

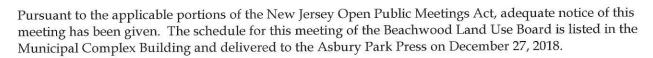
September 23, 2019

Land Use Board Minutes Beachwood Municipal Complex 1600 Pinewald Road

7:00PM

FLAG SALUTE:

CALL TO ORDER:



ROLL CALL MEMBERS PRESENT:

Tom Abramski, Ray DiBernardo, Randy Martin, Paul Swindell,

Alternates: Alt. #1 Alex Thesing

Absent: Councilman Carins, Chairman Prince, Raimann, Mayor Roma, TJ Wrocklage

APPLICATION

Jeffrey Jerman 1224 Pacific Ave Block 9.28 Lot 13 Bulk Variance

Jeffrey Jerman, applicant, is the owner of certain property identified as Block 9.28, Lot 13, 1224 Pacific Avenue, Beachwood, New Jersey.

Mr. Jerman has 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 (40 x 100).

The applicant's application included a plan entitled Variance Plan for Jeffrey R. Jerman, Block 9.28, Lot 13, Borough of Beachwood, Ocean County, New Jersey, prepared by William A. Stevens, P.E., P.P., bearing a latest revision date of July 30, 2019, a Boundary & Topographic Survey prepared by Steven Metelski, Jr., PLS, dated April 23, 2019, and an unsigned Architectural Plan prepared by Dario L. Pasquariello, R.A., dated July 31, 2019.

The applicant submitted the following Exhibits:

- A-1: Buy/Sell letter to the owner of Lot 14.
- A-2: Buy/Sell letter to the owner of Lot 12.
- A-3. Buy/Sell letter to the owner of Lot 6.
- A-4. Affidavit confirming there has been no common ownership with adjoining property owners.
- A-5. Enlarged copy of Variance Plan prepared by William A. Stevens, P.E., P.P.
- A-6. Architectural Plan prepared by Dario L. Pasquariello, R.A.
- A-7. Aerial photograph of the subject property and neighborhood.
- A-8. Photo board of the subject property and neighboring houses.

The applicant agreed to comply with the terms and conditions of the CME Associates review letter dated September 3, 2019, including submitting a revised Architectural Plan, to be signed and sealed by the Registered Architect preparing the Plan.

The applicant agreed to cut the square footage of the basement in half, having dimensions of 13 feet by 24 feet, and the applicant agreed to provide a Deed Restriction, prohibiting the basement to be used as living quarters.



The applicant agreed to widen the driveway to 18 feet wide, providing a setback of at least 2 feet from the property line. The applicant agreed to direct storm water runoff from the roof into the drywell, and the applicant agreed that the owner of the property is responsible for maintenance of the drywell system and it is not to be built upon. The applicant's Engineer, William A. Stevens, testified in support of the requested variances, as the variance is required due to the fact that the applicant cannot acquire any additional property to make the lot conforming.

The public portion of the hearing was lawfully conducted, and several neighboring property owners raised concerns about the size of the house, believing that a smaller ranch house would be more appropriate. They also raised concerns about drainage issues, parking and traffic in the area.

Based upon the testimony of the applicant and his Engineer, and the evidence received during the public hearing, a motion to approve the application was made, subject to the conditions that the applicant comply with all representations placed on the record and with the submittal, and subject to the applicant complying with all provisions of the Board Engineer's letter dated September 3, 2019.

RESOLUTION 2019-41 Approve Jeffrey Jerman 1224 Pacific Ave Block 9.23 Lot 13 Variance approval to construct a Single Family Dwelling on an undersized lot (40 x 100). Subject to the conditions that the applicant comply with all representations placed on the record and with the submittal, and subject to the applicant complying with all provisions of the Board Engineer's letter dated September 3, 2019.

Motion:

Swindell

Second: Martin

Approve: Martin, Swindell, Thesing Oppose: Abramski, DiBernardo

Abstain:

Motion Carries

RESOLUTION 2019-42 Approve Meeting Minutes from August 12, 2019

Motion: Abramski

Second: Thesing

Approve: All in Favor

Oppose:

Abstain: DiBernardo, Martin

Motion Carries

RESOLUTION 2019-43 Approve Land Use Bill's in the amount of \$828.98

Motion: Martin

Second: Abramski

Approve: All in Favor

Oppose: Abstain:

Motion Carries

Correspondence:

NJ Planner July/August

Motion - Open to the General Public

Motion: DiBernardo

Second: Martin Approve: All in Favor

Oppose:

Abstain:

No Public Comment

Motion - Close to the General Public

Motion:

DiBernardo

Second: Abramski

Approve: All in Favor

Oppose: Abstain: Motion - Adjourn Meeting

Second: Martin

Motion: DiBernardo Approve: All in Favor

Oppose: Abstain:

Prepared by: M.S. Blevins

Lwidel Attested to you by: Moran D. Belvin

Morgan S. Blevins, Secretary

LAND USE BOARD BILL'S LIST October 28, 2019

		JERMAN	ANNUAL LUNCHEON	MEMBERSHIP DUES	Applicant
		9.38			Block
		13			Lot
		ESCROW			Account
		CME	NJAPZA	NJPO	Payee
TOTAL		10/18/19	10/17/19	10/17/19	Date
\$	***************		6		
721.00		326.00	70.00	325.00	Amount
and the second s		19-01972	19-01958	19-01957	P.O. #