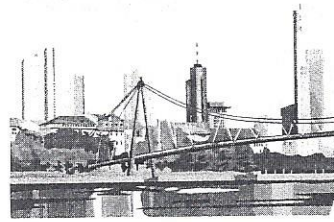


September 22, 2014

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 January 9, 2014.

**ROLL CALL MEMBERS PRESENT:**

Chris knoll, Councilman LaCrosse, Tom Prince, Cliff Schiel

**Alternates:**

Mayor's Designee Ron Ross, Alt. # 1 Tom Abramski, Alt. # 2 Ray DiBernardo

**Absent:** Cairns, Mayor Roma, Raimann, Swindell

**APPLICATION:**

John Vollmann, Jr  
Tiller Ave Road Extension  
Block 2.10 Lots 4 & 5  
126 & 134 Tiller Ave

The applicant proposes to extend the road to service two (2) existing undeveloped lots. Water, sewer and drainage are to be extended along with the roadway. The roadway is proposed to be 24 ft. wide in the existing 33 ft. right-of-way with a small cul-de-sac at its terminus with a radius of 18 ft. wide and partially contained within the existing right-of-way and an additional 10 ft. dedication from the road ending lot (4) to create a 43 ft. right-of-way.

The proposed improvements require the following variances:

1. Section 17-21.2 Buffers – the property abuts Zone B1 which requires a 10 ft. wide buffer  
The applicant proposes to save 7 ft of existing trees but no buffer is established
2. Section 17-21.2g Curbs – curbing is required, none proposed.
3. Section 17-21.2x Streets
  - (5) Street right-of-way 50 ft. required (25 ft. half width); 16.5 ft. provided
  - Street Width-30 ft. required (15 ft. half width); 12 ft provided

Note: Residential Improvements Standards (RSIS) which over ride all Ordinances allow roadway widths to match existing street widths when roadways are extended. Existing Tiller Avenue is 24 ft. wide. The RSIS also requires 50 ft. right-of-way and 40 ft. cartway radiuses for cul-de-sacs.

- (13) Cul-de-sac right-of-way radius required; off shape 43 ft. across is provided.  
Cartway radius 50 ft. required; 18 ft. provided  
(15) Pavement section – Surface course 2" required; 1 ½ provided  
Base course 5" required; 3"  
Subbase 6" required; 6" provided

Overview of application given by Pat Jeffrey (Engineer for Land Use Board)

This application is to extend Tiller Avenue to provide access to two lots; 4 & 5. The applicant proposed on their application a 24 ft. road extension with a small turn around area at the end of the road. A portion of that area will extend into lot 4 with an easement. In addition, the applicant is also proposing some drainage improvements along the roadway.

Mr. Harrington (East Coast Engineering); engineer for the applicant was sworn in by the Land Use attorney, Mr. Ulaky.

(Mr. Harrington introduced exhibit A-1 site plan and A-2 an original site plan) Tiller Ave runs North and East of Locker St. There is existing piece that is about 50 feet long and serves the house on the corner. The neighbor's driveway to the south also extends out to the existing portion of Tiller Ave. The applicant proposes to extend Tiller Ave another approximately 150 feet. Repave the entire portion of Tiller Ave back to Locker St. and extend water, sewer, a drainage system and a turnaround.

Proposal submitted shows a 24 ft. roadway, the applicant is willing to provide a full 30 feet. We were proposing less to reduce the impact on the neighbor. We will need curb and buffer relief. 10 ft. buffer required but it is the bike path, not an existing lot. We are asking for a 7ft buffer.

Some questions from the Board were concerning the turnaround for emergency vehicles, garbage trucks, etc. There are concerns for drainage and off street parking as well.

**Open to the Public – Vollmann only**

Motion: LaCrosse Second: Knoll

Approved: All in Favor

Abstain:

Oppose:

Verle Christman	(Sworn in) Locker St. I own the property on the south side for over 50 years. I was there when the railroad was there. Not sure what was covered because I do not hear well.
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I would like added to the site plan that any damage will be repaired due to construction. I also don't see any plans for utilitie poles. If something were to happen to the home I own, no one would rebuild what is there now. If the poles are put in the wrong place it will take away from the subdivision of the property if it comes to that. I'm also worried about the turn around. I will be having cars turn around on my lawn. People will be using my property to turn around. I'm also concerned about the dip and the drainage. I know there is no curbing but some sort of dam would be good. I would prefer to see the road pitched gently down and that pipe should be below grade level.

**Close to Public – Vollmann only**

Motion: LaCrosse Second: Knoll

Approved: All in Favor

Abstain:

Oppose:

In conclusion, the Board is requesting a new site plan with the changes as discussed. At this time no action or variances will be granted. This application will be carried over to our next regularly scheduled meeting on October 27, 2014

**RESOLUTION 2014-38 To Carry Application for Tiller Ave. Road Extension Block 2.10 Lots 4 & 5 126 & 134 Tiller Ave. to the October 27, 2014 meeting without notice.**

Motion: LaCrosse Second: Schiel

Approved: Knoll, LaCrosse, Prince, Ross, Schiel, Abramski, DiBernardo

Abstain:

Oppose:

**RESOLUTION 2014-39 Memorialize Resolution 2014-34Abramski Application 1127 Spar Ave, Block 6.48 Lot 4 Building Addition with Setback Variance.**

Motion: Ross Second: LaCrosse

Approved: LaCrosse, Ross, Schiel, DiBernardo

Abstain: Abramski

Oppose:

**RESOLUTION 2014-40 Approve Land Use Board Minutes from September 8, 2014**

Motion: LaCrosse Second: Ross

Approved: LaCrosse, Ross, Schiel, Abramski, DiBernardo

Abstain:

Oppose:

**RESOLUTION 2014-41 Approve Land Use Board Bills in the amount of \$1,152.00**

Motion: LaCrosse Second: Knoll

Approved: All in Favor

Abstain:

Oppose:

**Correspondence:**

Ocean County Planning Board Minutes dated September 3, 2014 No Beachwood Properties Listed

(Correspondence was reviewed by Chairman Prince)

**Motion - Open to General Public**

Motion: LaCrosse Second: Ross

Approved: All in Favor

Abstain:

Oppose:

*NO PUBLIC COMMENT*

**Motion - Close to the General Public**

Motion: LaCrosse Second: DiBernardo

Approved: All in Favor

Abstain:

Oppose:

**Motion - Adjourn Meeting**

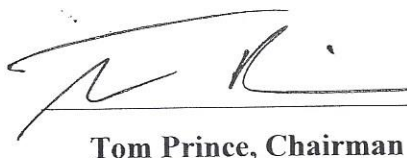
Motion: LaCrosse Second: Knoll

Approved: All in Favor

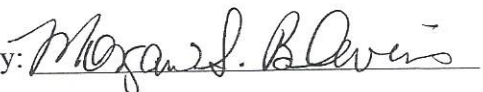
Abstain:

Oppose:

**Prepared by: M.S. Blevins**

  
**Tom Prince, Chairman**

Attested to you by:

  
**Morgan S. Blevins, Secretary**



September 22, 2014

TOTAL \$ 1,152.00