

RESOLUTION
Borough of Union Beach
Planning Board
In the Matter of Anton Duke
Application No UBPB-R1500
Decided on August 29, 2018
Memorialized on September 26, 2018
Minor Subdivision

WHEREAS, Anton Duke (hereinafter the “Applicant”) has made an application to the Borough of Union Beach Planning Board for a minor subdivision of the property located on the 717 and 725 Eight Street also known as Lots 16, 17, 18 and 19 of Block 53, on the Tax Map of the Borough, in the R-8 Residential Zone; and

WHEREAS, a public hearing was conducted on August 29, 2018; and

WHEREAS, the Applicant was represented by Mark Breitman, Esq.

NOW THEREFORE, the Planning Board makes the following findings of fact, based upon evidence presented at its public hearing, at which a record was made. The Applicant is the owner of the subject property. The property is 150 x 100 and the Applicant is requesting a minor subdivision of the one lot into two legal sized lots of 75 x 100 each with no variances required. He testified that he is seeking a two lot, fully conforming subdivision of the existing property.

Mr. Breitman introduced the following into evidence:

1. A-1 (2) Deeds to the property showing the Applicant as the owner,
2. A-2 Easements on property title search,
3. A-3, A-4 sketches of the proposed elevations for two homes to be built,
4. A-6 Floor plan for one house,
5. A-7 Floor plant for second house, and
6. A-8 BRSA letters.

The Applicant was sworn in and testified that he will have the survey redrawn to show the current property (as it exists). The Applicant will also supply a Grading Plan to the Building Department. There will not be any variances necessary when the buildings are built. The homes will have four bedrooms. The Applicant confirmed that he will post to the sidewalk fund. Applicant also confirmed that he will redo the signing block and will file by deed.

When the Chairman asked if there was anyone either for or against the application Mr. Joe McGrath, Code Enforcer, spoke to the Applicant about cleaning up the property. It was agreed that the Applicant, Mr. Duke, will meet with Mr. McGrath. Mr. Wells moved to approve the subdivision and Councilman Andreuzzi seconded the motion.

There were no members of the public who wanted to speak concerning the application.

NOW THEREFORE, the Planning Board makes the following conclusions of law, based upon the findings of fact. The Applicant before the Board seeks approval for a minor subdivision. The use is permitted in the zone. There is no need for bulk variance relief as described above.

Based upon the application, plans, reports and testimony placed before the Board, the Board finds that the applicant has met the minimum requirements of the Municipal Land Use Law, case law and City ordinances so as to grant the relief requested.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Union Beach that the application of Anton Duke for property located at the 717 and 725 Eight Street, also known as Lots 16, 17, 18 and 19 of Block 53 in the R-8 Residential Zone, requesting a minor subdivision as listed above is determined as follows:


1. Minor subdivision is granted pursuant to N.J.S.A. 40:55D-47.

IT IS FURTHER RESOLVED that the above approval is subject to the following terms and conditions:

1. Applicant shall clean up the yard in consultation with the Code Official.
2. The development of this parcel shall be implemented in accordance with the plans submitted and approved.
3. This approval is granted strictly in accordance with the subdivision prepared by Richard Karl Heuser, PE, PP, PLS, dated September 21, 2017.
4. The Applicant shall comply with all requirements and any subsequent reports with respect to this application or subsequent applications.
5. Payment of all fees, costs and escrow due or to become due. Any monies are to be paid within 20 days of said request by the Board Secretary.
6. Certification of taxes have been paid to the date of approval.
7. Monmouth County Planning Board and Soil Conservation District approval.
8. Municipal Board of Health approval, if required.
9. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official, an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
10. At least one week prior to the start of construction the Applicant shall meet with Borough code officials to insure all necessary permits and approvals have been secured.
11. The Applicant shall take all necessary dust and vermin controls during construction work on the property.

11. Subject to all other applicable rules, regulations, ordinances and statutes of the Borough of Union Beach, County of Monmouth, State of New Jersey or any other jurisdiction.

The undersigned secretary certifies the within decision was adopted by this Board on August 29, 2018 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on September 26, 2018.


Madeline Russo, Planning Board

FOR: 8
AGAINST: 0
ABSTAIN: 0

Board Member(s) Eligible to Vote:

✓ Charles Steiner, ✓ Frank Wells, ✓ John Moniz, ✓ Bruna Devino, ✓ Captain Farese, ✓ Councilman Louis Andreuzzi, ✓ Councilman Anthony Cavallo, ✓ Laurette Wade.