

**December 13, 2021**  
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 7:02 pm.

**FLAG SALUTE:**

The Flag Salute was led by the Vice Chairman of the Land Use Board, Paul Swindell.

**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, The Star Ledger, and to the Borough website on Friday, December 18, 2020 and Tuesday, January 5, 2021.

The Vice Chairman, Paul Swindell, 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, Michael Mandica, David Raimann, Randy Martin, Paul Swindell, TJ Wrocklage

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

Absent: Councilman Cairns, Tom Prince, Mayor Roma

Alternates: Vacant

**RESOLUTION #2019-53AA: At the November 8<sup>th</sup> meeting, on a motion by Mr. Prince, seconded by Wrocklage, with everyone present in favor the resolution shall be amended and memorialized to reflect the updated business hours of 7am to 9pm and delivery hours of 8am to 5pm.**

**BILL LIST:**

On a motion by Mr. Wrocklage seconded by Mr. Martin, with everyone present in favor the Bill's List in the amount of \$2,811.45 was approved.

**APPROVAL OF MINUTES:**

On a motion by Mr. Wrocklage, seconded by Mr. Swindell, with everyone present in favor the Minutes from the November 8, 2021 meeting were approved with the amendment of the attendance record for John Hess.

Abstain: Tom Abramski

**OPEN TO PUBLIC:**

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.

**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.

Mr. Abramski stepped down from the board, and Mr. Mandica joined the meeting for the quorum.

**APPLICATION: Abramski Properties LLC – Use Variance & Preliminary/Final Major Site Plan – 1201 Halliard Ave – Block 5.51 Lot 1**

Abramski Properties LLC's attorney presented the use variance and preliminary/final major site plan regarding block 5.51 lot 1, also known as 1201 Halliard Avenue. Stephen Kotzas, the applicant's attorney, introduced himself as well as the engineer of the project, Carolyn Feigin. 1201 Halliard Avenue is located in the B2 zone at the end of Halliard Avenue and Pinewald Road, with an area of approximately 12,000 square feet. The lot is currently wooden and vacant, and is proposed to store gravel, sand, and equipment after clearing the trees and adding gravel. The application also proposes a fence around the lot, however, it is not likely to be constructed immediately. The engineer confirmed that there would be aggregate under the gravel to prevent runoff. Abramski's professionals explained that nothing else can be built on this lot within the building envelope. The reason for a use variance is because there is no principal use associated with the accessory use of the parking lot. Mr. Kotzas inquired if there would be any detriment to the public good or Master/Zoning Plan, and Ms. Feigin denied any. Mr. John Hess, Land Use Board Engineer, was in agreement with all comments made in reference to his review letter. Mr. Abramski of 1127 Spar Avenue confirmed this lot would require no signs, no trash pick-up, or lighting. Mr. Kotzas confirmed the approval from the Ocean County Planning Board, and noted the pending approval from the Ocean County Soil Conservation. Mr. Ulaky, Land Use Board Attorney, questioned Mr. Hess regarding the requested design waivers. Mr. Hess confirmed that these waivers can be granted. Mr. Swindell questioned the existence of vehicles on the property. Mr. Wrocklage spoke in reference to the fence and type of stone to be used for construction.

On a motion to open to the public by Mr. Wrocklage, seconded by Mr. Martin, with all present in favor the above application was open for discussion.

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


On a motion to close to the public by Mr. Wrocklage, seconded by Mr. Martin, with all present in favor the above application was dismissed.

On a motion to approve the use variance and preliminary/final major site plan application by Mr. Raimann, seconded by Mr. Wrocklage, with all in favor the application was approved.

On a motion by Mr. Wrocklage, seconded by Mr. Raimann, with everyone present in favor the meeting was adjourned at 7:27 pm.

Respectfully Submitted

  
Gabrielle Napolitano, Board Secretary

  
Paul Swindell, Vice Chairman