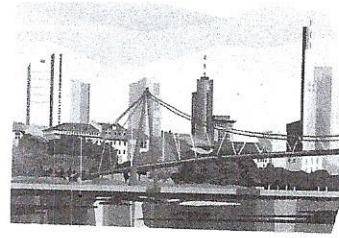


☒ APPROVED

March 26, 2018

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, 2017.

ROLL CALL MEMBERS PRESENT:

Tom Abramski, Ray DiBernardo, Councilman Cairns, Randy Martin, Tom Prince, David Raimann, Paul Swindel

Alternates: Alt. #1 Alex Thesing

Absent: Mayor Roma, Schiel

APPLICATION:

J.R. Henderson Labs LLC
123 Seaman Ave
Block 2.30 Lot 3 / B-1 Zone
Bulk Variance

David and Margaret Ellis, owners and operators of J. R. Henderson Labs, LLC, Block 2.30, Lot 3 a/k/a 123 Seaman Avenue,

The applicant has applied to the Land Use Board of the Borough of Beachwood for a rear yard setback variance of 19.5 ft. where a minimum rear yard setback of 25 ft. is required. The applicant has also requested a waiver from site plan review.

The applicant is proposing to add a rear addition to the existing structure to be utilized as a break room for the current business.

In support of the application, the applicant submitted a Survey entitled "Survey of Property, Block B30, Lots 7, 8, 9, 10, 11 & 12 Beachwood Borough, Ocean County, New Jersey" prepared by Stuart D. Christie, PLS of O'Donnell, Stanton & Associates, Inc. consisting of one (1) sheet dated October 9, 2017.

In addition, the applicant submitted the following exhibits:

A-1 Building Plans prepared by Tri-State Building Specialties.

A-2 Two photos of similar type additions built by Tri-State Building Specialties.

Stephen Ellis, a member of the applicant's family, testified that J. R. Henderson Labs currently employs approximately 16-17 employees and the current lunchroom is too small for their purposes. Mr. Ellis testified that the property constraints limits the location of the addition elsewhere on the property and that the proposed addition is in conformance with the neighborhood and consistent with zoning in the surrounding area.

Dominic Wronko, Project Manager for Tri-State Building Specialties, testified that the proposed 14' x 23'7" addition is located so that it will "square off" the back of the building.

The applicant agreed to comply with the terms and conditions of the T and M Engineering review letter dated January 22, 2018.

The applicant agreed that the deck and shed will be removed from the property. The applicant agreed to work with the Township Engineer for proper location of stormwater discharge from the roof leaders.

Motion - Open to Public – Henderson Labs LLC

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

No Public Comment

Motion - Close to Public – Henderson Labs LLC

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

Resolution 2018-18 Approve Henderson Labs LLC 123 Seaman Ave, to add a rear addition to the existing structure to be utilized as a break room for the current business with a rear yard setback of 19.25 ft where a minimum rear yard setback of 25 ft is required.

Request for site plan waiver was also granted.

Motion: Raimann Second: Swindell
Approve: Abramski, Cairns, DiBernardo, Martin, Prince, Raimann, Swindell, Thesing
Oppose:
Abstain:

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 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.

Representing Casa Nova Today LLC was Adam Pfeiffer, Esq and Brian Grant, Engineer.

Exhibits A1-color rendering of proposed site plan and A2-site plans, were entered into record.

All comments from the Land Use Board's Engineer (T & M) Letter, dated November 27, 2017 were addressed with no real resolve. A copy of that letter will be attached to the official minutes of March 26, 2018.

There were many concerns from the Board members; proposed size of the building, proposed setbacks, proposed parking including handicap, employee, and patron parking, possible amount of employees and patrons, paving, curbing and sidewalks, delivery and garbage trucks coming in and out of site, stormwater runoff and the amount of impervious cover, possible noise emissions, signage, lighting, turning movements in and out of the site with a new proposed access onto Atlantic City Blvd. The also Board had questions concerning the Department of Transportation. The applicant provided testimony that they have a "no interest" letter from the Department of Transportation that will be submitted for the next meeting.

The public portion of the meeting was conducted with the neighbors concerned for the proposed setbacks.

The Board tabled the Application until the May 14, 2018 Meeting (without notice) giving the applicants time to revise their plans with all the concerns from the Board.

Resolution 2018-19 Application for 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 is tabled to the May 14, 2018 meeting.

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

Resolution 2018-20 Memorialize Resolution 2018-10 East Coast Flag and Flagpole Partners to construct a parking lot on lot 7, block 2.40, within the RB (Residential) Zoning District. Approval is subject to the following conditions; complying with all provisions of the Board Engineer's letter dated January 22, 2018, submitting a site plan application to the Land Use Board for the construction of the parking lot and the consolidation of lot 7 and 8.

Motion: Abramski Second: Martin
Approve: Abramski, DiBernardo, Martin, Prince, Raimann, Swindell, Thesing
Oppose:
Abstain: Cairns

RESOLUTION 2018-21 Approve Meeting Minutes from March 12, 2018

Motion: Martin Second: Raimann
Approve: Abramski, DiBernardo, Martin, Prince, Raimann, Swindell, Thesing
Oppose:
Abstain: Cairns

Resolution 2018-22 Approve Land Use Bill's List in the amount of \$1,028.80

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

Correspondence:

Letter to Remington Vernick regarding a proposal to update the Master Plan
(Correspondence reviewed by the Chairman)

Motion - Open to the General Public

Motion: DiBernardo Second: Raimann
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: Raimann

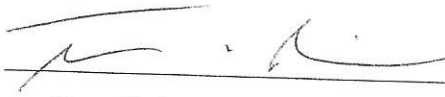
Second: DiBernardo

Approve: All in favor

Oppose:

Abstain:

Prepared by: M.S. Blevins



Tom Prince, Chairman

Attested to you by:



Morgan S. Blevins, Secretary