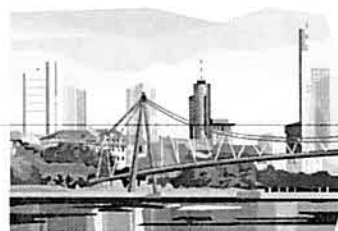


February 26, 2024
Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road



7:00 PM

CALL TO ORDER

Chairman Swindell called the meeting to order at 7:00 pm.

FLAG SALUTE:

The Flag Salute was led by the 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 regular Meeting of the Borough of Beachwood's Land Use Board posted on the Bulletin Board located in the Municipal Complex and transmitted, the Asbury Park Press, and to the Borough website on December 27, 2023.

Chairman 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: Chair Swindell, Councilman Prince, Mr. Martin, Mr. Raimann, and Mr. Wrocklage

Professionals Present for the Municipality: none

Absent: Vice Chair Abramski, Mr. Mandica,

APPLICATION(S):

IK Mason Management 1006 Halliard Ave bulk variance application

Applicants' attorney Mr. Fred Wiedeke was sworn in along with the applicant's engineer Mr. Brian Murphy. Exhibit A1 -overhead map view of the property. A2 plans for a 2 story 3-bedroom, 1 car garage home. Applicant feels the home conforms with the neighborhood and is similar to other homes in the area. A drywell and underground recharge system will be installed to control drainage.

OPEN TO PUBLIC:

On a motion by Mr. Raimann seconded by Mr. Martin with everyone present in favor the meeting was opened for public comment.

Mr. Anthony Damdorisi residing at 1009 Ensign Ave was sworn in. His property is located behind where the new house will be. He had a list of concerns number 1 being parking. He addressed the limited space the street has now for parking and felt it would be even more crowded with a new house on the street. He felt his privacy was also being taken away the more crowded Beachwood gets. Councilman Tom Prince spoke with Mr. Damdorisi he understood concerns. Councilman spoke to Mr. Damdorisi about the setbacks and they do meet the requirements regarding his property.

CLOSE TO PUBLIC:

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

On a motion by Mr. Raimann to approve the application, discussion continued regarding the property. Mr. Raimann withdrew his motion.

In response to questions from the board the applicant agreed to stone the front of the property, place the air conditions unit in the rear of the property, modify the design of the home to remove the loft space, to move the encroaching fence at the applicant's expense should it be deemed that the fence is not within the appropriate boundary lines, and to construct a retaining wall along the east side of the property.

On a motion by Mr. Wrocklage seconded by Mr. Raimann, with everyone present in favor the application for 1006 Halliard was approved.

APPLICATION #2 IK Mason Management 813 Ensign Ave Bulk Variance-
Applicants' attorney Mr. Fred Wiedeke along with the applicants engineer Mr. Brian Murphy presented testimony. Based on all the concerns presented with the application for 1006 Halliard Ave the applicant agreed to the same conditions and changes for the application for 813 Ensign Ave.

OPEN TO PUBLIC:

On a motion by Councilman Prince seconded by Mr. Wrocklage with everyone present in favor the meeting was open for public comment.

Mr. Daniel Manon wanted to express his concern with how over built he feels Beachwood has become. He said he feels like he is living in Jersey City and wishes the building would stop. Mr. Manon said he wished there were more people with him to speak out and thanked the board for listening to his concerns.

CLOSE TO PUBLIC:

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

BILL LIST:

On a motion by Councilman Prince seconded by Mr. Martin, with everyone present in favor the Bill's List in the amount of \$1,141.00 was approved.

Abstain:

APPROVAL OF MINUTES:

On a motion by Mr. Martin, seconded by Councilman Prince, with everyone present in favor the Minutes from the December 11, 2023 meeting were approved.

APPROVAL OF MINUTES:

On a motion by Mr. Martin, seconded by Councilman Prince with everyone present in favor the minutes from January 22, 2024 meeting were approved.

Abstain: Mr. Wrocklage

OPEN TO PUBLIC:

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

ADJOURNMENT

On a motion by Mr. Raimann, seconded by Councilman Prince, with everyone present in favor the meeting was adjourned at 7:57 PM

Respectfully Submitted


Meredith Triolo
Land Use Board Secretary


Paul Swindell, Chairman