

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.



The application is approved on condition that the applicant requests the Beachwood Council to vacate the Locker Street right-of-way. In the event that the Beachwood Council could not agree to vacate the Locker Street right-of-way, it will then be up to the Beachwood Council to determine the future of the Locker Street right-of-way. If Locker Street is vacated the Planning Board hereby approves any additional variance required for insufficient lot depth on new lot 6.02 as well as the rear yard setback variance which may be required for new lot 6.02.

Motion - Open to Public -201 Mizzen Rinderer only

Motion: Raimann

Second: DiBernardo :

Approve: All in Favor

Oppose: Abstain:

Mizzen Ave - Ms. Manzano questioned the size of the lots and the location of Locker St.

Motion - Close to Public - 201 Mizzen Rinderer only

Motion: Raimann

Second: DiBernardo

Approve: All in Favor

Oppose: Abstain:

Resolution 2017-36 Approve James Rinderer, Minor Subdivision, 201 Mizzen Ave, Block 2.47 Lot 6.

To create two lots.

Motion: Raimann

Second: Abramski

Approve: Abramski, Cairns, DiBernardo, Martin, Raimann, Schiel, Swindell, Thesing

Oppose: Abstain:

RESOLUTION 2017- 37 Approve Meeting Minutes from September 25, 2017

Motion: Martin

Second: DiBernardo

Second: DiBernardo

Approve: All in Favor

Oppose:

Abstain: Cairns, Schiel

RESOLUTION 2017- 38 Approve Bill's List in the amount of \$2,774.80

Motion: Martin

Approve: All in Favor

Oppose: Abstain:

Correspondence:

RFP'S for 2018 and sign out sheet

Ocean County Planning Board Minutes, September 6, 2017 (one Beachwood property listed),

September 20, 2017, October 4, 2017, October 18, 2017 and November 1, 2017.

NJ Planner September/October

(All Correspondence was reviewed by Vice Chairman Swindell)

Motion - Open to the General Public

Motion: Raimann

Second: DiBernardo

Approve: All in Favor

Oppose:

Abstain:

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, Secretary