

**RESOLUTION**  
**Borough of Union Beach Planning Board**  
**In the Matter of Corey Romanetz**  
**810 Seventh Street**  
**Block 43, Lot 8**  
**Initially Decided on September 25, 2024**  
**Bulk Variance relief**  
**Reconsideration Hearing Request**  
**And Withdrawal of Application**  
**Decided on December 16, 2024**

**WHEREAS,** Corey Romanetz (hereinafter the “Applicant”) has made an application to the Borough of Union Beach Planning Board for bulk variance relief at Property Tax Map Block 43, Lot 8 in the R-8 Zone; and

**WHEREAS,** a public hearing was held on September 25, 2024, after the Board determined it had jurisdiction to hear this application and the Applicant had standing; and

**WHEREAS,** the Applicant appeared before the Board without counsel; and

**NOW THEREFORE,** the Board makes the following findings of fact, based upon evidence presented at the aforesaid public hearing at which a record was made. The application before the Board seeks bulk variance relief for the subject property, which is a 25 foot by 100-foot non-conforming interior residential lot located on the west side of South Street in the R-8 Residential Zone. The Applicant provided a copy of a survey of the subject property, which shows the location of the proposed sunroom addition in relationship to the property line. The addition of the proposed sunroom does not further a setback violation in the direction of the extension. However, the addition of the sunroom will violate the total building coverage as per Borough Ordinance, thus triggering the need for variance relief.

In a letter dated July 9, 2024, from Dennis M. Dayback, of T & M Associates as zoning officer, he denied the application and referred the Applicant to bring this matter to this Board. At the hearing, Mr. Romanetz was sworn in and proceeded to describe the property that he purchased

it in March of 2022 and that he is a resident. He described it as a 3 bedroom 1 and a 1/2 bath house on a 25-100 foot lot and wish to enclose the back deck into a 3 season sunroom. He said there are plans to provide electric service to the sunroom. The rear setback will remain untouched.

Mr. Andrew Denbigh who is the Board Engineer, was sworn in at the outset of the proceedings along with the Applicant. He recommended that any curb/pavement damage would need to be fixed to the satisfaction of the Borough engineer to which Mr. Romanetz's agreed.

There were no members of the public who wished to ask any questions of the Applicant of the Board and its professionals. The vote to approve the bulk variance relief was 6 to 0.

Subsequent to this hearing, it came to the knowledge of several members of the Board and its professionals that the proposed sunroom, in fact, had been constructed without permits and was subject to an ongoing code enforcement action by the Borough. None of this information was presented to the Board or anyone else during the course of the September 25, 2024 proceedings. Accordingly, at the next regularly scheduled meeting of the Board, the Board deferred on taking any action following the conduct of a closed session for the particular purpose of discussing attorney-client communications and potential matters involving the property in question. The Board returned to public session and after brief discussion, instructed the Board attorney to advise Mr. Romanetz, that at the December 16th meeting of the Board, a public hearing would be held so that on this matter for further reconsideration by the Board, given the subsequent facts that have been ascertained since the hearing in question. Legal notice would need to be sent and published, and the Applicant was advised via e-mail and in-person of the conduct of this proposed hearing on December 16, 2024.

Subsequent to the Applicant receiving notice from the Board Attorney in an email to the Board Secretary, the Applicant advised that he was formally withdrawing the application and

would not seek to pursue the matter whether by amended application or by hearing to address the issues with regard to the work having been done without permits on the subject property. As such, the vote to be taken as set out in this Resolution is not to memorialize the prior action of the Board, but instead to memorialize that the Applicant has formally advised this Board that he will not proceed with this application. The action of the Board in this Resolution will be to render null and void the prior action taken by the Board. Based upon the evidence presented before it and documentation subsequently obtained, as well as the written statement of the Applicant, the Board finds that in this unique circumstance it has the legal authority to deem this application null and void without legal force and effect. Should any Applicant in the future come forward and seek any type of improvement(s) on the subject property, this Applicant will have to demonstrate to the Board that it can proceed without violating the doctrine of res judicata. The Applicant shall secure a demolition permit and remove the structure no later than ninety (90) days of the date of the adoption of this Resolution.

The undersigned Secretary certifies this Resolution was adopted by the Board on December 16, 2024 pursuant to N.J.S.A. 40:55D-10(g).

  
LAURETTE WADE, BOARD SECRETARY

FOR: Wells, Devino, Sweeney, Hallam, Murray, Dwyer

AGAINST: —

ABSTAIN: Coffey

Board Member(s) Eligible to Vote: ( )

\_\_\_ Wells    \_\_\_ Devino    \_\_\_ Coffey    \_\_\_ Hallam    \_\_\_ Hoadley    \_\_\_ Sweeney  
\_\_\_ Murray    \_\_\_ Connors    \_\_\_ Dwyer    \_\_\_ Roche    \_\_\_ Andreuzzi