

January 23, 2023

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 7:12 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 Re-Organization Meeting of the Borough of Beachwood's Land Use Board posted on the Bulletin Board located in the Municipal Complex and transmitted to The Star Ledger, the Asbury Park Press, and to the Borough website on December 16, 2022.

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: Michael Mandica, Randy Martin, Tom Prince, Paul Swindell, and 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: Tom Abramski, Councilman Komsa, David Raimann, and Mayor Roma

Alternates: Vacant

APPLICATIONS:

A. IK Mason Management – Bulk Variance Application – 432 Ensign Avenue – Block 1.27 Lot 10

The applicant's attorney presented the bulk variance application for block 1.27 lot 10, also known as 432 Ensign Avenue. The applicant's engineer explained the similarities the proposed dwelling would consist of throughout the surrounding residential dwellings. A two-story dwelling with a two-car garage and three parking spots in total was anticipated. The variance requested is necessary in regards to the lot width, 40ft is proposed whereas 80ft is required, lot area, 4,000 is proposed whereas 8,000 square feet is required, and the combined side yard setback, 16ft is proposed whereas 20ft is required. An aerial photo of the property was submitted as A1, and the buy-sell letters were noted as A2. The attorney explained that one of the two property owners nearby responded to the letter with their disinterest in buying the above-mentioned property. The study room shown on the plans was not favorable of the board members. In efforts of compromise, the Chairman of the Board, Mr. Prince, offered to eliminate the wall in this room and make it completely open to assure another bedroom is not added. Mr. Prince also suggested an additional five to seven feet of stone is added because of the lack of parking available in town. The applicant and his professionals agreed to add an additional gravel parking space in the front of the dwelling, 7 ft from the edge of paving. The Applicant agreed to grade the property to ensure that no storm water will be discharged onto the adjoining properties, and assured the air conditioning condenser will be located in the rear yard.

Mr. Prince addressed the builder in terms of being respectful to the neighbor's properties while conducting work. The applicant assured the Land Use Board that his construction will cause no detriment to the neighborhood, and explained he provides a dumpster at every site in order to remain considerate.

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. Swindell, with all present in favor the above application was closed for discussion.

On a motion to approve the bulk variance application at 432 Ensign Avenue with the conditions agreed upon by Mr. Swindell, seconded by Mr. Wrocklage, with all in favor, the application was approved.

B. IK Mason Management – Bulk Variance Application – 529 Ensign Avenue – Block 1.17 Lot 3

The applicant's attorney presented the bulk variance application for block 1.17 lot 3, also known as 529 Ensign Avenue. The variance requested is necessary in regards to the lot width, 40ft is proposed whereas 80ft is required, lot area, 4,000 is proposed whereas 8,000 square feet is required, and the combined side yard setback, 16ft is proposed whereas 20ft is required. The applicant proposed to construct a 2-story single-family residential dwelling on a slab. The dwelling will have 3 bedrooms and a 1 car garage. In addition, parking for 2 vehicles is proposed in the driveway in front of the garage. The attorney explained that neither of the adjoining neighbors responded to the buy-sell letters sent. Similar to their previous application, the applicant agreed to provide an additional gravel parking space in the front of the dwelling, 7 ft from the edge of paving. The applicant also agreed to provide soil borings and permeability test to be submitted for the review and approval of the Board Engineer. The property will be graded to ensure that no storm water will be discharged onto the adjoining properties. The plans will be modified to show the den area converted to an "open" room, removing the wall that is shown on the plans, and the air conditioning condenser will be located in the rear yard.

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 closed for discussion.

On a motion to approve the bulk variance application at 529 Ensign Avenue with the conditions agreed upon by Mr. Wrocklage, seconded by Mr. Swindell, with all in favor, the application was approved.

BUSINESS OF THE BOARD:

On a motion to approve the 2022 Zoning Board annual report by Mr. Martin, seconded by Mr. Swindell, the annual report was approved by all members present.

BILL LIST:

On a motion by Mr. Wrocklage seconded by Mr. Mandica, with everyone present in favor the Bill's List in the amount of \$1,572.00 was approved.

APPROVAL OF MINUTES:

On a motion by Mr. Swindell, seconded by Mr. Wrocklage, with everyone present in favor the Minutes from the December 12, 2022 meeting were approved.

On a motion by Mr. Swindell, seconded by Mr. Martin, with everyone present in favor the Minutes from the January 9, 2023 meeting were approved.

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.

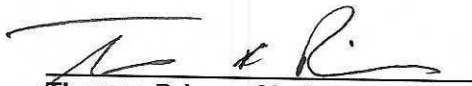
CLOSE TO PUBLIC:

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

On a motion by Mr. Wrocklage, seconded by Mr. Swindell, with everyone present in favor the meeting was adjourned at 7:45 pm.

Respectfully Submitted


Gabrielle Napolitano, Board Secretary


Thomas Prince, Chairman