Shore Road, 603 Columbia Avenue, 602 Columbia Avenue, 922 Eighth St.

**THE FOLLOWING APPLICATIONS WILL BE CARRIED UNTIL THE NOVEMBER MEETING – TUESDAY NOVEMBER 23<sup>RD</sup> Our planner is unable to attend the meeting so we have rescheduled the Ronko and Servidio.**

**The Florence Development are requesting to be Carried in order to meet with our engineer and planner prior to the 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  
Returning from the September meeting

Florence Development – 603 Florence Ave A subdivision of an existing nonconforming corner lot. The lot is located on the west side of Florence Avenue at the intersection of Dock Street. The subject property is in the R8 Residential Zone. It shall be noted, the subject property received site plan approval and a use variance from the Planning Board to permit mixed-use on January 31, 2007.

Frank Servidio 23 Field Avenue, Red Bank is applying for a Use variance for the property located on the corner of Sixth and Pine (901 & 903 Sixth St) also known as Block 38, Lot 24. The subject property has two (2) principal structures. In accordance with Section 13-10.4, R8 Residential Zone, single-family dwellings only are permitted use. subject property will require 'D' variance relief, as well as site plan approval from the Planning Board.

### **PUBLIC HEARING**

Mr. Dayback's updated letter of October 22 addressed the discrepancy found between the subdivision plan and the tax records.

Mr. Dubleski of Dubleski Custom Homes, LLC, Hazlet appearing before the Board for a minor subdivision with variances. The property is located at 204 Morningside Avenue also known as Block 139, Lot 19 & 20. He is requesting the following variances:

Scenario No. 1 - 140 Foot Frontage along Morningside Avenue.

Proposed Lot 19

1. Section 13-10.4 f.1.(b) – Minimum lot area of 7,500 sqft were 10,000 sqft is required.
2. Section 13-10.4 f.2.(b) – Minimum lot width of 75 feet where 100 feet is required.
3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 75 feet where 100 feet is required

Proposed Lot 20

1. Section 13-10.4 f.1.(a) – Minimum lot area of 6,500 sqft were 7,500 sqft is required.
2. Section 13-10.4 f.2.(a) – Minimum lot width of 65 feet where 75 feet is required.
3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 65 feet where 75 feet is required

Motion to:

Moved by:

Seconded by:

Voting:

Scenario No. 2 - 150 Foot Frontage along Morningside Avenue.

Proposed Lot 19

4. Section 13-10.4 f.1.(b) – Minimum lot area of 7,500 sqft were 10,000 sqft is required.
5. Section 13-10.4 f.2.(b) – Minimum lot width of 75 feet where 100 feet is required.
6. Section 13-10.4 f.3.(a) – Minimum lot frontage of 75 feet where 100 feet is required

Motion to:

Moved by:

Seconded by:

Voting:

### **RESOLUTIONS**

Resolution introduced for Augustine Young, 120 Henry St, lot 6.01 of Block 62 who was approved for 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 11' where 20' is required.

Motion to:

Moved by:

Seconded by:

Voting:

Resolution introduced for Ela Aliza Properties. Howard Ryan, owner of 507 Bay Ave also known as lot9 of Block 67 who has been approved for 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:

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

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

**ADJOURNMENT**

**TIME:**