

December 12, 2022

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road

7:00PM



CALL TO ORDER

The Land Use Board Secretary, Gabrielle Napolitano called the meeting to order at 7:00 pm.

FLAG SALUTE:

The Flag Salute was led by the Chairman of the Land Use Board, Tom Prince.

SUNSHINE LAW:

Ladies and Gentlemen, 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 Borough of Beachwood's Land Use Board posted on the Bulletin Board located in the Municipal Complex and transmitted to the Asbury Park Press January 16, 2021.

The Chairman, Tom Prince, read the Chairman's Statement as follows:

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.

ROLL CALL MEMBERS PRESENT:

Present: Tom Abramski, Randy Martin, Tom Prince, Paul Swindell, and TJ Wrocklage

Professionals Present for the Municipality: Mr. Robert Ulaky, ESQ from the firm of Dasti, Murphy, Connors and Ulaky

Absent: Councilman Cairns, John Hess from CME Associates, Michael Mandica, David Raimann, and Mayor Roma

Alternates: Vacant

APPLICATIONS: None

BUSINESS OF THE BOARD:

The Land Use Board's attorney, Mr. Bob Ulaky, explained the ordinance authorizing and encouraging electric vehicle supply and service equipment (EVSE) and make-ready parking spaces.

On a motion by Mr. Wrocklage, seconded by Mr. Martin, with everyone present in favor the meeting was opened for public comment.

Hearing no one wishing to be heard a motion to close to the public was entertained.

On a motion by Mr. Swindell, seconded by Mr. Wrocklage, with everyone present in favor the public comment portion of the meeting was closed.

On a motion by Mr. Prince, seconded by Mr. Wrocklage, with all in favor, the model ordinance in contingency with the recent state law was approved for recommended adoption as it is in compliance with the Borough's Master Plan.

APPROVAL OF MINUTES:

On a motion by Mr. Martin, seconded by Mr. Prince, with everyone present in favor the Minutes from the November 28, 2022 meeting were approved.

RESOLUTIONS:

A. RESOLUTION #2022-17

**RESOLUTION OF THE LAND USE BOARD OF
THE BOROUGH OF BEACHWOOD, COUNTY OF
OCEAN, STATE OF NEW JERSEY,
MEMORIALIZING THE GRANT OF VARIANCE
APPLICATION FOR PROPERTY KNOWN AS
BLOCK 9.10, LOT 7 AKA 1317 OCEAN AVENUE,
BOROUGH OF BEACHWOOD, NEW JERSEY**

Mr. Tom Prince questioned the Land Use Board attorney, Mr. Bob Ulaky per the wording in the aforementioned resolution. He wanted to assure it specifically stated a single-family dwelling with no basement, and Mr. Ulaky confirmed as it was based on the plans submitted.

On a motion by Mr. Abramski, seconded by Mr. Wrocklage, with everyone present in favor Resolution #2022-17 was approved.

B. RESOLUTION #2022-18

**RESOLUTION OF THE LAND USE BOARD OF
THE BOROUGH OF BEACHWOOD, COUNTY OF
OCEAN, STATE OF NEW JERSEY,
MEMORIALIZING THE DENIAL OF A MINOR
SUBDIVISION AND VARIANCE APPLICATION
FOR SHAUL MOSHE SUGAR FOR PROPERTY
KNOWN AS BLOCK 10.33, LOT 13 AKA 744
OCEAN AVENUE, BOROUGH OF BEACHWOOD,
NEW JERSEY**

Prior to the memorialization of Resolution #2022-18, Mr. Ulaky added that Mr. Sugar's attorney sent an email request for another review of their application. Mr. Tom Prince denied, as did the other board members present, including Mr. Wrocklage.

On a motion by Mr. Wrocklage, seconded by Mr. Abramski, with everyone present in favor Resolution #2022-18 was approved.

OPEN TO PUBLIC:

On a motion by Mr. Wrocklage, seconded by Mr. Abramski, with everyone present in favor the meeting was opened for public comment.

Brian Budney, the recent homeowner of 1359 Pacific Avenue, provided the Land Use Board with a Citizen Leadership Form. He served on Flemington's Land Use Board for a total of 11 years, and is interested in becoming involved in the Borough.

CLOSE TO PUBLIC:

On a motion by Mr. Wrocklage, seconded by Mr. Abramski, with everyone present in favor the public comment portion of the meeting was closed.

BILL LIST:


On a motion by Mr. Wrocklage seconded by Mr. Abramski, with everyone present in favor the Bill's List in the amount of \$2,392.50 was approved.

The Chairman of the Land Use Board, Mr. Tom Prince, wanted to wish everyone a very Merry Christmas and a happy and healthy New Year.

On a motion by Mr. Wrocklage, seconded by Mr. Martin, with everyone present in favor the meeting was adjourned at 8:15 pm.

Respectfully Submitted


Gabrielle Napolitano, Board Secretary


Tom Prince, Chairman