

THE CHAIR RESERVES THE RIGHT TO REVISE
THE ORDER OF THE AGENDA AS NEEDED.

Borough of Beachwood Joint Land Use Board
1600 Pinewald Road
Beachwood, NJ 08722
732-286-6000 ext 220
AGENDA
November 23, 2020
7:00 p.m.

1. CALL REGULAR MEETING TO ORDER IMMEDIATELY FOLLOWING CAUCUS
2. FLAG SALUTE
3. CERTIFICATION OF COMPLIANCE - NJ Open Public Meetings Act: The time, date and location of this meeting was published in The Asbury Park Press on December 27, 2019. This meeting meets all the criteria of the Open Public Meetings Act.
4. CHAIRMAN'S STATEMENT: This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times. Your comments will be limited to 5 minutes per person and we ask that you do not repeat what a previous person/objector has already objected to or commented on other than to acknowledge agreement.
5. ROLL CALL OF MEMBERS AND CONSULTANTS:
Tom Prince
Tom Abramski
Councilman Cairns
Ray DiBernardo
Randy Martin
Tom Prince
David Raimann
Mayor Roma
Paul Swindell
TJ Wrocklage

ALTERNATES:

6. APPLICATION-

6A. Jeffrey R. Jerman Block 9.08 Lot 16

The Land Use Board Engineer has reviewed and approved all certified letters and notices as to their validity. A letter received by CME Associates dated October 23, 2020 was received by the Land Use Secretary. The letter states as follows:

- A copy of Variance Plan (1 sheet) prepared by William A. Stevens, PE, PP with Professional Design Services, LLC of Lakewood, New Jersey dated August 18, 2020.
- A Soil Erosion and Sediment Control Pan (1 sheet) prepared by William A. Stevens, PE, PP dated August 18, 2020.
- A copy of a Boundary & Topographic Survey (1 sheet) prepared by Steven Metelski, Jr., PLS with Professional Design Services, LLC dated June 19, 2020.
- A copy of an unsigned architectural plan (1 sheet) prepared by Dario L. Pasquariello, RA of Beachwood, New Jersey dated July 31 1 2019.
- A completed Land Use & Development Application.
- A completed Affidavit of Non-Collusion dated September 3, 2020.
- A completed Affidavit of Ownership dated September 3, 2020.

The property in question is a rectangular lot located on the westerly side of Longboat Avenue approximately 160 feet north of the intersection with Pine Street. It is located in the R-B Residential Zone and has an area of 4,000 sf. The property is currently vacant and wooded. The Applicant proposes to construct a 1-1/2 story single-family residential dwelling on the subject site. We note that detached single-family dwellings are a permitted use in the R-B Residential Zone.

We have reviewed this variance application and offer the following comments:

A. ZONING REQUIREMENTS (R-B Residential zone)

Zoning Item	Required	Proposed
Minimum Lot Area	81000 sf	4000 ft
Minimum Lot Width	80 ft	40 ft
Minimum Lot Depth	100 ft	100 ft
Min. Front Yard Setback	20 ft	20.0 ft
Min. Side Yard Setback	10ft	8.0 ft
Min. Side Yard Setback (Combined)	20 ft	16.0 ft
Min. Rear Yard Setback	30 ft	31.0 ft
Maximum Lot Coverage	30%	29.4%
	35 ft	23.33 ft
Maximum Building Height		
Maximum Number of Stories	2-1/2	1-1/2
Minimum Number of Parking Spaces	2	2
Min. Distance Between Buildings	20 ft	16.93 ft

* = Variance Required

B. GENERAL COMMENTS

1. As stipulated in Section 17-12.5a2 of the Beachwood General Ordinances, the Applicant must submit a Certificate of Taxes Paid from the Tax Collector's Office.
2. As stipulated in Section 17-12.5b5 of the Beachwood General Ordinances, the Applicant must submit a certified list of the property owners within two hundred (200') feet of the subject property.
3. As stipulated in Section 17-12.5c1 of the Beachwood General Ordinances, the Applicant must submit information in the form of a title report by an acknowledged title company or similarly constructed documents which clearly trace the chain of ownership from the adoption of the Zoning Ordinance which made the property nonconforming.
4. As stipulated in Section 17-12.5c3 of the Beachwood General Ordinances, the Applicant must submit verification from the Beachwood Sewerage Authority and Beachwood Water Department that potable water and sanitary sewer lines are available to the property or that alternative means are proposed for sewage disposal or potable water service.
5. The Applicant should address the Board regarding the following issues:
 - a) Certified offers to sell this lot or to purchase portions of adjoining lots at fair market value to eliminate the requested variances.
 - b) The reasons for the requested variances.
 - c) The makeup of the surrounding neighborhood and how the proposed dwelling conforms with respect to size, style and value.
 - d) The feasibility of reducing the size of the proposed dwelling to comply with the required side yard setbacks.
7. The Variance Plan shows that a 1-1/2 story dwelling is proposed which is incorrect. Based on the definition of "Story" in the Beachwood General Ordinances, the proposed dwelling is classified as a 2 story dwelling. Therefore, the Variance plan must be revised accordingly.

8. It shows on the Variance Plan that a 600 gallon dry well is proposed in the rear yard to accommodate the roof runoff. Based on our review, we find that the following items must be addressed:
 - a) A soil boring and permeability test must be performed in the location of the dry well to ensure that the system will function as designed.
 - b) It shows on the Drywell with Overflow and Roof Inlet detail that a minimum separation of 2 ft is proposed from the bottom of the dry well to the seasonal high water table. The detail must be revised to show that the 2 ft separation must be provided to the bottom of the stone below the dry well.
 - c) It shows on the Drywell with Overflow and Roof Inlet detail that the storage volume in the dry well is 106.6 cf and the storage volume in the stone is 20 cf. The Applicant must submit calculations to demonstrate how these volumes were determined.

C. RECOMMENDATIONS

Based on our review of the submitted information, we recommend that this application be deemed **conditionally complete** for consideration by the Land Use Board subject to the applicant complying with all applicable notification requirements as set forth in the Borough of Beachwood Ordinances and the Municipal Land Use Law. **In addition, at least 10 days prior to the public hearing, the Applicant must submit to the Board the information requested in General Comments #1, 2, 3 & 4 above. Failure to submit this information will result in the application being deemed incomplete and carried to a future meeting.**

Should the Board reach a favorable decision on this application, any approval should be conditioned upon the following:

1. Submission of a Variance Plan and/or architectural drawings that have been revised to reflect any Board directed changes.
2. Application to and approval from the Borough Building Department prior to any clearing, demolition or construction.
3. Payment of all required fees.
4. Verification of real estate tax payment.
5. Receipt of approvals and compliance with all permit conditions from any Federal, State, County or local regulatory agency having jurisdiction over this application.

Open to the Public –

Close to the Public –

Motion:

Second:

Roll Call:

Correspondence: None

BOARD MEMBERS:

ALTERNATE MEMBERS:

Tom Abramski
William Cairns
Ray DiBernardo
Randy Martin
Tom Prince
David Raimann
Ron Roma
TJ Wrocklage
Paul Swindell

PROFESSIONALS:

Robert Ulaky, Esq.

Borough of Beachwood Joint Land Use Board
September 28, 2020

John Hess, PE, CME

7. BUSINESS OF THE BOARD: None
8. RESOLUTIONS:
9. BILL LIST APPROVAL- \$3,814.70
10. APPROVAL OF MINUTES: September 28, 2020
Motion:
Second:
Roll Call:
11. OLD BUSINESS:
12. NEW BUSINESS:
13. OPEN MEETING FOR GENERAL PUBLIC FORUM
14. LITIGATION / EXECUTIVE SESSION:
15. ADJOURN