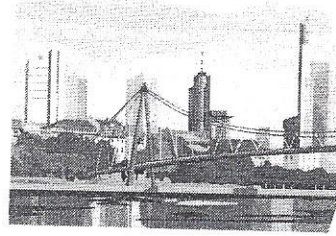


November 23, 2015

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road @ 7pm



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 5, 2015.

ROLL CALL MEMBERS PRESENT:

Tom Abramski, Ray DiBernardo, Tom Prince, David Raimann, Cliff Schiel, Paul Swindell

Alternates:

Number 1 Randy Martin, Number 2 Dan Leonard

Absent: Councilman Cairns, Mayor Roma

APPLICATION:

ARYA Properties LLC
Block 4.41, Lot's 3 & 10
233 Barnegat Blvd

The subject properties consist of Lots 3 and 10 within Block 4.41. The properties are located within the 200 block of Barnegat Blvd (between Barnegat Blvd and Compass Ave) and lies within the RB Zone. Existing lot 3 contains a 2-story dwelling, detached garage, driveway and other ancillary improvements. Existing Lot 10 is largely undeveloped and contains a gravel driveway.

The applicant proposes to subdivide the existing property to create a total of three (3) building lots. Existing lot 3 which fronts Barnegat Blvd, is shown to remain in the same configuration. Existing lot 10, which fronts on Compass Ave is shown to be divided to create two (2) conforming lots.

The applicant seeks variance relief as follows:

A variance to permit a minimum rear yard setback of 25.4 ft. provided to the existing dwelling on new Lot 3.01 whereas 30 ft. is required.

A variance to permit an insufficient rear yard setback for the existing detached garage.

A variance to permit an insufficient side yard setback for the existing detached garage.

The applicant submitted as Exhibit A-1 a plan entitled "Minor Subdivision, Tax Map Sheet No. 2, Lots No. 3 and 10, Block No. 4.41, Borough of Beachwood, County of Ocean, New Jersey" prepared by Frank R. DeSantis, PLS of Morgan Engineering & Surveying, consisting of one (1) sheet dated October 1, 2015.

The applicant also submitted as A-2 an aerial photograph of the subject property and surrounding area.

Open to the public - ARYA Properties (233 Barnegat Blvd, block 4.41 lot's 3 & 10) only

Motion: Schiel Second: Swindell

Approve: All in Favor

Oppose:

Abstain:

D Roland Santomenna and Joan Santomenna (Compass Ave) who raised concerns about flooding in the area and stormwater runoff onto their property.

Close to the Public - ARYA Properties (233 Barnegat Blvd, block 4.41 lot's 3 & 10) only

Motion: Raimann Second: Schiel

Approve: All in Favor

Oppose:

Abstain:

RESOLUTION: 2015-35 Approve Minor Subdivision at 233 Barnegat Blvd Block 4.41 Lot's 3 & 10 (with three (3) variances).

Motion: Schiel Second: Leonard

Approve: Abramski, DiBarnardo, Leonard, Prince, Raimann, Schiel, Swindell

Oppose:

Abstain:

Chairman Prince called for a two (2) minute recess

Motion: Raimann Second: Schiel

Approve: All in Favor

Oppose:

Abstain:

Chairman Prince called to reopen the meeting

Motion: Martin Second: Raimann

Approve: All in Favor

Oppose:

Abstain:

RESOLUTION 2015-36 Approve Meeting minutes from September 14, 2015

Motion: Raimann Second: Abramski

Approve: All in Favor

Oppose:

Abstain:

RESOLUTION 2015-37 Approve Land Use Board Bill's List in the amount of \$1,471.00

Motion: Raimann Second: Martin

Approve: All in Favor

Oppose:

Abstain:

RESOLUTION 2015-38 Refund Escrow Balance for Abramski 1127 Spar Ave Block 6.48 Lot 4 in the amount of \$350.00

Motion: Leonard Second: Raimann

Approve: All in Favor

Oppose:

Abstain: Abramski

RESOLUTION 2015-39 Refund Escrow Balance for Stanco 325 Clubhouse Rd. Block 3.23 Lot 1 in the amount of \$215.25

Motion: Raimann Second: Swindell
Approve: All in Favor
Oppose:
Abstain:

RESOLUTION 2015-40 Refund Escrow Balance for Sobieski 429 Atlantic City Blvd Block 4.23 Lot's 3, 10, 10.01 in the amount of \$70.75

Motion: Raimann Second: Swindell
Approve: All in Favor
Oppose:
Abstain:

Correspondence:

Ocean County Planning Board Minutes dated: August 12, 2015, September 2, 2015, September 16, 2015 & October 7, 2015 No Beachwood Properties listed.

NJPO 2015 Planner dated July/ August

(Chairman Prince reviewed the correspondence)

Motion - Open to General Public

Motion: Raimann Second: Swindell
Approve: All in Favor
Oppose:
Abstain:

Motion - Close to the General Public

Motion: Raimann Second: Martin
Approve: All in Favor
Oppose:
Abstain:

Motion - Adjourn Meeting

Motion: Raimann Second: Leonard
Approve: All in Favor
Oppose:
Abstain:

Prepared by: M.S. Blevins

Paul Swindell VICE CHAIRMAN

Tom Prince, Chairman

Attested to you by:

Morgan S. Blevins

Morgan S. Blevins, Secretary

