June 13, 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 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 Abramski, Michael Mandica, Randy Martin, Tom Prince, and Paul Swindell,

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, David Raimann, Mayor Roma, and TJ Wrocklage

Alternates: Vacant

APPLICATION: Zietek Woodtech, LLC – Minor Subdivision Application – 741 Leeward Avenue – Block 3.10 Lot 1
Peter Loffredo represented the applicant, Zietek Woodtech LLC, in regards to the minor subdivision application at 741 Leeward Avenue. The vacant lot currently consists of 20,000 square feet of vacant land. The applicant proposed to divide the lots into two lots containing 10,000 square feet. All setbacks and requirements will be met even with this subdivision. William Stevens, the applicant's engineer, spoke on the creation of the conforming, oversized lots. He presented Exhibit A1, an aerial photograph of the location. He noted that all necessary approvals were granted, and agreed to all comments from the Land Use Board Engineer's review letter. Mr. Prince assured that the applicant understood the corner property would have two front yards, thus having to follow those zoning regulations.

On a motion to open to the public by Mr. Martin, seconded by Mr. Prince, with all present in favor the above application was open for discussion.
Curt Brower, the owner of 744 Surf Avenue, presented a few questions to the board and applicant. He wanted to assure the dead trees and invasive vines would be taken care of. He questioned the type of house to be built, and the environmental impact construction like this would have on the species habituating in the lot. The owner of 92 Maple Street, Kristin Cheripka, was curious to know about the noise ordinance for construction work in the Borough.

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

On a motion to re-open to the public by Mr. Abramski, seconded by Mr. Swindell, with all present in favor the above application was re-open for discussion.
The owner of 800 Surf Avenue, Yvonne Christian, objected to the minor subdivision completely. She protested that one single-family dwelling one the lot would be acceptable, but two homes on the two lots would be unacceptable. The Land Use Board Attorney, Mr. Ulaky, provided his legal advice to the Board, as they cannot deny this application which would create two conforming lots.

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

On a motion to approve this application by Mr. Mandica, subject to the conditions listed in CME's review letter dated May 4, 2022, seconded by Mr. Swindell, the application was approved.

RESOLUTION: Resolution #2022-13

RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF BEACHWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, MEMORIALIZING THE GRANT OF A VARIANCE APPLICATION TO ANNA LISA RUSSO-SCHOLER FOR PROPERTY KNOWN AS BLOCK 10.25, LOT 3, A/K/A 833 OCEAN AVENUE, BOROUGH OF BEACHWOOD, NEW JERSEY

On a motion by Mr. Martin, seconded by Mr. Swindell, with everyone present in favor Resolution #2022-13 was approved.
Abstain: Tom Prince

BILL LIST:
On a motion by Mr. Swindell seconded by Mr. Abramski, with everyone present in favor the Bill's List in the amount of $3,093.84 was approved.

APPROVAL OF MINUTES:
On a motion by Mr. Swindell, seconded by Mr. Martin, with everyone present in favor the Minutes from the May 23, 2022 meeting were approved.
Abstain: Tom Prince

OPEN TO PUBLIC:
On a motion by Mr. Swindell, 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. Swindell, seconded by Mr. Abramski, with everyone present in favor the public comment portion of the meeting was closed.

On a motion by Mr. Abramski, seconded by Mr. Mandica, with everyone present in favor the meeting was adjourned at 7:22 pm.

Respectfully Submitted

Gabrielle M Napolitano

Gabrielle Napolitano, Board Secretary

Paul Swindell for

Tom Prince, Chairman