

MINUTES OF THE MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, MAY 26, 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.

Roll Call shows the following members were present virtually: Chairman Ken Connors, Mrs. Laurette Wade, Mr. Shannon Hoadley, Ms. Laura Hallam, Ashley Brinn and Don Pepe, Board attorney. Mr. Frank Wells, Ms. Elizabeth Sweeney, Councilman Louis Andreuzzi and Madeline Russo, Board secretary were present in person in the Senior Room at Borough Hall. Ms. Bruna Devino, Mr. Lloyd Coffey, Mr. Michael Murray and Councilman Anthony Cavallo, were unable to attend.

Mr. Wells moved to approve the minutes of the previous meeting and Ms. Hallam seconded the motion. The Chairman asked if there were any additions or deletions. 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, Dennis Dayback: 415 Lorillard Avenue, 1102 Harris Avenue, 815 Park Avenue, 905 Eighth Street, 603 Poole Avenue, 212 Raritan Street, 503 Aumack Avenue, 1114 High Avenue, 122 Campbell Street, 336 Prospect Avenue; 22 Scholer Drive, 109 Campbell Street, 412 Union Avenue, 627 Park Avenue, 359 Park Avenue, 505 Union Avenue, 1204 High Avenue, 722 Seventh Street, Raritan Street, 143 Henry Street, 218 Herbert Street, 707 Prospect Avenue, 187 Morningside Avenue, 824 Ninth Street, 816 Eighth Street, 412 Union Avenue, 219 Broadway, 509 Stone Road, 910 Sixth Street, 312 Bayview Avenue, 208 Florence Avenue, 927 Second Street, 722 Seventh Street, 300 Orange Avenue, Block 203, Lot 1; 632 Bayview Avenue;

A resolution approving the application of Roberto & Jillian Lepore was introduced to the Board. The applicants of 331 Lorillard Ave., block 150 lot 26.02 were approved for a variance to construct an addition to an existing residence. Variances for the following were approved: Section 13-10.4 f.1.(a) – Minimum lot area of 5,750 sq ft where 7,500 sq ft is required. \*pre-existing. Section 13-10.4 f.2.(a) – Minimum lot width of 57.50 feet on Lorillard Avenue where 75 feet is required. \*pre-existing 3. Section 13-10.4 f.3.(a) – Minimum lot frontage of 57.50 feet on Lorillard Avenue where 75 feet is required \*pre-existing 4. Section 13-10.4 f.6.(a) – Minimum rear yard setback of 20 feet where 30 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 in any lot in the residential zone shall not exceed 25% of the total square footage of the lot as shown on the survey provided. 6. Section 13-5.33 - Driveways in the R-8 Zone district shall be

set a minimum of two feet from adjacent property lines unless adjacent property owners enter into an agreement for maintaining a joint driveway. The driveway as shown on the site plan appears closer than two (2) feet. \*pre-existing. Councilman Andreuzzi moved to approve the application and Ms. Sweeney seconded the motion. Voting yes: Connors, Wells, Wade, Sweeney, Andreuzzi and Hallam.

The resolution approving the application of Martin Christiana, was introduced to the Board. The applicant of the property located at 1109 Florence Ave, lot 1 of Block 60 stated that he purchased the residence with two driveways. The residence was built with two driveways against the code. Section 13-5.33, One driveway and one curb cut shall be permitted for lots with less than 100 feet of frontage the R-8 Residential Zone district. Since the subject property has a frontage less than 100 feet a second driveway is not permitted. Mr. Wells moved to approve and Councilman Andreuzzi seconded the motion. Voting yes: Connors, Wells, Wade, Sweeney, Andreuzzi and Hallam.

The Board was reminded of the invitation to participate in the Memorial Day Parade on May 29<sup>th</sup>.

There being no further business Ms. Hallam moved to close the meeting at 7:49 and Mr. Hoadley seconded the motion. The motion was carried by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo