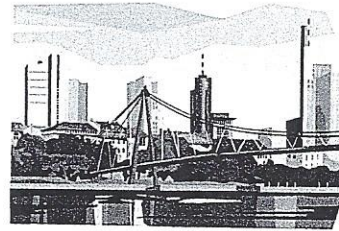


 **APPROVED**

March 25, 2019

Land Use Board Minutes
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, 2018.

ROLL CALL MEMBERS PRESENT:

Ray DiBernardo, Randy Martin, David Raimann, Paul Swindell, TJ Wrocklage

Alternates: Alt. #1 Alex Thesing

Absent: Abramski, Councilman Cairns, Chairman Prince, Mayor Roma

APPLICATION:

Hummel/Sylvester
448 Ship Ave
Block 1.38 Lot 15
Bulk Variance

The property in question is a rectangular lot located on the westerly side of Ship Avenue approximately 80 feet north of the intersection with Bowline Street. It is located in the R_B Residential Zone and has an area of 4,000 sf. The property is currently occupied by an existing shed and a wood fence. The Applicant proposed to construct a 1 story residential dwelling with a finished basement on the subject site. Single-family detached dwellings are a permitted use in the R-B Zone.

The applicants have applied to the Land Use Board of the Borough of Beachwood for variance relief to permit construction of a single family residential dwelling on the above referenced isolated undersized lot;

The applicants were represented by Harvey L. York, Esq.

The applicants seek variance relief as follows:

Lot area of 4,000 square feet provided, 8,000 square feet required,

Lot width, 40 feet provided, 80 feet required.

Side yard setbacks, 8 foot proposed, 10 foot required and combined site setbacks, 16 foot proposed, 20 foot required.;

Minimum distance between buildings, 11.7 feet proposed to the adjoining property owner's garage, 20 feet required.

Included in the applicants' application was a Plot Plan prepared by John W. Lord, PE, PLS, with KTP Consulting, LLC, of Brick, New Jersey, dated October 22, 2018, updated March 6, 2019; along with a set of Architectural Plans prepared by Walter J. Hessberger, RA, of Brick, New Jersey, dated September 24, 2018. In addition, the applicants submitted a Title Certification prepared by Harvey L. York, Esq., confirming that there has been no common ownership with adjoining properties.

The Applicants submitted the following Exhibits:

A-1: Buy/Sell letter to the owner of 440 Ship Avenue, Beachwood, New Jersey.

A-2: Buy/Sell letter to the owner of 452 Ship Avenue, Beachwood, New Jersey.

The applicants agreed to comply with the terms and conditions of the CME Engineering review letter dated February 25, 2019.

The applicants agreed to widen the driveway to 27 feet wide, to provide for parking of three vehicles, relocating the drainage basins closer to the dwelling.

The applicants agreed to provide drainage calculations to meet the approval of the Board Engineer.

Applicants' engineer, John Lord, PE, PP, testified in support of the requested variances, the lot area variance is required due to the fact that the applicants cannot acquire any additional property to make the lot conforming. The proposed 24 foot wide house requires 8 foot setbacks on each side, which is typical of houses in the neighborhood. Many similar houses have been built on 40 foot by 100 foot lots in Beachwood. The requested variance for insufficient minimum distance between buildings is required due to the fact that the garage on adjoining Lot 16 is was built too close to the property line. Mr. Lord testified that the benefits out way any possible detriments and that the three bedroom, one story house fits in with the character of the neighborhood and the intent of the Zoning Ordinances. Mr. Lord testified that there would be no negative impact and that the highest and best use of the vacant lot is to build a residential dwelling.

Open to the Public – 448 Ship only

Motion: Martin Second: Raimann

Approve: All in Favor

Oppose:

Abstain:

No Public Comment

Close to the Public – 448 Ship only

Motion: Wrocklage Second: DiBernardo

Approve: All in Favor

Oppose:

Abstain:

RESOLUTION 2019-21 Approve Hummel/Sylvester 448 Ship Ave Block 1.38 Lot 15 to construct a single family dwelling on an undersized lot (40x100), subject to the conditions that the applicants agreed to comply with, all representations placed on the record and with the submittal and subject to the applicants complying with all provisions of the Board's Engineer's letter dated February 25, 2019.

Motion: Raimann Second: Wrocklage

Approve: DiBernardo, Martin, Raimann, Wrocklage, Swindell, Thesing

Oppose:

Abstain:

RESOLUTION 2019-22 Annual Report N.J.S. 40:55D-70.1 provides as follows:

The board of adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The board of adjustment shall send copies of the report and resolution to the governing body and planning board.

Resolution 2019-22 Annual Reports - tabled again until the next meeting.

Motion: Raimann Second: Wrocklage
Approve: All in Favor
Oppose:
Abstain:

RESOLUTION 2019-23 Approve Meeting Minutes from March 11, 2019

Motion: Raimann Second: Wrocklage
Approve: All in Favor
Oppose:
Abstain: DiBernardo

RESOLUTION 2019-24 Approve Land Use Bill's in the amount of \$775.48

Motion: Raimann Second: Martin
Approve: All in Favor
Oppose:
Abstain:

Correspondence:

NJ Planner January / February

Land Use Applications 2010 Through 2018 Excel Spreadsheet
(Vice Chairman Swindell reviewed all correspondence)

Motion - Open to the General Public

Motion: Martin Second: DiBernardo
Approve: All in Favor
Oppose:
Abstain:

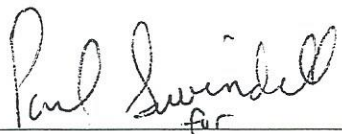
Motion - Close to the General Public

Motion: Martin Second: Raimann
Approve: All in Favor
Oppose:
Abstain:

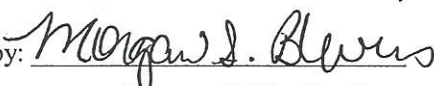
Motion - Adjourn Meeting

Motion: DiBernardo Second: Martin
Approve: All in Favor
Oppose:
Abstain:

Prepared by: M.S. Blevins


for

Tom Prince, Chairman

Attested to you by: 

Morgan S. Blevins, Secretary

MARCH 25, 2019

[illegible]