

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, JANUARY 27, 2021 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH HELD REMOTELY AND IN PERSON DUE TO SOCIAL DISTANCING RESTRICTIONS CAUSED BY COVID19.

The regular meeting which was held remotely and in person called to order by Chairman Ken Connors who announced that the meeting had 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.

Ms. Hallam moved to approve the minutes of the last meeting and Mrs. Wade seconded the motion. The Chairman asked if there were any questions. There were none. The motion was carried by a unanimous voice vote of approval.

The Board received copies of zoning permits for the following from the Zoning Officer: On behalf of Dennis Dayback, attached please find the correspondence for the following permits: 11 Haug Street 811 Fifth Street; 823 Second Street; 335 Park Avenue; Revised Elevation Certificate; 821 Third Street; 806 Center Street; 811 Fifth Street; 1232 Wesley Av.; 903 Center Street; 531 Lorillard Avenue; 116 Poole Av; 824 Bayview; 557 Cambridge Av; 18 Johnson Av.; 821 Third St; 717 Prospect Avenue; 525 Washington Avenue; 613 Morningside Avenue; 534 Front St;

Chris Murphy of Murphy Schiller & Wilkes appeared before the Board representing Bayview Enterprises, for the property, 824 Bayview Ave. also known as lot 5.01 and 6 of Block 217 requesting a subdivision of the property into two lots one 50 x 100 and one 75 x 100. Requesting the following variances:

Minimum lot area of 5,000 sq ft for Lot 6 where 7,500 sq ft is required.

Minimum lot width of 50 feet for Lot 6 where 75 feet is required.

Minimum lot frontage of 50 feet for Lot 6 where 75 feet is required

4. 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 25.2%.

Mr. McNamara asked Mr. Mr. Dayback if there are any supplements to his letter of December 7, 2020. There were none

Patrick Lesbirel, principle owner of Brick City Reconstruction and the Architect for the project was sworn in accepted as an expert. Mr. Lesbirel gave an overview of the property, describing the 125' by 100' lot. and entered the

Visual A-1 into record showing two residences side by side one a -50' lot and the other on a 75' lot.

Mr. Lesbirel requested the Floor plan be marked in the record as A-2

A-3 Renderings (Described on the pages as A-2 Gray residence with front staircase and Rendering A-3 Green residence)

A-4 Color map with lot sizes

Mr. Lesbirel attempted to assist the Secretary in sharing the screen which was not successful. He continued with his description of the location and design of the proposed residences.

Mr. Murphy repeated Mr. Lesbirel's description of the property to the rear of 824.

Mr. McNamara inquired if any member of the Board has questions for the witness. Mrs. Wade inquired about front stairs (distance from street-possibility of changing direction). Mr. Dayback explained the 5' inquiry. Ms. Hallam inquired about the garages. Ms. Sweeney inquired about the sidewalk waiver and Mr. Lesbirel stated they would be providing sidewalk. Mr. Dayback spoke about the stairs and the sidewalks and advised of the Sidewalk contribution.

Mr. Lesbirel recognized those problems and will address them. Diane Burgos 808 Lorillard Ave. asked about the size of the residences. Mr. Connors asked about the subdivision and the previous plan. Mr. McNamara asked if there Gabriell Diaz, 823 Lorillard Ave. asked how tall the structure behind her house is and how closed it will be to her property maximum height 33' and 43' to the house and 33' to the deck. Mr. McNamara inquired if there are any other questions. There being no other questions, Mr. McNamara asked for the next witness.

The applicant's Planner Creigh Rahenkamp was sworn in, gave his credentials and was accepted as an expert with a current license. Mr. Rahenkamp advised that he has reviewed the documents and due to Covid he used Google to walk around the neighborhood.

Mr. Rahenkamp explained exhibit #4 the lots and the description of the area. He spoke about recreating the lots and referred the to Union Beach Master Plan. He referred to court cases involving oversized lots the zone plan and advised this would not create a traffic problem. Mr. McNamara asked if there were any questions from either the Board members or the public and there were no questions.

Councilman Andreuzzi spoke about the history of the Board and the fact that the Board doesn't like to go against the Master Plan and that the Board might look more favorably on two 62 ½ ' lots. Mr. Lesbirel stated that he doesn't want to set a precedent by creating undersized lots but he really feels it would serve the town better the way he has presented the application. Mr. Murphy stated that this would not be setting a precedent they believe it is consistent with other lots in the neighborhood, as the planner stated earlier.

Mr. McNamara suggested that the Chairman discuss with the Board members how they feel about Councilman Andreuzzi's proposal. Mr. Connors agreed with Councilman Andreuzzi and believes we should attempt to follow the Master Plan as closely as possible. Mr. Murray inquired who separated the lots; and if it was it done by the previous owner. Mr. Lesbirel was unable to answer the question. Councilman Andreuzzi asked how many tax bills and Mr. Lesbirel stated, "one". Mr. McNamara state that back in the (19)80's it was the habit of the tax assessors to merge undersized lots without the owner's permission. Mr. Dayback stated the under NJ state land use law, undersized lots under the same ownership. Mr. McNamara asked if anyone has a question.

Mr. Rahenkamp was reintroduced and spoke about what year the lot size was added to the Master Plan (Councilman Andreuzzi said earlier than that and Mrs. Russo said 1962). Mr. McNamara asked again if there are any other comments about Councilman Andreuzzi's proposal. Mrs. Wade asked about the stairs on the front of the one house. It comes straight down is there anyway that can be changed? Mr. Lesbirel said yes. Mr. McNamara asked if any members of the public have any questions or comments. Ellen Brotschol Noble, 817 Bayview Avenue, is in favor of Mr. Andreuzzi's proposal.

Diane Burgos, 808 Lorillard Ave. asked if she would be able to build a house in her back yard. Mr. McNamara explained that each application has to be evaluated on its own merits. Mr. Rahenkamp and Ms. Burgos discussed possibilities. Mr. McNamara asked if there are any other questions, concerns or statements. There were none. Mr. Connors asked for a motion. Mr. McNamara, Councilman Andreuzzi and Mr. Lesbirel discussed the options. Ms. Hallam asked Councilman Andreuzzi to reiterate his proposal and he did. Ms. Hallam agrees with the Councilman and Ms. Devino agrees with him also. Mr. McNamara asked Mr. Lesbirel if he will be carrying the application until the February meeting at which time the applicant will return with and if council for the applicant is in agreement the Board would be willing to table the application until next month at which time the applicant will be supplying a revised subdivision plan and identify any and all variances and he will need to re-notice. Mrs. Wade moved to table the application and Mr. Coffey seconded the motion. The motion was carried by a unanimous voice vote of approval.

Mr. Mirabelli requested the appeal for the property located at 732 Second St. be carried until the February meeting.

Mr. McNamara have a short report about the Mastracola case.

Mr. Dayback gave the Board a presentation introducing the two new ordinances sent from the Borough Council for the Board's recommendations.

(1) The Stormwater management and control ordinance is similar to old ordinance except that it has more green infrastructure.

(2) Land Use – Accessory buildings two sheds now allowed on each property.

Ms. Sweeney thanked Mr. Dayback for the new shed ordinance. Councilman Andreuzzi and Mr. Hoadley spoke in favor of the new ordinance. Mr. Coffey moved to approve the ordinances and Ms. Hallam seconded the motion. The motion was carried by a unanimous voice vote of approval.

There being no further business Mr. Coffey made to close the meeting at 9:59 and Mrs. Wade seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo