

May 23, 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 Assistant 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 January 16, 2022.

The Assistant 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, Councilman Cairns, Michael Mandica, Randy Martin, David Raimann, 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: Tom Prince and Mayor Roma

Alternates: Vacant

APPLICATION: Anna Lisa Russo-Scholer – Bulk Variance Application – 833 Ocean Avenue – Block 10.25 Lot 3

The owner and applicant of 833 Ocean Avenue, Anna Lisa Russo-Scholer, addressed the Land Use Board in reference to the bulk variance application submitted. She purchased the house in 2016, and now wishes to expand the house from a one bedroom and one bathroom. With the appropriate additional funding, her and her family hope to increase the living space through front and rear construction of the dwelling. This addition would add value to the home and is aesthetically pleasing while still keeping the integrity of the home. The variance requested is for the lot coverage as 31% is proposed where 30% is required, and a rear yard setback of 10 feet where 30 feet is required. The application was approved subject to a fifteen rear yard setback compromise along with the air-conditioner condenser being located in the rear yard. Additionally, the applicant's engineer's soil boring and drainage system for roof drains are to be connected to drywells and the design is to be submitted for review and approval of the Land Use Board Engineer. The applicant's engineer is to confirm the discharge of runoff does not go onto the adjoining properties. Mr. Swindell inquired about the location of the air conditioning unit and Mr. Mandica noted the placement behind the house in the corner by the existing back bedroom. Mr. Martin requested the additional yardage for the rear setback. Mr. Wrocklage questioned the sundeck positioning.

On a motion to open to the public by Mr. Wrocklage, seconded by Mr. Raimann, 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. Raimann, 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, the updated location of the air conditioning unit, and the increased rear yard setback to fifteen feet, seconded by Mr. Wrocklage, the application was approved.

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 \$174.00 was approved.

APPROVAL OF MINUTES:

On a motion by Mr. Raimann, seconded by Mr. Martin, with everyone present in favor the Minutes from the May 9, 2022 meeting were approved.

Abstain: Paul Swindell

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.

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

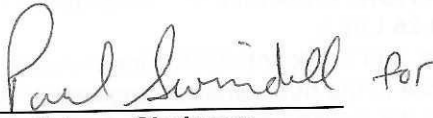
CLOSE TO PUBLIC:

On a motion by Councilman Cairns, seconded by Mr. Abramski, 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 7:15 pm.

Respectfully Submitted


Gabrielle Napolitano, Board Secretary


Tom Prince, Chairman