

**March 23, 2020**

Land Use Board Agenda  
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, 2019.

**ROLL CALL MEMBERS PRESENT:**

Tom Abramski, Councilman Cairns, Ray DiBernardo, Randy Martin, Tom Prince, David Raimann, Mayor Roma, Paul Swindell, TJ Wrocklage

**Alternates:** Vacant

**APPLICATION**

East Coast Flag & Flag Pole Inc.  
101 & 109 Pennant Ave  
Block 2.40 Lot 7.01 (formerly Lots 7 & 8)  
Use Variance and Preliminary and Major Site Plan

The property in question is an irregularly shaped tract located on the southwest corner of the intersection of Atlantic City Boulevard (Route 9) and Pennant Avenue. Former lot 7 is located in the R-B Single Family Residential Zone while former lot 8 is located in the B-1 General Business Zone. The property has an area of approximately 13,230 sf or 0.30 acres. Former lot 7 is occupied by a residential dwelling and a detached garage while former lot 8 is occupied by a 1 story masonry building housing the East Coast Flag & Flagpole Company along with on-site parking for 4 vehicles.

On March 26, 2018, the Borough of Beachwood Land Use Board memorialized Resolution 2018-10 which granted the Applicant a Use Variance to permit a parking lot on adjoining lot 7 ancillary to the Applicant's business on lot 8. The Use Variance was conditioned upon the existing dwelling on lot 7 being removed while the existing garage on lot 7 would remain and be used for storage. In addition, the Applicant agreed to plant additional shrubs along the neighboring property to provide a natural buffer. The resolution of approval further stipulated that no lighting was proposed and the construction details of the proposed parking area would be subject to a site plan application submitted to the Land Use Board.

The Applicant is now seeking Preliminary & Final Major Site Plan approval as stipulated in Resolution 2018-10. In addition, the Applicant proposes to demolish the existing garage on lot 7 and to construct a 30 ft by 40 ft pole barn storage building. As a result, the Applicant has requested Use Variance approval for this change.

The site plan drawings show that the Applicant proposes 9 head-on parking spaces, including 1 handicap accessible parking space, and a loading space along the Pennant Avenue site frontage. In addition, a stone storage area is proposed at the site which will be accessed via a 12 ft wide

driveway from Pennant Avenue at the westerly side of the site. The Applicant also proposes to relocate the existing dumpster to the southwest corner of the site and a 6 ft high vinyl fence is proposed along the northerly and westerly sides of the site.

**Open to the Public – East Coast Flag Pole only**

**Close to the Public – East Coast Flag Pole only**

**Motion - Resolution 2020-14** Approve/Deny East Coast Flag and Flag Pole Inc. for Preliminary & Final Major Site Plan approval as stipulated in Resolution 2018-10. In addition, the Applicant proposes to demolish the existing garage on lot 7 and to construct a 30 ft by 40 ft pole barn storage building. As a result, the Applicant has requested Use Variance approval for this change.

**Motion – Resolution 2020-15** Approve / Deny Request for Administrative Approval regarding Resolution 2018-46 – 1224 Spar Ave Block 6.41 Lot 13

**Motion - Resolution 2020-16** Approve/Deny Meeting Minutes from January 27, 2020 Re-organization meeting.

**Motion - Resolution 2020-17** Approve/Deny Land Use Bill's list in the amount of \$4,632.75

**Correspondence:**

Thank you letter to Alex Thesing  
Ocean County Planning Board Minutes dated January 15, 2020 February 5, 2020 and February 19, 2020, No Beachwood Properties Listed  
NJ Planner – January/February

**Motion - Open to the General Public**

**Motion - Close to the General Public**

**Motion - Adjourn Meeting**