

July 11, 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 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, David Raimann, Mayor Roma, and Paul Swindell

Alternates: Vacant

APPLICATION: RLK Homes LLC/Ross Paradise – Bulk Variance Application – 824 Anchor Avenue – Block 3.18 Lot 9

The applicant's attorney, Brayndi Grassi, from the law firm of Peter Loffredo represented the bulk variance application regarding the undersized lot at 824 Anchor Avenue. The application required a variance for the lot area, lot width, side setbacks, rear yard setback, maximum lot coverage, and the distance between buildings. Both the buy-sell letters to the adjacent property owners and a photo board of the houses in the neighborhood were marked as exhibits for the Board's reference. Mr. Ross Paradise of RLK Homes LLC noted one buy-sell letter received no response, one responded "no interest", and the other was unclaimed. John Lord, the applicant's engineer, testified in support of the variances requested for the isolated undersized lot, testifying that the property would be zoned into inutility if the variances were denied; the proposed ranch dwelling fits into the character of the neighborhood and the setback variances are required to construct a dwelling that is more conforming than a 20-foot-wide dwelling that would be permitted. The residential use is the best use for the property and the application meets the general purpose and intent of zoning. Tom Prince, the Chairman of the Land Use Board, questioned if the basement would be used for storage only. The applicant noted he told his architect to mirror the changes and requests the Board made for RLK Homes' previous application at 744 Anchor Avenue.

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

On a motion to approve this application by Mr. Wrocklage, subject to the conditions listed in CME's review letter dated June 7, 2022, seconded by Mr. Abramski, the application was approved.

RESOLUTION: Resolution #2022-15

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 JOHANNA HOYER FOR PROPERTY KNOWN AS BLOCK 11.02, LOT 5.01 A/K/A 625 CABLE AVENUE, BOROUGH OF BEACHWOOD, NEW JERSEY

On a motion by Mr. Abramski, seconded by Mr. Mandica, with everyone present in favor Resolution #2022-15 was approved.
Abstain: Tom Prince

BILL LIST:

On a motion by Mr. Wrocklage seconded by Mr. Martin, with everyone present in favor the Bill's List in the amount of \$2,067.06 was approved.

APPROVAL OF MINUTES:

On a motion by Mr. Abramski, seconded by Mr. Wrocklage, with everyone present in favor the Minutes from the June 27, 2022 meeting were approved.
Abstain: Tom Prince

OPEN TO PUBLIC:

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

On a motion by Mr. Wrocklage, seconded by Mr. Mandica, with everyone present in favor the meeting was adjourned at 7:20 pm.

Respectfully Submitted


Gabrielle Napolitano, Board Secretary


Tom Prince, Chairman