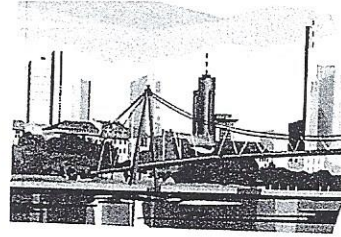


APPROVED

July 8, 2019

Land Use Board Minute  
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:**

Councilman Cairns, Randy Martin, Tom Prince, David Raimann, Paul Swindell, TJ Wrocklage

**Alternates:** Alt. #1 Alex Thesing

**Absent:** Abramski, DiBernardo, Mayor Roma

**APPLICATION**

John Kelly  
721 Ocean Ave  
Block 10.32 Lot 4  
Minor Subdivision

Diamond K Construction and Consulting, LLC, applicant, is the owner of certain property identified as Block 10.32, Lot 4 located at 721 Ocean Avenue, Beachwood. The applicant has applied to the Land Use Board of the Borough of Beachwood, County of Ocean, State of New Jersey for minor subdivision approval to subdivide the property into two (2) conforming lots. The existing dwelling will remain on proposed lot 4.02 while proposed lot 4.01 will be a vacant lot.

The applicant submitted the following information:

A. A copy of a Boundary and Topographic Survey of Existing Lot 4, Block 10.32 (1 sheet) prepared by John W. Lord, PE, PLS with Ramirez Engineering of Toms River, New Jersey dated December 7, 2018.

B. A copy of an Updated Boundary and Topographic Survey of Proposed Lot 4.01, Block 10.32 (1 sheet) prepared by John W. Lord, PE, PLS dated February 12, 2019.

C. A copy of an Updated Boundary and Topographic Survey of Proposed Lot 4.02, Block 10.32 (1 sheet) prepared by John W. Lord, PE, PLS dated February 12, 2019.

The applicant was represented by David Adamek, Esquire and testimony was provided by John Kelly, Construction Manager for the applicant. Mr. Kelly's son, John P. Kelly, III, is the sole member of Diamond K Construction and Consulting, LLC. Mr. Kelly testified that the applicant obtained demolition permits and removed part of the existing garage, the inground pool and slate paver patio and a portion of the driveway will be removed to be in conformance with lot coverage requirements. He testified that subdivision will be by deed, with the deeds being reviewed and approved by the board attorney and engineer prior to filing with the Ocean County Clerk's Office. A submission waiver was requested from the requirement of submitting



