

MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON WEDNESDAY, MARCH 29, 2017 IN THE MUNICIPAL BUILDING, 650 POOLE AVENUE, UNION BEACH IN THE MUNICIPAL BUILDING

The regular meeting was called to order by Chairman Charles Steiner, 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: Mr. Charles Steiner, Mr. Frank Wells, Mr. Lloyd Coffey, Mrs. Carol Schultz, Ms. Bruna Devino, Mr. Kenneth Connors, Sgt. Gabriel Farese, Councilman Louis Andreuzzi, Councilman Anthony Cavallo, Mr. John Moniz. Also present: Bonnie Heard, T&M, Ric DeNoia the Board attorney and Mrs. Madeline Russo, the Board secretary. Mr. Shannon Hoadley, and Mayor Smith were unable to attend the meeting.

Mr. Moniz moved to approve the minutes of the previous meeting, Mr. Coffey seconded the motion. The motion was approved by a unanimous voice vote of approval.

The following correspondence was received From Freehold Soil Conservation Applications were cancelled for American Legion, 524 Front St., Kassimatism, 807 Third St, Mitchell c/o the Gateway Church of Christ, 705 Fourth St. Illegal soil disturbance letters sent to Fellini, 1004 Abby Rd., Middletown (708 Brook); CT property, 53 Chandler, Keyport (107 Campbell) Onacki, 546 Jersey Av (608 Edmunds), McEvoy, 8 Marc Dr, Matawan (706 Prospect). House lift only letter to Weston, 818 Center St. Non-exempt Onacki, 546 Jersey Av (608 Edmunds Av) Exempt letters to Sloan, 208 Florence Ave. Biamonte, 719 Union (702 Brook Ave) Penn Jersey Development (342 Bayview Av) and Thomson, 602 Edmunds Av.

The bill for Advertisement for the attorney and engineer in the amount of \$49.30 was introduced and a motion was made by Mr. Coffey to pay the Asbury Park Press. Mr. Wells seconded the motion. The motion was approved by a unanimous voice vote of approval.

Paul Mirabelli appeared before the Board representing Evangeline Gatmaitan, 299 West Twelfth St, NY. Ms Gatmaitan is the owner of the property located at 534 Front St. and known as lot 9.03 of Block 21 who has requested a site plan review of that property. The plan consists of a dental office on the first floor and two bedroom residence on the second floor with parking on the ground floor. There is an existing building which was previously used as Pluggy's Deli and Ralph's before that. The plan calls for that building is to be demolished. There are pre-existing variances requested: Lot area of 3006 sq. ft where 7500 is required; lot width 30 ft where 75 is required 30ft frontage where 75ft frontage is required; side

yard of 5 ft where 8 ft is required; rear yard of 26 ft where 30 ft is required; combined side yards of 10 where 20 ft is required (9 ft combined is pre-existing); insufficient parking.

Proof of service was found to be in order.

Mr. Paul Mirabelli presented the applicant, Ms. Gatmaitan who was sworn in and gave testimony. The dental office would be operating one or two days a week to be open for seniors. There will be one dentist, the owner and no other employees. Monday and Tuesday, practice limited to elderly patients. The residence which will be above the dentists' office will be occupied by the applicant. There will be a garage on the first floor and two spaces in front of the residence.

Mr. Richard Heuser, P.E., Professional Engineer, Planner and Land Surveyor, 307 Main St., Matawan was accepted as a professional and sworn in. He stated that there will not be any trucks (for deliveries) and one car owned by the property owner will be in the garage. The plan shows 10 evergreens as a buffer. Submitted into evidence A-1 Plan A-2 Zoning ordinance A-3 Pictures by R. Heuser (4 pages – each having 2 pictures) change page 2&3 to 534 Front St.

Councilman Andreuzzi made a motion to accept the application as complete conditional on subject of Architectural plans. Mr. Wells seconded the motion. Voting yes: Steiner, Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi and Moniz.

Ms. Heard inquired about disposal of medical waste. Ms. Gatmaitan stated that she will dispose of the medical waste and sharps at her dental office in Manhattan.

One objector, Mr. Mark Warner, 827 Second St. is against the building because he will lose his view.

Mr. Connors moved to carry the application until the April 26th meeting. Mrs. Schulz seconded the motion. Voting yes: Steiner, Wells, Coffey, Schultz, Devino, Connors, Farese, Andreuzzi and Moniz.

Under new business, Mrs. Teresa Lampmann was given a denial by the Zoning Official for her Home- Professional Office at 10 Haug St. referencing Section 13-9.4 of our Land Use ordinance. The Board does not find, Ms. Lampmann's application in violation of the statute. Her explanation of how many people, how many employees, etc are within the guideline of the statute and

therefore does not have any jurisdiction in this matter. So she doesn't need a variance.

There being no further business before the Board, Councilman Andreuzzi moved to close the meeting at 8:30 Sgt. Farese seconded the motion. The motion was approved by a unanimous voice vote of approval.

Respectfully submitted,

Madeline Russo