

November 27, 2023
Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road

7:00 PM



CALL TO ORDER

Chairman 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 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, Councilman Komsa, 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: Mr. Mandica, and Mr. Raimann

APPLICATION(S):

1) Paul and Mary Daley- 600 Forecastle Ave Block 1.12 Lot 5.
The applicants seek variance relief for the proposed construction of a white 6-foot vinyl privacy fence along the front yard portion of Nautilus Street and Briar Way. The fence will be setback 15 feet from Nautilus Street, whereas a 20-foot setback is required. A zero set back from Briar way is proposed, whereas 20 feet setback is required. The property in question is an irregularly shaped corner lot located on the westerly side of Forecastle Ave. The applicants testified the proposed construction of the six-foot-high solid white vinyl fence to be installed for privacy from people walking through the woods in the back of their property. Based upon the testimony and the evidence received during the public hearing a motion to approve the application was made.

On a motion by Mr. Rosetta seconded by Mr. Martin, with everyone present in favor the application was approved.

2) Thomas Abramski site plan alteration 1000 Pinewald Road Block 5.57 Lots 2,3,4,5 & 6

At 7:10 pm Mr. Abramski stepped down from the board.

Thomas Abramski presented a site plan alteration requesting 5 additional parking spaces to the front area. Mr. Abramski testified the extra spaces would be on gravel which will match the rest of the area. The new spaces will be on the side facing Pinewald road.

On a motion by Mr. Martin, seconded by Mr. Rosetta, with everyone present in favor the site plan alteration was approved.

At 7:15 pm Mr. Abramski returned to his seat on the board.

Resolutions: None

OPEN TO PUBLIC:

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

No one wishing to be heard a motion to close to the public was entertained.

CLOSE TO PUBLIC:

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

BILL LIST:

On a motion by Mr. Abramski seconded by Councilman Komsa, with everyone present in favor the Bill's List in the amount of \$1,052.48 was approved.

APPROVAL OF MINUTES:

On a motion by Councilman Komsa, seconded by Mr. Martin, with everyone present in favor the Minutes from the September 25, 2023 meeting were approved.

Abstain: Mr. Rosetta

OPEN TO PUBLIC:

On a motion by Vice Chair Swindell, 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 Councilman Komsa, seconded by Vice chair Swindell, with everyone present in favor the public comment portion of the meeting was closed.

ADJOURNMENT

On a motion by Mr. Abramski, seconded by Councilman Komsa, with everyone present in favor the meeting was adjourned at 7:20 PM

Respectfully Submitted


Meredith Triolo
Land Use Board Secretary


Thomas Prince, Chairman