

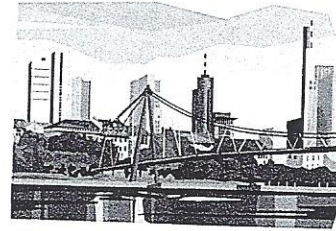
December 10, 2018

Land Use Board Agenda Revised
Beachwood Municipal Complex
1600 Pinewald Road

7:00PM

FLAG SALUTE:

CALL TO ORDER:



Pursuant to the applicable portions of the New Jersey Open Public Meetings Act, adequate notice of this meeting has been given. The schedule for this meeting of the Beachwood Land Use Board is listed in the Municipal Complex Building and delivered to the Asbury Park Press on December 27, 2017.

ROLL CALL MEMBERS PRESENT:

Tom Abramski ___ Ray DiBernardo ___ Councilman Cairns ___ Randy Martin ___ Tom Prince ___ David Raimann ___ Mayor Roma ___ Paul Swindell ___

Alternates: Alt. #1 Alex Thesing

Application:

Casa Nova Today LLC
200, 208, 212 Atlantic City Blvd
Block 2.16 Lots 3-5 B-1 Zone
Preliminary and Final Site Plan

The Board tabled this Application at the March 26, 2018 meeting until the May 14, 2018 meeting (without notice) so the applicants could revise their plans with all the concerns from the Board.

The applicant was not able to make the May 14, 2018 meeting so they re-noticed for June 25, 2018 meeting. That meeting was carried to August 13, 2018 and then carried again to October 22, 2018. At the October 22, meeting, this application was tabled to November 26, 2018, without notice. The November 26, 2018 meeting was postponed to December 10, 2018. (Casa Nova Today LLC re-noticed for the Dec. 10, 2018 meeting).

The subject property consists of Lots 3-5 within Block 2.16. The property is located within the B-1 Zone District and provides frontage along Atlantic City Boulevard which forms the eastern site boundary. The site is bounded to the north by Tiller Avenue and to the south by Beach Avenue. The adjacent lands to the west are developed with residential uses. The Applicant is proposing to remove two of the existing structures and construct an addition to the remaining structure resulting in a +/- 5,176 square foot commercial building. Site improvements are proposed including an asphalt parking area, new site entrances onto Atlantic City Boulevard, signage and minimal landscaping. Access to the site is also proposed from both Beach and Tiller Avenue.

Motion - Open to Public – Casa Nova Today LLC
Motion: _____ Second: _____
Approve: _____
Oppose: _____
Abstain: _____

Motion - Close to Public – Casa Nova Today LLC
Motion: _____ Second: _____
Approve: _____
Oppose: _____
Abstain: _____

Resolution 2018-53 Approve/Deny Casa Nova Today LLC to remove two of the existing structures and construct an addition to the remaining structure at 200, 208 and 212 Atlantic City Blvd. Block 2.16 lots 3-5.

Motion: _____ Second: _____
Approve: _____
Oppose: _____
Abstain: _____

Application:

George Puga
1324 Mermaid Ave
Block 9.09 Lot 13
Bulk Variance

The subject property consists of Lot 13 within Block 9.09. The property is located along Mermaid Avenue and is located within the RB Zone District. The existing lot is undeveloped. The Applicant is proposing to obtain a variance for construction of a 2 story single family dwelling on an undersized lot, resulting in a bulk variance relief.

Mr. Puga came before the Board regarding his application for bulk variance relief to build on an undersized lot on August 13, 2018. The application was tabled to October 22, 2018 without notice. Mr. Puga was not ready for the Oct. 22, meeting so he was carried over without notice to the November 26, 2018 meeting. The Nov. 26, meeting was postponed to December 10, 2018.

Open to the Public – Puga only

Motion: _____ Second: _____
Approve: _____
Oppose: _____
Abstain: _____

Close to Public – Puga only

Motion: _____ Second: _____
Approve: _____
Oppose: _____
Abstain: _____

Resolution 2018-54 Approve/Deny George Puga 1324 Mermaid Ave Block 9.09 Lot 13 Bulk variance to construct a Single Family Dwelling on an undersized lot (40 x 100).

Motion: _____ Second: _____
Approve: _____
Oppose: _____
Abstain: _____

Resolution 2018-55 Memorialize Amended Resolution 2017-24 Lot coverage variance is not needed as the driveway should not be included in the lot coverage calculations.

Motion: Second:
Approve:
Oppose:
Abstain:

Resolution 2018-56 Approve/Deny Meeting Minutes from October 22, 2018

Motion: Second:
Approve:
Oppose:
Abstain:

Resolution 2018-57 Approve/Deny Land Use Bill's List in the amount of \$3,421.00

Correspondence:
Motion: Second: Schiel
Approve
Oppose:
Abstain:

Correspondence:

Resignation letter from Cliff Schiel

RFP's for 2018 & sign out sheet

NJ Planner September / October

Ocean County Planning Board Minutes dated: August 15, September 5, September 19, One Beachwood Property Listed, October 3, October 17, and November 7, all 2018.

Motion - Open to the General Public

Motion: Second:
Approve:
Oppose:
Abstain:

Motion - Close to the General Public

Motion: Second:
Approve:
Oppose:
Abstain:

Motion - Adjourn Meeting

Motion: Second:
Approve:
Oppose:
Abstain: