

**April 11, 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 7:03 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, 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: Tom Prince, Tom Abramski, Councilman Cairns, 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: Michael Mandica, David Raimann, Mayor Roma

**Alternates:** Vacant

**APPLICATION:**

**a. Eric & Ann Cicerello – Bulk Variance Application – 38 Locker Street – Block 2.42 Lot 1**

Mr. Eric Cicerello is the owner and applicant of block 2.42 lot 1, also known as 38 Locker Street. He addressed the board seeking variance relief regarding the lot coverage. With permit to construct an eighteen foot by twenty-eight foot garage, the lot coverage would be 60.7%, whereas 30% is the maximum. The applicant testified the proposed garage is to be used for storage of cars, dirt bikes, lawn equipment, and tools. No hazardous chemicals or flammable materials will be kept. New stone will be placed around the garage, and the siding will match the current siding of the house. Lastly, Mr. Cicerello agreed to have an engineer perform soil borings and prepare a drainage system for roof drains to be connected to the drywells. These drawings will be submitted to the Land Use Board Engineer, Mr. John Hess, for review and approval.

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

**On a motion to approve this application by Councilman Cairns, with the drainage plan design information submitted for review, seconded by Mr. Abramski, the application was approved.**

**b. Gregory Viscomi – Bulk Variance Application – 1400 Neptune Avenue – Block 9.03 Lot 9**

Gregory Viscomi, owner and applicant of block 9.03 lot 9 also known as 1400 Neptune Avenue, addressed the Land Use Board regarding the fence on his corner property. He and his family currently have a four foot, 50% open fence and hope to replace the fence around his property with a six foot vinyl privacy fence. The Chairman, Mr. Tom Prince, suggested a ten foot setback from the property line along Pine Street. Mr. Wrocklage noted the placement of the stop signs on the heavily trafficked area of Pine Street. Along with Mr. Prince's suggestion, the board agreed to allow the applicant to extend the fence fifty feet from the rear of the property line toward the front of the house.

**On a motion to open to the public by Mr. Wrocklage, seconded by Councilman Cairns, 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.**

**On a motion to approve the fence variance application by Mr. Prince, with a ten foot setback off the Pine Street property line and allowance of a fifty foot extension from the rear property line toward the front, seconded by Mr. Martin, with all in favor the application was approved.**

**RESOLUTION #2022-10**

**RESOLUTION OF THE LAND USE BOARD OF THE  
BOROUGH OF BEACHWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, MEMORIALIZING THE GRANT  
OF VARIANCE APPLICATION TO WILLIAM AND  
ASHLEIGH BRITTON FOR PROPERTY KNOWN AS  
BLOCK 5.09, LOT 1.01, A/K/A 753 CRANBERRY ROAD,  
BOROUGH OF BEACHWOOD, NEW JERSEY**

**On a motion by Mr. Swindell, seconded by Mr. Martin, with everyone present in favor Resolution #2022-10 was approved.**

**Abstain: Tom Abramski and Councilman Cairns**

**BILL LIST:**

**On a motion by Councilman Cairns seconded by Mr. Wrocklage, with everyone present in favor the Bill's List in the amount of \$2,677.80 was approved.**

**APPROVAL OF MINUTES:**

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

**Abstain: Tom Abramski**

**OPEN TO PUBLIC:**

**On a motion by Councilman Cairns, seconded by Mr. Swindell, with everyone present in favor the meeting was opened for public comment.**

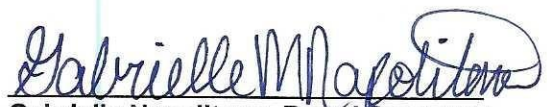
**Hearing no one wishing to be heard a motion to close to the public was entertained.**

**CLOSE TO PUBLIC:**

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

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

Respectfully Submitted

A handwritten signature in blue ink that reads "Gabrielle Napolitano". The signature is fluid and cursive, with the first name being more prominent.

Gabrielle Napolitano, Board Secretary

A handwritten signature in blue ink that reads "Paul Swindell for". The signature is cursive and includes the word "for" at the end.

Tom Prince, Chairman