

**MINUTES OF THE REGULAR MEETING OF THE UNION BEACH PLANNING BOARD HELD ON
WEDNESDAY, APRIL 26, 2017 IN THE MUNICIPAL BUILDING , 650 POOLE AVENUE, UNION BEACH**

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, Mr. Kenneth Connors, Councilman Andreuzzi, Councilman Anthony Cavallo, Mr. Shannon Hoadley and Mr. John Moniz. Ms. Bruna Devino (arrived at 7:40). Also present: Ms. Bonnie Heard, T&M, Mr. Ric DeNoia, the Board attorney and Mrs. Madeline Russo the Board secretary. Mrs. Schultz and Sgt. Farese were unable to attend.

Mr. Coffey moved to approve the minutes of the previous meeting and Mr. Connors seconded the motion. The motion was carried by a unanimous voice vote of approval.

The following correspondence was received: from Freehold soil (exempt) Hoff, 900 Fourth St, Dietrick, 510 Shore Rd; (certification letter) A&J Associates, Holmel, 728 Brook Av.

Paul Mirabelli appeared before the Board representing Dr. Evangelinie Gatmaitan, 299 West Twelfth St., NY. Dr. 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 for that property. The plan consists of a dental office on the first floor and two bedroom residence on the second floor with parking garage on the ground floor. There is an existing building which was previously used as Pluggy's Deli.

At the March meeting Dr. Gatmaitan was sworn in and testified that the office would be in operation one or two days a week to be open for senior citizens. No other employees and the residence will be occupied by the applicant.

Mr. Richard Heuser PE, PLS of Matawan, was accepted as a professional and sworn in. In response to the engineers letter of March 21st, he stated that there will not be any trucks (for deliveries) and one car owned by the property owner will be in the garage. Mr. Heuser submitted into evidence A-1 Site Plan, A-2 Zoning ordinance A-3 Pictures taken by Mr. Heuser consisting of four pages, each having two pictures. Bonnie Heard of T&M Associates inquired about medical waste and Dr. Gatmaitan will dispose of the medical waste or sharps at her other dental office in Manhattan. The refuse and recycling will be stored indoors.

At the April meeting Paul Mirabelli introduced two pages of Architectural plans marked as A-4 and dated April 20th. Mr. Lou Moglino, Architect, Holmdel, NJ who was accepted as a professional and sworn in. He is proposing a two story mixed use building. Ground floor will be an over head Garage door and an elevator in the center. The first floor will be an office and medical storage and the second floor will have two bedrooms and two baths.

Mr. Heuser gave his responses to the T&M letter of April 20th. The new footprint will be smaller than the old and there will be a 25' set back. The other variance requirements approved were the pre-existing under sized 3,606 sq.ft. lot where 5,000 sq.ft is required in the Waterfront Commercial zone; the 20 ft wide buffer along all side and rear property lines is required – 10-13 ft. buffer in the rear and south side of the property are proposed; The sign will be one wall mounted sign 1ft sq. in area at an approximate height of 8.25 Where a sign height of four feet is allowed. Two parking stalls where 14 parking spaces area required.

Mr. Wells moved to approve the application with one note: The Board wanted to include in the resolution that if this were to become a full time dentist office it will be necessary for the new dentist to return to the Board to reexamine the parking issue. Councilman Andreuzzi seconded the motion .
Voting yes: Steiner, Wells, Coffey, Devino, Connors, Andreuzzi, Moniz, Cavallo. Abstaining: Hoadley

Board went into executive session at 8:10pm.

Mr. Coffey moved to close executive session at 8:40 pm and Mr. Connors seconded the motion. The motion was approved by a unanimous voice vote of approval. Councilman Andreuzzi moved to direct the secretary to contact the Zoning Officer with reference to the zoning applications. Councilman Cavallo seconded the motion. The motion was approved by a unanimous voice vote of approval.

There being no further business before the Board, Mr. Wells moved to close the meeting at 8:43. Councilman Cavallo seconded the motion. The motion was approved by a unanimous voice vote of approval.