

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
FEBRUARY 21, 2023 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.

SALUTE TO THE FLAG

ROLL CALL

_____ MR KENNETH CONNORS
_____ MR. FRANK WELLS
_____ MR. LLOYD COFFEY
_____ MS. BRUNA DEVINO
_____ MR. SHANNON HOADLEY
_____ MS. ELIZABETH SWEENEY

_____ COUNCILMAN LOUIS ANDREUZZI
_____ MAYOR CHARLES COCUZZA
_____ COUNCILMAN ANTHONY CAVALLO
_____ MS. LAURA HALLAM
_____ MR. MICHAEL MURRAY
_____ MR. RUSSELL NALICK

PATRICK MCNAMARA, Board Attorney
DENNIS DAYBACK, Zoning Official
ANDREW DENBIGH, Engineer
CAROLINE REITER, Planner
LAURETTE WADE, Secretary

MINUTES OF THE PREVIOUS MEETING

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

CORRESPONDENCE

B150, L26.02, 331 Lorillard Ave; B150, L17.01 & 20, 335 Lorillard Ave; B18, L19, 502 Dock St; B237, L3.01, 1200 Patterson Ave; B170, L6, 554 Ocean Ave; B48, L5, 719 Seventh St; B200, L51, 519 Central Ave; B169, L2, 610 & 612 Aumack Ave; B167, L14, 825 Highway 36; B40, L5 & 9, 934 Seventh St; B37, L5, 914 Center St; B149, L12, 340 Lorillard Ave; B200, L51, 519 Central Ave; B18, L19, 302 Dock St; B195, L16, 527 Cambridge Ave; B125, L16.01, 633 Poole Ave; B36, L1, 900 Fourth St; B214, L14, 814 Park Ave; B170, L6, 554 Ocean Ave; B19, L21, 300 Florence Ave; 709 Beachview Ave

PUBLIC HEARING

Harry Hoff, 342 Front Street (continued from December/January meeting) is applying to construct a new mixed use structure at the property located at **915 Union Ave, also known as Block 190 Lot 11**. Variances required:

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

RESOLUTIONS

Resolution 2023-01 Chairman Kenneth Connors

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

Resolution 2023-02 Attorney Patrick McNamara

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

Resolution 2023-3 Vice Chairman Shannon Hoadley

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

Resolution 2023-04 Secretary Laurette Wade

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

Resolution 2023-05 T & M Associates

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

Resolution 2023-06 Newspapers (Asbury Park Press & Star Ledger)

Motion to: _____ Moved by: _____ Seconded by: _____

Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

Resolution 2023-07 Schedule of meeting dates

Motion to: _____ Moved by: _____ Seconded by: _____
Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

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Resolution 2023-08 Conflict Attorney James Gorman
Motion to: _____ Moved by: _____ Seconded by: _____
Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

Resolution approving the application of Cheri and John Roche, 1104 Shore Road, who applied to subdivide the property located at 1104 Shore Drive, also known as Block 180, Lots 6, 7, 8 & 9. The subject property is a pre-existing 75' x 170' irregular non-conforming corner lot. The applicant proposed to create (2) lots, consisting of a non-conforming 75'x100' corner lot and a 75'x100' conforming interior lot. Variance relief is required for proposed lot 6.01. Minimum lot area of 7,500 SF where 10,000 SF is required. Minimum lot width of 75' where 100' is required. Minimum lot frontage of 75' where 100' is required.

Motion to: _____ Moved by: _____ Seconded by: _____
Connors ___ Wells ___ Coffey ___ Devino ___ Hoadley ___ Sweeney ___ Andreuzzi ___
Cavallo ___ Hallam ___ Murray ___ Nalick ___

BILLS AND VOUCHERS

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION NECESSARY

Civil Action Summons: Dubleski Custom Homes, LLC vs. Planning Board of the Borough of Union Beach

Civil Action Summons: Tony Medina vs. Borough of Union Beach Planning Board

Civil Action Summons: Harry Hoff vs. Borough of Union Beach Planning Board

Chairman Connors calls for a Motion to go into Closed Session at ___ P.M. in accordance with the Open Public Meetings Act, permitting the exclusion of the public from a meeting in certain circumstances. This action will be taken to discuss matters falling within attorney-client

privileges, specifically, pending or anticipated litigation, contract negotiations and matters of employment of public employees.

ADJOURNMENT

TIME: