

**REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY,
MAY 31, 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 STAR LEDGER 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

B132, L13, 49 Scholer Dr; B225, L2.02, L406 Beachview Ave; B14, L5, 421 Dock St; B15, L1.01, 603 Florence Ave; B48, L4.02, 707 Florence Ave; B237, L1, 1200 Patterson Ave (3); B14, L4, 419 Dock St; B14, L5, 421 Dock St; B61, L6, 136 Herbert St; B125, L8, 115 Newark Ave; B223, L&10, 821 Prospect Ave; B175, L17.02, 1641 Poole Ave; B233, L5, 814 Brook Ave; B67, L1&2, 508 Edmunds Ave; B171, L16, 631 Aumack Ave; B159, L5&5.01, 908 Spruce St; B237, L1, 1200 Patterson Ave; B218, L2, 800 Prospect Ave; B195, L6, 534 Jersey Ave; B165, L4, 428 Aumack Ave; B126, L3, 315 Stone Rd; B156, L4, 414 Park Ave; B36, L1, 900 Fourth St; B88, L1, 404 Campbell St; B39, L29, 924 Sixth St; B25, L6, 921 Fourth St; B127, L3, 6 Dibling St; B228, L9.01, 905 Harris Ave; B212, L15, 711 Park Ave; B37, L9, 935 Fifth St; B29, L9, 743 Front St; B133, L12, 8 Haug St; BluePoint Wind; B210, L25&26, 300-306 Union Ave (MCPB); B67, L1&2, 305 Edmunds Ave (FSCD); B185, L2, 900 Central Ave; B118, L6, 326 Broadway; B15, L1.01, 603 Florence Ave; B131, L9, 159 Morningside Ave; B21, L13, 821 Second St; B39, L14, 906 Sixth St;

B218, L20.02, 801 Bayview Ave; B179, L1, 1500 Union Ave; B228, L9.01, 905 Harris Ave; B228, L10, 907 Harris Ave; B85, L9, 131 Central Ave; B25, L6, 921 Fourth St;

PUBLIC HEARING

Deputy Ventures, 23 Deputy Minister Drive, Colts Neck, NJ is applying to for site plan approval to construct 3 buildings with 2 units each on the property located at **300-306 Union Ave, also known as Block 210, Lots 25 & 26**. This property is located in R-8 subject to the Commercial Corridor Redevelopment Plan as amended by Ordinance #2022-317. Property was previously approved (January 2022) for a mixed use (commercial/residential) project, however NJDEP prohibited the development of non-residential portions of mixed use buildings withing Coastal "A" Flood Zones. Variance Required:

Front Setback: 14.2' ft to deck & 13.5' to bay window where 15' is required.

Maximum building height of 34.3' where maximum of 30' is permitted.

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Seconded by:

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Cavallo ___ Hallam ___ Murray ___ Nalick ___

RESOLUTIONS

Resolution approving the application of Dubleski Custom Homes, LLC , Hazlet who appeared before the Board for a "Whispering Woods" hearing for a minor subdivision with variances. The property is located at **204 Morningside Avenue also known as Block 139, Lot 19 & 20**. This is part of the settlement reached in pre-trial litigation.

Motion to:

Moved by:

Seconded by:

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

Resolution approving the application of Mackus LLC, 18 Tall Woods Drive, Manalapan, NJ who applied for a certificate of prior non-conformance for the property located at **531-533 Morningside Ave, also known as Block 193, Lot 13**. The subject property is a 75'x100' conforming interior lot in the R8 Residential Zone. The property has one primary principal structure and an accessory building (garage) with exterior stairs to second floor apartment. In accordance with Section 13-10.4, R8 Residential Zone, single family dwellings only are permitted use. Section 143-5.8(f) No accessory building shall be used for residential purposes by any person or persons, including members of the family or occupants of the principal building or others employed on the premises. Section 13-5.8 (g) Detached accessory buildings shall not have exterior staircases that provide access to any attic space.

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: 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: