

May 8, 2017

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, 2016.

### ROLL CALL MEMBERS PRESENT:

Tom Abramski, Ray DiBernardo, Councilman Cairns, Randy Martin, David Raimann, Cliff Schiel, Paul Swindell

Alternates: Alt. #1 Alex Thesing

Absent: Chairman Prince, Mayor Roma

#### Application:

Stephen Farkas/Donna Rakowski 520 Ocean Ave Block 11.11 Lot 11.01 Bulk Variance

Stephen Farkas and Donna Rakowski, applicants, are the owners of certain property identified as Block 11.11, Lot 11.01, located at 520 Ocean Avenue, Beachwood, New Jersey. The applicants seek variance relief as follows:

To permit construction of the deck extending 12 feet from the rear of the dwelling, requiring a setback variance as a setback of 18 feet is proposed whereas 30 feet is required.

Construction of the deck will result in a lot coverage of 39% whereas a maximum lot coverage of 30% is permitted.

The applicants submitted a copy of a survey prepared by Edward Angster dated February 3, 2014, marked up to depict the proposed 26' x 12' deck.

The applicants testified that they would remove the existing deck and replace it with a  $26' \times 12'$  open deck attached to the rear of the house.

Based upon the above testimony and the evidence received during the public hearing, a motion to approve the application was made, subject to the conditions that the applicants comply with all representations placed on the record and with the submittal and subject to the applicants complying with the provisions of the Board Engineer's letter dated April 12, 2017.

Open to the Public - 520 Ocean Ave only

Motion: Raimann

Second: Martin

Approve: All in Favor

Oppose: Abstain:

### No Public Comment

Close to the Public - 520 Ocean Ave only

Motion: Raimann

Second: DiBernardo

Approve: All in Favor

Oppose: Abstain:

RESOLUTION 2017-23 Approve Bulk Variance for 520 Ocean Ave Block 11.11 Lot 11.01. To construct a rear deck (12 x 26) which will encroach upon the required rear yard setback and lot coverage.

Motion:

Second: Martin

Approve: Abramski, Cairns, DiBernardo, Martin, Raimann, Schiel, Thesing

Oppose: Abstain:

#### Application:

James Balance 1216 Ocean Ave Block 9.24 Lot 11 Bulk Variance

James Ballance, applicant, is the owner of certain property identified as Block 9.24, Lot 11, located at 1216 Ocean Avenue, Beachwood, New Jersey.

The applicant seeks variance relief as follows:

The addition encroaches into the rear yard requiring a rear yard setback variance as only 24.25 feet is provided whereas a 30 foot rear setback is required.

The construction of the proposed addition results in a lot coverage of 36.9% whereas a maximum lot coverage of 30% is permitted.

The applicant has submitted a copy of a survey prepared by Dennis W. Kortze dated April 13, 2010, marked up to show the proposed addition.

The applicant, James Balance, testified in support of the application, testifying that the addition will be a single floor and that there would be a total of four (4) bedrooms in the dwelling. He further testified that three (3) off-street making spaces would be provided. Mr. Balance testified that the addition is proposed to add more living space to the existing house. He agreed to install gutters on the addition, with downspouts directing stormwater toward the front of the house.

Open to the Public - 1216 Ocean Ave only

Motion:

Martin

Second: DiBernardo

Approve: All in Favor

Oppose: Abstain:

#### NO PUBLIC COMMENT

Close to the Public - 1216 Ocean Ave only

Motion:

Second:

Approve: Oppose:

Abstain:

RESOLUTION 2017-24 Approve Bulk Variance for 1216 Ocean Ave Block 9.24 Lot 11. To construct an addition to the existing dwelling extending to the side (northeast) and rear of the existing dwelling.

Motion: Abramski

Second: Cairns

Approve: Abramski, Cairns, DiBernardo, Martin, Raimann, Schiel, Swindell, Thesing

Oppose: Abstain:

## RESOLUTION 2017-25 Refund Escrow Balance for Nicholas Stanco Block 3.23 Lot 1 in the amount of \$509.50.

Motion: Abramski

Second: Martin

Approve: All in Favor Oppose:

Abstain:

# RESOLUTION 2017- 26 Approve Meeting Minutes from March 13, 2017

Motion: Martin

Second: Schiel

Approve: All in Favor

Oppose:

Abstain: Cairns, Raimann, Swindell

# RESOLUTION 2017-27 Approve Land Use Bills List in the amount of \$2,844.42

Motion:

Raimann

Second: Abramski

Approved: All in Favor

Oppose: Abstain:

#### Correspondence:

NJ08365C-T-MOBILE-L1900 Project.- remove three (3) Air21B2A/B4P antenna and replace with three (3) Air32KRD901146-1\_B66\_2A

Letter and Pamphlet from American Littoral Society regarding Barnegat Bay and Green Infrastructure projects and awareness to communities.

NJPO Planner - January/February

Ocean County Planning Board Minutes dated March 1, March 15 and April 5, 2017, no Beachwood properties listed.

Citizen of the Year Nomination's Letter

(Vice Chairman Swindell reviewed all correspondence)

## Motion - Open to General Public

Motion: Cairns

Second: Raimann

Approve: Oppose:

Abstain:

During the public session one of our Board Members; Tom Abramski excused himself from the dais to speak to the Board regarding his property at Block 5.57 lot 6.

Mr. Abramski was seeking verbal approval that what he intends to use his property for is an approved use in the zone (B3a) before submitting a site plan application.

Everyone on the Board including the Attorney agreed that it was an approved use.

## Motion - Close to the General Public

Motion: Raimann

Second:

Approve: All in Favor

Oppose: Abstain: Motion - Adjourn Meeting

Motion: Raimann

Approve: All in Favor

Oppose: Abstain: Second: Dibernardo

Prepared by: M.S. Blevins

Attested to you by:

Tom Prince, Chairman

Morgan S. Blevins, Secretary