

June 8, 2020

Land Use Board Minutes  
Beachwood Municipal Complex  
1600 Pinewald Road

7:00PM



**FLAG SALUTE:**

**CALL TO ORDER:**

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 Beachwood Land Use Board is listed in the Municipal Complex Building and delivered to the Asbury Park Press on December 27, 2019.

**ROLL CALL MEMBERS PRESENT:**

Tom Abramski, Councilman Cairns, Ray DiBernardo, Randy Martin, Tom Prince, David Raimann, Mayor Roma, Paul Swindell, TJ Wrocklage

**Alternates:** Vacant

**Absent:** Councilman Cairns, Martin, Mayor Roma

**APPLICATION**

East Coast Flag & Flag Pole Inc.  
101 & 109 Pennant Ave  
Block 2.40 Lot 7.01 (formerly Lots 7 & 8)  
Use Variance and Preliminary and Major Site Plan

The property in question is an irregularly shaped tract located on the southwest corner of the intersection of Atlantic City Boulevard (Route 9) and Pennant Avenue. Former lot 7 is located in the R-B Single Family Residential Zone while former lot 8 is located in the B-1 General Business Zone. The property has an area of approximately 13,230 sf or 0.30 acres. Former lot 7 is occupied by a residential dwelling and a detached garage while former lot 8 is occupied by a 1 story masonry building housing the East Coast Flag & Flagpole Company along with on-site parking for 4 vehicles.

On March 26, 2018, the Borough of Beachwood Land Use Board memorialized Resolution 2018-10 which granted the Applicant a Use Variance to permit a parking lot on adjoining lot 7 ancillary to the Applicant's business on lot 8. The Use Variance was conditioned upon the existing dwelling on lot 7 being removed while the existing garage on lot 7 would remain and be used for storage. In addition, the Applicant agreed to plant additional shrubs along the neighboring property to provide a natural buffer. The resolution of approval further stipulated that no lighting was proposed and the construction details of the proposed parking area would be subject to a site plan application submitted to the Land Use Board.

The Applicant is now seeking Preliminary & Final Major Site Plan approval as stipulated in Resolution 2018-10. In addition, the Applicant proposes to demolish the existing garage on lot 7 and to construct a 30 ft by 40 ft pole barn storage building. As a result, the Applicant has requested Use Variance approval for this change.

In support of his application, the applicant has submitted the preliminary and final major site plan drawings, survey and other documentation referred to in the February 3, 2020 review letter of CME Associates.

James Kuhl, owner and operator of East Coast Flag & Flagpole Partners, testified that the proposed pole barn would be for storage of flagpoles and would not be used for residential purposes. He further testified that a few customers could come to the site on a regular basis and the proposed 9 spaces are sufficient as the employees and business vehicles would be parked on the gravel area by the pole barn. He further testified that a six-foot-high privacy fence will be installed in lieu of shrubbery and the fence will properly screen the trash dumpster.

The applicant's engineer, Douglas Klee, P.E., testified in support of the requested variances and design waivers, supplying testimony supporting special reasons for granting of the use variance and testifying that the proposal is substantially the same as the previously approved use variance which can be granted without substantial detriment to the public good and it will not substantially impair the intent and purpose of the zone plan and zoning ordinances. In addition, Mr. Klee testified that sufficient parking is provided, and the setback variances are pre-existing conditions. The lot coverage variance request is de minimis and the proposed 12-foot-wide driveway is sufficient for the proposed use. Mr. Klee further testified that the 9 proposed parking spaces are sufficient for the intended use of the property and that the 12-foot-wide driveway is also sufficient for the proposed use.

The applicant agreed to comply with the terms and conditions of the CME Associates review letter dated February 3, 2020.

The applicant agreed that the pole barn will not be used for residential purposes and that no dumpster pickup will occur prior to 9:00 a.m.

The public portion of the hearing was lawfully conducted, and no public comment was received.

**Motion - Resolution 2020-14** Approve East Coast Flag and Flag Pole Inc. for Preliminary & Final Major Site Plan approval as stipulated in Resolution 2018-10. In addition, the Applicant proposes to demolish the existing garage on lot 7 and to construct a 30 ft by 40 ft pole barn storage building. As a result, the Applicant has requested Use Variance approval for this change.

Motion: Abramski Second: Wrocklage

Approve: Abramski, DiBernardo, Prince, Raimann, Wrocklage, Swindell

Oppose:

Abstain:

Motion carries, application approved

## **APPLICATION**

Lisa & Armindo Amador  
738 Cranberry Rd.  
Block 5.08 Lot 3.02  
Bulk Variance

The property in question is an irregularly shaped lot which fronts on the westerly side of Cranberry Road, the easterly side of Locust Road and the southerly side of Evergreen Way. We note that Evergreen Way is a 20 ft wide unimproved paper street. It is located in the R-B Residential Zone and has an area of 30,255 sf. The property is currently occupied by a 2-story residential dwelling with an attached deck and a shed. The applicant proposes to construct a 17 ft x 37 ft inground swimming pool in the front yard. We note that swimming pools are a permitted accessory use in the R-B Zone.

The applicants seek variance relief for construction of a 17' x 37' inground swimming pool in the front yard, as the property has double frontage.

The applicants, along with their representative, Richard Rosa of Integrity Pools, submitted a Pool Plot Plan, Survey and other documents referred to in the May 4, 2020 review letter of CME Associates. The applicants and their representative testified that the backyard is too small to locate the pool and that the



The public portion of the hearing was lawfully conducted, and no public comment was received.

Motion: Abramski Second: Wrocklage  
 Approve: Abramski, DiBernardo, Prince, Raimann, Wrocklage, Swindell  
 Oppose:  
 Abstain:  
 Motion carries, application approved

Motion: Raimann  
 Approve: All in Favor  
 Oppose:  
 Abstain  
 Motion carries, request approved

Motion: Wrockalge  
 Approve: All in Favor  
 Oppose:  
 Abstain

Second: Raimann

Motion: Abramski  
 Approve: All in Favor  
 Oppose:  
 Abstain

Thank you letter to Alex Thesing  
Ocean County Planning Board Minutes dated January 15, 2020 February 5, 2020, February 19,  
2020, March 4, 2020, April 1, 2020, April 15, 2020, May 6, 2020 and May 20, 2020 One  
d Beachwood Properties Listed  
NJ Planner – January/February & March April  
(Chairman Prince reviewed all correspondence)

Motion:	Raimann	Second: Wrocklage
Approve:	All in Favor	
Oppose:		
Abstain:		

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**Motion - Close to the General Public**

Motion: Raimann

Second: Wrocklage

Approve: All in Favor

Oppose:

Abstain

**Motion - Adjourn Meeting**

Motion: Raimann

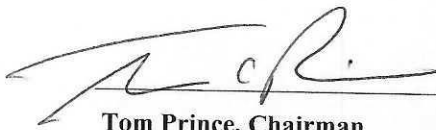
Second: Wrocklage

Approve: All in Favor


Oppose:

Abstain

**Prepared by: M.S. Blevins**

  
Tom Prince, Chairman

Attested to you by:

  
Morgan S. Blevins, Secretary