

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
JANUARY 26, 2022 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

DENNIS DAYBACK, Engineer

ANDREW DENBIGH, Engineer

STAN SLACHTKA, Planner

MRS. MADELINE RUSSO, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to:

Moved by:

Seconded by:

Vote:

CORRESPONDENCE

Block 36, Lot 9, Block 179, Lot 4

1017 Route 36, Unit 3 903 Center Street; Block 134, Lot 17; Block 6, Lot 8, 9 & 10

430 Front Street; Block 106, Lots 11 & 12; 219 Broadway; 6 Haug Street; Block 45, Lot 6; 806

Fifth Street; Block 244, Lot 4 1209 Patterson Avenue; Block 106, Lots 11 & 12;

PUBLIC HEARING

Carried from November 23rd meeting- no previous testimony

Harry Hoff applying for a variance for the property located at 430 Aumack Av block 165 lot 4 .

As per Mr. Dayback's letter:

The application is for 40' lot width where 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 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:

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. 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:

RESOLUTIONS

PROSPECT ON UNION – project located at 300 Union Avenue (Old "Cervino" property) Block 210 lots 25 &26

The applicant, Deputy Ventures, LLC requests the following bulk variance(s) for the two three story buildings being proposed by the applicant, (a) the maximum permitted height each structure is 2 stories or 30 feet above BFE, the proposed two structures will be three stories and 32 ft.10 inches BFE when measured to the approximate location of the collar tie of the third story, (b) the maximum setback from Union Avenue is required to be 15 feet, where 3 feet is proposed. The applicant also seeks the following design waivers: (a) proposed parking spaces that are 9 x 18 where 10 x 20 spaces are required, (b) the reduction of landscaping requirements for twenty-foot buffer areas along all side and rear property lines which abut areas zoned residential where five feet is provided for a portion of the buffer area (c) proposed parking and refuse enclosure located within the buffer area, (d) reduced screening area within the buffer where a minimum of 20 feet in width is required, (e) percolation and soil log information, (f) letters from the utility companies, (g) letter from Sewer Authority, (h) Environmental Impact Study report, (i) providing dimensioned loading areas, (j) parking analysis including trip generation, (k) providing cross section and profiles of all existing streets, (l) providing a drainage area map, (m) Storm Drain calculations for 100 year storm, (n) signed contract for water and letters of service from other utilities, (o) providing location profiles and cross sections of all water courses and drainage facilities (p) parking spaces that are 9 x 18 as opposed to 10 x 20, (q). Together with such other variances and/or waivers as may be required by the Board or its professionals.

Motion to:

Moved by:

Seconded by:

Voting:

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION NOT **NECESSARY****

ADJOURNMENT

TIME: