

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,  
NOVEMBER 23, 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

DENNIS DAYBACK, Engineer

ANDREW DENBIGH, Engineer

ROBERT DARE, Planner

MRS. MADELINE RUSSO, Secretary

**MINUTES OF THE PREVIOUS MEETING**

Motion to:

Moved by:

Seconded by:

Vote:

**CORRESPONDENCE**

**PUBLIC HEARING**

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

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:

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:

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.

Motion to:

Moved by:

Seconded by:

Voting:

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. If approved, as per the Zoning Officer's letter the property will require site plan approval.

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. Section 13-5.9, Number of Principal Dwellings states any lot utilized for single-family or two-family dwelling purposes shall not contain more than one principal building. Therefore, the continued use for a multiple principal dwelling on the subject property will require 'D' variance relief, as well as site plan approval from the Planning Board.

Motion to:

Moved by:

Seconded by:

Voting:

Harry Hoff applying for a variance forthe property located at 430 Aumack Av block 165 lot 4 . The application is for 45' lot width were 75 is required 40' Frontage where 75 is required 4,000 sq ft where 7,500 is required and any and all additional variances that may be needed, multiple plans may be presented.

As per Mr. Dayback's letter:

As stated under previous correspondence for this property, the subject property is a pre-existing nonconforming vacant lot, illegally created without proper subdivision approval. See Monmouth County Superior Court of New Jersey decision Docket No. Mon-L-2630-01. An application for bulk variances to construct a single-family dwelling on the subject property was

previously denied by the Planning Board and upheld by the courts for reasons outlined in the court's decision, therefore, the subject application is hereby denied.

Motion to:

Moved by:

Seconded by:

Voting:

**RESOLUTIONS**

**BILLS AND VOUCHERS**

**OLD BUSINESS**

**NEW BUSINESS**

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

**ADJOURNMENT**

**TIME:**