



May 14, 2018

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, 2017.

ROLL CALL MEMBERS PRESENT:

Tom Abramski, Ray DiBernardo, Randy Martin, Tom Prince, David Raimann,

Alternates:

Absent: Councilman Cairns, Mayor Roma, Cliff Schiel, Paul Swindell, Alt. #1 Alex Thesing

Application
Jeffrey Jerman
940 Ocean Ave
Block 10.11 Lot 15
Bulk Variance

The subject property consists of Lot 15 within Block 10.11. The property is located along Ocean Avenue and is located within the RB Zone District. The existing lot is underdeveloped. The Applicant is proposing to construct a single family dwelling on the current lot which is undersized for the zoning district (40 x 100).

Mr. Jerman has applied to the Land Use Board of the Borough of Beachwood for a variance relief to permit construction of a single family residential dwelling on the above referenced isolated undersized lot. The applicant seeks variance relief as follows:

1. Lot area of 4,000 s.f. provided, 8,000 s. f. required.
2. Lot width 40 ft. provided, 80 ft. required.
3. Side setbacks, 8 foot proposed, 10 foot required and combined side setbacks, 16 foot proposed, 20 foot required. This variance was previously approved by the Board pursuant to a Consent Order entered into the Superior Court.
4. Minimum distance between buildings, 19.3 feet proposed, 20 feet required.

Included in the applicant's application was a survey entitled "Variance Plan for Jeffrey R. Jerman, Block 10.11, Lot 15, Borough of Beachwood, Ocean County, New Jersey" prepared by William A. Stevens, P.E. of Professional Design Services, L.L.C., consisting of one sheet dated July 14, 2017.

5. The applicant submitted the following exhibits:
 - A-1 Buy/Sellletter to the owner of Lot 14.
 - A-2 Buy/Sellletter to the owner of Lot 16.
 - A-3 Buy/Sellletter to the owner of Lot 3.
 - A-4 Affidavit confirming there has been no common ownership with adjoining property owners.
 - A-5 Enlarged copy of variance plan prepared by William A. Stevens, P.E.
 - A-6 Photo board of neighboring houses.
 - A - 7 Aerial photograph of the area.

6. The applicant agreed to comply with the terms and conditions of the T and M Engineering review letter dated October 27, 2017.

7. The applicant agreed to cut the square footage of the basement in half, having dimensions of 13' x 24'.

8. The applicant agreed to widen the driveway to 18 feet wide, providing a setback of at least two feet from the property line.

9. The applicant agreed to direct storm water runoff from the roof into the drainage system.

10. The applicant's engineer, William A. Stevens, testified in support of the requested variances, as the lot area variance is required due to the fact that the applicant can't acquire any additional property to make the lot conforming. The proposed 24 foot wide house requires 8 foot setbacks on each side which is typical of houses in the neighborhood. Many similar houses have been built on 40' x 100' lots in Beachwood. Mr. Stevens testified that the benefits outweigh any possible detriments and that the 3 bedroom, 2 1/2 bath, 1 car garage house fits in with the character of the neighborhood and the intent of the zoning ordinances will be met. Mr. Stevens testified that there would be no negative impact and the highest and best use of the vacant lot is to build a residential dwelling.

Motion - Open to Public - Jerman only

Motion: DiBernardo Second: Martin

Approve: All in Favor

Oppose:

Abstain:

NO PUBLIC COMMENT

Motion - Close to Public - Jerman only

Motion: DiBernardo Second: Raimann

Approve: All in Favor

Oppose:

Abstain:

Resolution 2018-28 Approve Jeffrey Jerman, 940 Ocean Ave Block 10.11 Lot 15, to construct a single family dwelling on an undersized (40 x 100) lot with conditions as set forth in the resolution, 2018-28.

Motion: Abramski Second: Raimann

Approve: Abramski, DiBernardo, Martin, Prince, Raimann

Oppose:

Abstain:

Resolution 2018-29 Memorialize Resolution 2018-23 Michael Prince 1340 Anchor Ave Block 6.36 Lot 14, to construct a single family dwelling on an undersized lot with conditions as set forth in the Resolution (2018-23).

Motion: Raimann Second: Martin

Approve: Abramski, DiBernardo, Martin, Prince, Raimann

Oppose:

Abstain:

Resolution 2018-30 Approve Meeting Minutes from April 9, 2018

Motion: Martin Second: DiBernardo

Approve: All in Favor

Oppose:

Abstain:

Resolution 2018-31 Approve Land Use Bill's List in the amount of \$3,438.16

Motion: Martin Second: Raimann

Approve: All in Favor

Oppose:

Abstain:

Correspondence:
Ocean County Planning Board Minutes dated: April 4, 2018 & April 18, 2018 - No Beachwood
Properties Listed
NJ Planner Marchi April
(Chairman Prince reviewed all correspondence)

Motion - Open to the General Public
Motion: DiBernardo Second: Martin
Approve: All in Favor
Oppose:
Abstain:

Motion - Close to the General Public
Motion: DiBernardo Second: Raimann
Approve: All in Favor
Oppose:
Abstain:

Motion - Adjourn Meeting
Motion: DiBernardo Second: Martin
Approve: All in Favor
Oppose:
Abstain:

Prepared by: M.S. Blevins

Attested to you *bf* *fo* *J. J., LJA*

Tom Prince, Chairman

Morgan S. Blevins, Secretary

P tW.- ;;W i ~<j, L-

Co CJ~t'L-

