

June 27, 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 6:57 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, Randy Martin, David Raimann, 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: Councilman Cairns, Michael Mandica, Tom Prince, and Mayor Roma

Alternates: Vacant

APPLICATION: Johanna Hoyer – Minor Subdivision Application – 625 Cable Avenue – Block 11.02 Lot 5.01

On behalf of the applicant, Mr. Stephan Leone, Ms. Hoyer's attorney, presented a minor subdivision application to the Land Use Board. The application proposed two conforming lots, one with a dwelling and the other vacant. Ms. Hoyer's engineer, Stewart Challoner, noted the minimum lot area required is 8,000 square feet. They proposed one lot with 9,900 square feet and the other with 10,100 square feet. The professionals noted the deed was submitted and accepted by the Board. Mr. Ulaky, the Land Use Board's attorney, confirmed the applicant agreed to comply with the comments received in CME's review letter dated May 25, 2022. Mr. Wrocklage questioned the applicant on why the vacant lot was proposed to be oversized. The applicant's engineer emphasized the vacant lot would at some point be built on. Additionally, Ms. Hoyer currently resides in the dwelling on the non-vacant lot.

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 dismissed.

On a motion to approve this application by Mr. Raimann, seconded by Mr. Wrocklage, the application was approved.

RESOLUTION: Resolution #2022-14

RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF BEACHWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, MEMORIALIZING THE APPROVAL OF A MINOR SUBDIVISION APPLICATION TO ZIETEK WOODTECH, LLC FOR PROPERTY KNOWN AS BLOCK 3.10, LOT 1 A/K/A 741 LEEWARD AVENUE, BOROUGH OF BEACHWOOD, NEW JERSEY

On a motion by Mr. Martin, seconded by Mr. Swindell, with everyone present in favor Resolution #2022-14 was approved.

Abstain: David Raimann and TJ Wrocklage

BILL LIST:

On a motion by Mr. Raimann seconded by Mr. Abramski, with everyone present in favor the Bill's List in the amount of \$1,432.50 was approved.

APPROVAL OF MINUTES:

On a motion by Mr. Martin, seconded by Mr. Swindell, with everyone present in favor the Minutes from the June 13, 2022 meeting were approved.

Abstain: David Raimann and TJ Wrocklage

OPEN TO PUBLIC:

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

On a motion by Mr. Raimann, seconded by Mr. Wrocklage, with everyone present in favor the meeting was adjourned at 7:10 pm.

Respectfully Submitted


Gabrielle Napolitano, Board Secretary


Tom Prince, Chairman