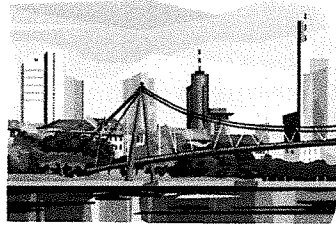


June 26, 2023

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road

7:00PM



CALL TO ORDER

Chairman Tom Prince 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 regular Meeting of the Borough of Beachwood's Land Use Board posted on the Bulletin Board located in the Municipal Complex and transmitted to The Star Ledger, the Asbury Park Press, and to the Borough website on December 16, 2022.

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: Chair Prince Mr. Abramski, Mr. Martin, Vice Chairman Swindell, Mr. Rosetta and Mr. Santos

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

Absent: Councilman Komsa, Mr. Mandica, Mr. Raimann, Mayor Roma

APPLICATION(S):

James Rinderer variance relief application 89 Compass Ave Block 4.53 Lot 2. Proposed is a 3-story home with 2 stories of living space. 1) Lot is 6,000 square feet 8,000 is required 2) lot width 60 feet provided, 80 required 3) Minimum front yard setback for front steps 9 feet proposed, 20 feet required. 4) Minimum distance between the building, 15 feet proposed to the adjoining property owners house, 20 feet required. 5) Maximum number of stories proposed, 2 ½ stories permitted. Mr. Rinderer spoke briefly about his proposed plans for a 3-story home first level will be a 2-car garage. He then turned the meeting over to his engineer Mr. Jason M Marciano, PE, PP, with East coast Engineering. Mr. Marciano testified in support of the requested variances he submitted exhibit A-1 a photo booklet of homes within 200 feet of the property. A-2 a recent survey of the property. Mr. Marciano testified as to the benefits of the proposed home. Stating it will fit in with the character of the neighborhood. He also provided testimony stating there will be no negative impact, also adding the proposed grading of the property will reduce the amount of storm water to the rear of the property. The board asked for the following conditions. A. Roof drains will be connected to four-inch perforated pipe for drainage to the street. B. The roof pitch will be modified to reduce the building height to 35ft. C. The air conditioning units will be relocated to the rear of the house (not the side as proposed) D. Evergreen trees to be planted along the rear of property. E. 6' x 6' landscaping ties will be extended to the rear property line and along the rear property line.

On a motion to approve variance application 89 Compass Ave with conditions agreed upon by Mr. Rosetta, seconded by Vice Chair Swindell, with all in favor the application was approved.

BILL LIST:

On a motion by Mr. Martin seconded by Mr. Abramski with everyone present in favor the Bill's List in the amount of \$1,621.50 was approved.

APPROVAL OF MINUTES:

On a motion by Mr. Rosetta seconded by Mr. Martin, with everyone present in favor the Minutes from the May 8, 2023 meeting were approved.

Abstain: None

OPEN TO PUBLIC:

On a motion by Mr. Rosetta, seconded by Mr. Abramski with everyone present in favor the meeting was opened for public comment.

Bradly Bednarz residing at 19 Starboard Street adjacent to 89 Compass Ave. He expressed his concern about the trees that had been removed stating they helped absorb moisture which helped with the flooding in the area. Mr. Bednarz is very concerned the new home will cause more flooding onto his property. He wanted to make sure the house is built according to the zoning rules and regulations. Mr. Rinderer offered to plant evergreen trees also putting railroad ties around the property to help with possible flooding.

CLOSE TO PUBLIC:

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

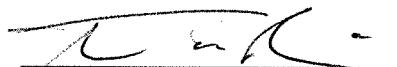
ADJOURNMENT

On a motion by Mr. Martin, seconded by Mr. Rosetta, with everyone present in favor the meeting was adjourned at 8:27 PM

Respectfully Submitted



Meredith Triolo
Land Use Board Secretary



Thomas Prince, Chairman