

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, FEBRUARY 24, 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.

Mr. McNamara announced that this meeting is being held both live and electronically consistent with the guidelines and regulations issued the New Jersey Department of Community Affairs. Anyone participating in the meeting electronically who is not an applicant or a member of the Board will have the opportunity to speak with a wave or similar gesture you can use to be recognized and give your name for the benefit of the record. All witnesses are advised during the course of giving testimony, your audio and video must be on. The Board may not accept testimony if there is no video feed from the witness as required by the DCA guidelines issued last October.

Roll Call shows the following members were present virtually: Chairman Ken Connors, Mr. Lloyd Coffey, Mrs. Laurette Wade, Mr. Shannon Hoadley, Councilman Anthony Cavallo, Ms. Laura Hallam and Mr. Michael Murray. Councilman Louis Andreuzzi, Mr. Frank Wells, Ms. Bruna Devino, Ms. Elizabeth Sweeney, Patrick McNamara, Board attorney, and Madeline Russo, Board secretary were present in person in the Senior Room at Borough Hall. Councilman Cavallo is Mayor Cocuzza's Designee.

Ms. Hallam moved to approve the minutes of the previous meeting and Mr. Hoadley 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;

Roosevelt Donat 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 each 62 ½' x 100'. Requesting the following variances:

Minimum lot area of 6,250 sq ft for Lot 6 where 7,500 sq ft is required.

Minimum lot width of 62 ½ feet for Lot 6 where 75 feet is required.

Minimum lot frontage of 62 ½ feet for Lot 6 where 75 feet is required

Enkela Malellari, the Architect for the project was sworn in accepted as an expert. Ms. Malellari gave an overview of the property, describing the 125' by 100' lot. And sharing the screen introduced the following:

Visual showing two residences side by side.

Also showing a Floor plan for each floor.

Ms. Wade inquired if the plans of the two residences mirrored one another. The answer was yes, except for the interior. Ms. Diane Burgos, 808 Lorillard Ave asked if the side setbacks comply with the ordinance- the answer was yes it does comply.

Matt Flynn, John McDonough Associates 101 Gibraltar Dr., Morris Plains was sworn in, accepted as an expert and gave testimony. Mr. Flynn shared his screen to show a tax map revealing the lots in question and an aerial view of the area and a color-coded land use map. Showing the residential zone, the lot sizes, town houses in the area, etc.

Some of the benefits to the area including filling a vacant with a more residential building there are many similar sized lots in the area. This application meets the positive criteria outlined in the NJLUL A,D,G,I and N. As for negative criteria this subdivision will not create any effect of an adverse nature. The project will promote the overlying goal for Sandy recovery.

The Chairman inquired if any member of the Board has questions for the witness. The Chairman inquired if there was any member of the public who would like to ask questions of the witness. No one answered. Mr. McNamara inquired if there was member of the public on line with questions. No answer. Mr. Donat advised that there are no other witnesses.

Chairman asked for comments from the Board members. Mr. Wells stated that he thought the area will be enhanced by this project and the ratables will be good for the town. Councilman Andreuzzi remarked that the number of "C" variances have been minimized; front, side and rear yards are all met. Since there are no sidewalks on that street, is no need for sidewalks at this time as mentioned by Mr. Dayback last month. Instead a contribution should be made to the sidewalk fund.

The Chairman asked if anyone else had anything to say. No response. The Chairman thanked everyone for their time and patience with the application. He remarked about the applicants, residence and board all acted in a very professional manner. Mr. Wells moved to approve the application and Mr. Coffey seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Hoadley, Andreuzzi and Cavallo.

Diane Burgos 808 Lorillard Ave. did not realize her time to speak had past and the vote was being taken. She had some questions. She wanted to know why the subdivision was approved and will all subdivisions be approved now? The zoning/planning laws were explained to her by Mr. McNamara. Mr. McNamara explained that the Board hears different types of applications and that each application has to stand on its' own merit. =-0=-00=0=-0=-0=-0=-0=-

Ric Stryker stated that right after Sandy he was told that whatever existed can be rebuilt. He was upset that this was subdivided.

Representatives of the BRSA have requested the Board hear the following presentation: Bayshore Regional Sewerage Authority Power Resiliency Generation Project. The Board had received copies of this BRSA project prior to the meeting. The BRSA Executive Director, Peter Canal, Tom Petti, Principal Engineer, Joseph Frissora, and John Tabor both of HDR Engineering gave the presentation to the Board.

Mr. McNamara asked if there has been a wind study. Mr. Andreuzzi asked if then neighbors will be notified of the construction and then the monthly testing – will there be a meeting with the neighbors? Mr. Canal advised that the neighbors will be made aware of the project and their construction schedule. This building will be 1,000 feet from any residence. The generators will be tested once a month for approximately 30 minutes. Ms. Sweeney inquired if there needs to be an upgrade from NJNG? The upgrade will be done from the main.

Mr. Andreuzzi asked if there could be a Q&A for the public? He also inquired about the deliveries being made by heavy trucks and how they will affect they will have on our streets. Wanted to have before and after photos taken of the streets being that would be used by those trucks. Mr. Wells inquired about grants for the project. Mr. Canal stated that 90% of the project will be covered.

The chairman asked if anyone has any questions. Mr. Canal asked just how the Board would like the meeting with the public to take place. Mr. Andreuzzi requested that Mr. Howard and Mr. Dayback be kept in the loop. Mr. Canal said the BRSA will put a notice on their link to advise the public.

A resolution was introduced to the Board for Jeffrey Dunn for the property located at 918 Eighth St, lot 5 of Block 41. The following variances were approved: Section 13-10.4 f.1.(a) – Minimum lot area of 2,500 square feet where 7,500 square feet is required *pre-existing 2. Section 13-10.4 f.2.(a) – Minimum lot width of 25 feet where 75 feet is required *pre-existing 3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 25 feet where 75 feet is required *pre-existing 4. Section 13-10.4 f.7.(a) – Minimum side yard setback of 4 feet on both sides where a minimum of 8 feet with a total of 20 feet is required 5. 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 lot coverage is 32.64%. Mr. Coffey moved to approve and Mrs. Wade seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Andreuzzi, Cavallo and Hallam.

Mr. Wells moved to approve the resolution for James Gorman to act as the Board's conflict attorney and Councilman Andreuzzi seconded the motion. Voting yes: Connors, Wells, Coffey, Wade, Devino, Hoadley, Sweeney, Andreuzzi and Cavallo

There being no further business Mr. Coffey made to close the meeting at 9:10 and Ms. Devino seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo