

APPROVED

December 11, 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:** Mayor Roma, Prince

**APPLICATION:**

James Rinderer  
Minor Subdivision  
Block 2.47 Lot 6  
201 Mizzen Ave

The subject property consists of Lot 6 within Block 2.27. The property is located along Mizzen Avenue and is located within the RB Zone District. The existing lot is undeveloped. The Applicant is proposing to subdivide the existing property to create two lots.

The applicant is the owner of the subject property.

The applicant seeks variance relief as set forth in the preamble of this resolution.

The applicant submitted a Plan entitled "Minor Subdivision Map, prepared for James M. Rinderer, Block 2.47, Lot 6, Borough of Beachwood, Ocean County, New Jersey" prepared by Jay F. Pierson, PLS of East Coast Engineering, consisting of one (1) sheet dated August 10, 2017.

The applicant's engineer, Jason M. Marciano, P.E., P.P., testified that both new lots would exceed the minimum lot area requirements. The lot depth variance is required due to the lot configuration and the fact that it adjoins the Berkeley Township boundary line. The lot depth on new lot 6.02 is 87.92 feet where a minimum lot depth of 100 feet is required. Mr. Marciano testified that the size of each lot is consistent with other lots in the neighborhood, and that both of the proposed new homes will face on Mizzen Avenue and three (3) parking spaces will be provided for each new house.

The applicant and engineer testified that they will request the Beachwood Council to vacate the Locker Street right-of-way.

Mr. Marciano testified that the applicant will comply with the terms and conditions of the review letter of T and M Associates dated October 27, 2017.



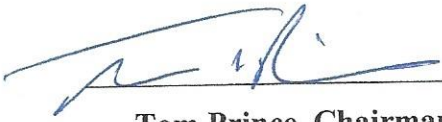
**Motion - Close to the General Public**

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

**Motion - Adjourn Meeting**

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

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



**Tom Prince, Chairman**

Attested to you by: Morgan S. Blevins

**Morgan S. Blevins, Secretary**