

June 28, 2021

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 6:58 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, The Star Ledger, and to the Borough website on Friday, December 18, 2020 and Tuesday, January 5, 2021.

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, Paul Swindell, TJ Wrocklage

Professionals Present for the Municipality: Mr. Robert Ulaky, ESQ from the firm of Dasti, Murphy, Connors and Ulaky

Absent: Councilman Cairns, David Raimann, Mayor Roma

Alternates: Vacant

APPLICATION: Thomas Abramski 1120 Halliard Avenue – Block 5.56 Lots 3, 4, 5, 6, 8

Before the Applicant's attorney, Harvey York, began his testimony, board member Tom Abramski was asked to remove himself due to his relationship with the Applicant. Harvey York then proceeded with his statement for the preliminary and final major site plan and use variance application. Mr. York introduced Mr. Mark Zelina as the Applicant's engineer to help support his case. The location where this warehouse is being proposed is located on the northwest corner of Pinewald Road and Halliard Avenue. There is already an existing building on one of the lots which will be removed when construction begins. That building is currently nonconforming, but will conform with the Borough's standards once it is rebuilt. The warehouse will be able to rent up to eight different units. The professionals insisted there would be no adverse impact on the adjoining properties to the left of the proposed warehouse. Mr. York went on to note that a use variance is required simply because of the shape of the lot and the need for additional drainage. The professionals assured the signage would comply with the Borough's ordinances. The Applicant went on to note that he asked the owner of Lot 7 to purchase the property, but his offer was declined. The Board's Chairman, Tom Prince, questioned the location of the building from the chain link fence as well as the positioning of the HVAC equipment. The professionals assured that none of that equipment would be on the ground or the rear of the building. Mr. Prince requested they run the black top to at least the first driveway, where the driveway opening starts. Mr. Zelina and Mr. York agreed and accepted the change

requested by Mr. Prince. Mr. Swindell asked why the construction of this warehouse would require an additional stormwater basin. Mr. Zelina explained that the current basin would be insufficient to handle the water off of the warehouse building. The variance was approved by a majority vote. The major site plan application was also approved, with the conditions of compliance to the Board engineer's review letter and Mr. Prince's request of the extension of the blacktop to the first curb for emergency vehicle access.

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.

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. Swindell, seconded by Mr. Martin, with all present in favor the above application was dismissed.

On a motion to approve the use variance with the changes listed above by Mr. Swindell, seconded by Mr. Prince, with all in favor the use variance was approved.

On a motion to approve the bulk variance application with the changes listed above by Mr. Wrocklage, seconded by Mr. Swindell, with all in favor the application was approved.

BUSINESS OF THE BOARD:

On a motion by Mr. Wrocklage, seconded by Mr. Abramski, with everyone present in favor of the amendment to the Borough's Master Plan, the updated Storm Water Pollution Prevention Plan was approved.

On a motion by Mr. Swindell, seconded by Mr. Wrocklage, with everyone present in favor of the amendment to the Borough's Master Plan, the updated Storm Water Management Plan was approved.

The Zoning Board's annual report for 2020's variance list was reviewed by the board members.

BILL LIST:

On a motion by Mr. Martin, seconded by Mr. Wrocklage, with everyone present in favor the Bill's List in the amount of \$3,893.00 was approved.

APPROVAL OF MINUTES

On a motion by Mr. Wrocklage, seconded by Mr. Swindell, with everyone present in favor the Minutes from the May 10, 2021 meeting were approved.

ABSTAIN: Michael Mandica

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

On a motion by Mr. Swindell, seconded by Mr. Martin, with everyone present in favor the meeting was adjourned at 7:36 pm.

Respectfully Submitted


Gabrielle Napolitano, Board Secretary


Tom Prince, Chairman

Handwritten signature: *John M. ...*