

December 14, 2020

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road



7:00PM

CALL TO ORDER

The interim Planning and Zoning Board Secretary, Kathryn Hutchinson called the meeting to order at 7:03 pm.

FLAG SALUTE:

The Flag Salute was led by the Chairman of the Planning and Zoning Board, Tom Prince.

SUNSHINE LAW:

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 annual notice of meetings, posted on the bulletin board located in the Municipal Complex, transmitted to the Asbury Park Press and the Municipal Website on December 27, 2019.

The Chairman, Mr. 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, Councilman Cairns, Ray DiBernardo, Randy Martin, Tom Prince, David Raimann, Paul Swindell, TJ Wrocklage

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

Absent: Mayor Roma

Alternates: Vacant

APPLICATION

Armindo and Lisa Amador – 738 Cranberry Road - Block 5.08 Lot 3

The applicants, Armindo and Lisa Amador, are the property owners of 738 Cranberry Road. They are interested in the addition of a 10x15.5 foot sun room with windows. The three season sun room will be placed on top of the existing deck which is 3 feet high on the property. The representative of the building, Dominic Wronko, explained that the plot plan shows the existing deck is suitable to carry all loads of the sun room. After much discussion and review, the board concluded that there is additional information needed. Beginning with a review of the continued occupancy certificate followed by any and all permits for this address, Mr. and Mrs. Amador were instructed to file an OPRA request to see if the existing deck was ever included in the original plans of the construction of the house. The board stressed they could not make any decision on the building of this sun room until further evidence was received and reviewed. Mr. and Mrs. Amador are to return with this information at the next Land Use Board meeting that will be held on Monday, January 25, 2021.

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

Motion: Mr. DiBernardo

Second: Mr. Wrocklage

ROLL CALL VOTE ON ADJOURNING APPLICATION UNTIL JANUARY 25TH MEETING:

AYES: Abramski, Cairns, DiBernardo, Martin, Prince, Raimann, Swindell and Wrocklage

NAYS:

ABSTAIN:

RESOLUTIONS:

Jeffrey Jerman

On a motion by Mr. Wrocklage, seconded by Mr. Abramski, with everyone present in favor the Resolution for Block 9.08 Lot 16 was approved as written.

ROLL CALL VOTE ON APPROVAL OF RESOLUTION:

AYES: Abramski, DiBernardo, Prince, Swindell and Wrocklage

NAYS:

ABSTAIN: Cairns, Martin, and Raimann

BILL LIST:

On a motion by Mr. Prince, with everyone present in favor the first bill in the amount of \$168.00 was removed from the 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 \$1,190.00 was approved.

APPROVAL OF MINUTES

On a motion by Mr. Wrocklage, seconded by Mr. Swindell, with everyone present in favor the Minutes of the November 23, 2020 meeting were approved.

RE-ORGANIZATION MEETING

The Re-Organization Meeting was scheduled and approved for Monday, January 11th.

2021 SCHEDULE

The meeting schedule for the 2021 Land Use Board concluded as the 2nd and 4th Monday of every month, except for July and August where the summer schedule will reflect only the second Monday. The second meeting in December was also removed.

APPOINTMENTS

Board members were reminded that terms were ending at the end of this month. Re-appointment letters are necessary to continue.

OPEN TO PUBLIC:

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

CLOSE TO PUBLIC:

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

On a motion by Mr. Martin, seconded by Mr. Wrocklage, with everyone present in favor the meeting was adjourned at 7:41 pm.

Respectfully Submitted


Gabrielle Napolitano, Board Secretary


Tom Prince, Chairman