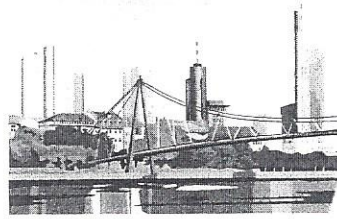


☒ APPROVED

October 27, 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:

William Cairns, Ray DiBernardo, Councilman LaCrosse, Tom Prince, David Raimann, Cliff Schiel, Paul Swindell

Alternates:

Mayor's Designee Ron Ross, Alt. # 2 Vacant

Absent: Knoll, Alt. #1 Abramski

APPLICATION:

Borough of Beachwood
Mayo Park Recreation Building
501 Beacon Avenue
Block 4.20 Lot 1

(Overview given by Pat Jeffrey of T & M Associates and Dan Surnatti from Yezzi Associates)

The old recreation building, approximately 1,100 square feet is to be torn down and replaced with a new, larger recreation building of approximately 3,700 square feet, consisting of flex space, bathrooms that will be accessible from the interior as well as the exterior and kitchen area for concession with interior and exterior counter with roll up window.

There will be an emergency generator and shower facility so this building can also be used as an emergency shelter if needed.

One of the exterior walls will serve as a movie screen and the building will be handicap accessible.

The current building that houses the bathrooms will stay as well as the shed.

This project is out for bid and once granted, the project should take about nine months. We are hoping to be done by the end of the summer. No changes to parking.

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.

(This application was carried over from the last meeting of September 22, 2014)

The applicant submitted Plans & Profile Details (2 sheets) entitled "Tiller Ave Road Extension From Locker Street, NE 160 Feet" dated July 18, 2014 prepared by Robert Harrington, P.E., East Coast Engineering, Inc., marked into evidence as "A-1" in response to concerns from Board Members, the applicant also submitted as Exhibit A-2 an alternate plan with a T type turnaround in place of the proposed cul-de-sac. At the continued public hearing on October 27, 2014, the applicant vetted Exhibit A-3, Plans & Profile Details (2 sheets) entitled "Tiller Ave Road Extension From Locker Street, NE 160 Feet", last revised October 8, 2014 prepared by Robert Harrington, P.E., East Coast Engineering, Inc. depicting the three point turnaround in place of the previously proposed cul-de-sac. The applicant also submitted as Exhibit A-4, two photographs depicting the corner of Tiller and Locker Looking East and Looking East along Tiller.

The applicant also submitted a letter from his engineer, Rob Harrington, P.E. of East Coast Engineering dated October 8, 2014 in which Mr. Harrington concludes that sufficient storm drainage is provided for the road extension, as runoff from the roadway will be collected and properly managed with no negative impact to the neighboring properties.

The public portion of the hearing was conducted and comments having been received from Verle Cristman of 76 Locker Street, who testified that he was concerned about possible damage to his property by construction of the road extension. Mr. Cristman was also concerned about stormwater runoff onto his property and questioned whether there was sufficient stormwater drainage. Mr. Cristman submitted as Exhibit "O-1" a sketch of his property located at 76 Locker Street.

At the conclusion of the public hearing, the applicant agreed to comply with the following conditions:

- a. The turnaround easement area will be paved to match the driveway pavement section with proper pitch.
- b. The property owner of Lot 4 will be responsible for maintenance of the turnaround easement area.
- c. No fences will be installed within three (3') feet of the turnaround easement area.
- d. The turnaround easement area is not to be used for parking of motor vehicles.
- e. No parking signs will be installed, putting public on notice that no parking is allowed on both sides of Tiller Avenue along Lot 4 and Lot 9.

RESOLUTION 2014-42 Approve Variances required for Tiller Avenue Road Extension Block 2.10 Lots 4 & 5 126 & 134 Tiller Ave.

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 provide

Motion: LaCrosse

Second: Ross

Approve: LaCrosse, Prince, Ross, Schiel, DiBernardo

Oppose:

Abstain Cairns, Raimann, Swindell (due to absence from previous meeting)

APPLICATION:

Rudolph Rinderer, Jr.

Minor Subdivision

Block 4.47 Lot 3

107 Compass Ave

The property is located at the northeasterly corner of Compass Avenue and Starboard Street and lies within the RB Zone. The site presently contains a 1-story frame residence with a concrete driveway providing access from Compass Ave. Aerial photography of the property shows tress present along the Starboard Street frontage and the balance of the property to be lawn. The Beachwood Yacht Club parking lot borders the property to the east. Post and rail fencing exists.

1. A variance to permit a minimum side yard setback of 9.0 ft. provided to the existing dwelling on New Lot 3.01 whereas 10 ft. is required. 2. A variance to permit minimum combined side yard setback of 19.2 ft. proposed for New Lot 3.01 whereas 20 ft. is required. The applicant submitted a print of a Minor Subdivision Map prepared by Jay F. Pierson, P.L.S., East Coast Engineering, Inc. of Toms River, New Jersey dated May 16, 2014. Mr. Rinderer testified in support of the application and explained that the variances are required due to the existing condition of the dwelling located on New Lot 3.01. Mr. Rinderer also testified that he would comply with the terms and conditions of the Board Engineer's review letter dated June 6, 2014.

Open to the Public – Rinderer only

Motion: LaCrosse

Second: Cairns

Approve: All in Favor

Oppose:

Abstain

No Public Comment

Close to the Public – Rinderer only

Motion: LaCrosse

Second: Schiel

Approve: All in Favor

Oppose:

Abstain

RESOLUTION 2014-43 Approve Rinderer Minor Subdivision Block 4.47 Lot 3 107 Compass Avenue (Variance to permit a minimum side yard setback of 9.0 ft. provided to the existing dwelling on new Lot 3.01 whereas 10 ft. is required and a variance to permit minimum combined side yard setback of 19.2 ft. proposed for New Lot 3.01 whereas 20 ft. is required)

Motion: LaCrosse Second: Schiel
Approve: Cairns, LaCrosse, Prince, Raimann, Ross, Schiel, Swindell, DiBernardo
Oppose:
Abstain

RESOLUTION 2014-44 Approve Land Use Board Minutes from September 22, 2014

Motion: LaCrosse Second: DiBernardo
Approve: LaCrosse, Prince, Ross, Schiel, DiBernardo
Oppose:
Abstain Cairns, Raimann, Swindell (due to absence from previous meeting)

RESOLUTION 2014-45 Approve Land Use Board Bills in the amount of \$455.00

Motion: Ross Second: LaCrosse
Approve: All in Favor
Oppose:
Abstain

Correspondence:

Two letters from Municipal Clerk regarding positions on Land Use Board
NJPO Planner
Ocean County Planning Board Minutes dated September 17, 2014 and October 1, 2014 No
Beachwood Properties Listed
(Chairman Prince reviewed all correspondence)

Motion - Open to General Public

Motion: Ross Second: LaCrosse
Approve: All in Favor
Oppose:
Abstain

No Public Comment

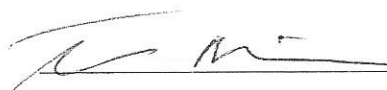
Motion - Close to the General Public

Motion: Ross Second: LaCrosse
Approve: All in Favor
Oppose:
Abstain

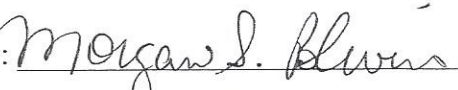
Motion - Adjourn Meeting

Motion: Ross Second: LaCrosse
Approve: All in Favor
Oppose:
Abstain

Prepared by: M.S. Blevins



Tom Prince, Chairman

Attested to you by: 

Morgan S. Blevins, Secretary

October 27, 2014

TOTAL	\$	455.00
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