

January 14, 2003
Beachwood Municipal Complex

JOINT MEETING – Governing Body and Planning Board

7:00 PM

Call to Order

Salute to the Flag

Opening Statement:

Ladies and Gentlemen, 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 Governing Body of the Borough of Beachwood is listed in the notice of meetings posted on the Bulletin Board located in the Municipal Complex and delivered to the Ocean County Observer and the Asbury Park Press on January 7th, 2003.

Roll Call Members Present

Mayor

Harold R. Morris

Council Members:

Beverly Clayton

Robert DiBella

Gregory Feeney

Gerald W. LaCrosse

Thomas Miserendino

Patricia A. Moran (Left 6:45 p.m. for Encroachment Meeting)

Planning Board:

Lewis Clayton

John Ernst

John Hammack

Dominick LaFranca

Arthur Sorian

Absent: Charles Bauer Jeffrey Hall Edward Zakar

B-2 Tom Thomas – Planner

T. Thomas: Mayor noted, that there were two earlier (committee) meetings on this issue. Originally looked at 220,000 sq. ft – this would require someone acquiring 2 full blocks. Irregular lots along Pinewald prompted looking at 120,000. Another review, and at the last committee discussion it was suggested 80,000 sq. ft. (approximately 9 lots. Looked at different options and taking suggestion from Planning Board on permitted lots, even 80,000 sq. ft becomes difficult. Recommending consideration to dropping it to 60,000 sq. ft. Tried a pattern addressing 300 ft. frontage. Odd shape of lots (diagonal) poses another problem. Ideally, cleanest way to resolve would be to condemn the property and re-design the lots. As it is, we possibly could address the 60,000 sq. ft. with little or no problem. This draft is most realistic.

Wetlands modification in 2002 created two (2) types of buffers Outside Pinelands 50 foot buffer or if endangered species identified, buffer would be 150 feet. DEP is currently addressing Class I stream identification (tributaries).

Mr. Lipton Discussion on Condemnation process – takes time and money. noted that there are 2 houses in the area under consideration. They would remain in prior use category (residential)

T. Thomas Area has sewer & water which is beneficial.

Question posed regarding CAFRA – Limitation on how much cover can be removed.?

Not known.

Lipton: Diverse ownership doesn't exist any more. You can not create zoning by variance. 20% max coverage is questionable. Should sit with map , address swap to create useable lots. Reducing building size does not make it an economical picture. Question regarding parking spaces. Other things can be done with this zoning. Cluster zoning – age restricted development is simplest and best thing. Look at set backs, coverage etc. If you zone it with to much required, variance(s) will seek relief from all requirements.

Clayton: Earlier plans (Oross / Master Plan) talked of 200 x 200 with streets vacated and utilities in a right of way going between the lots –

Miserendino: Assisted living – is it a permitted use? - Yes

T. Thomas: Commented on current status of Assisted Living development in area.

Mayor Notes that meetings will continue on this matter.

BRIEF RECESS

Motion: Feeney Second: Miserendino
Approved: All

RE-OPEN MEETING

Motion: LaCrosse Second: Feeney
Approved: All

Mrs. Moran returned at 8:15 p.m.

Proposed Ordinances

Signs and Fences

Several recommendations were made for changes in the draft prepared earlier by D. Klee, Planning Board Engineer. Mr. Klee will prepare revisions on both ordinances and submit to both Planning Board and Governing Body.

Adjournment

Motion: Feeney Second: LaCrosse
Approved: All

Prepared by: E. A. Mastropasqua

Harold R. Morris; Mayor

Attested to by: _____
E. Mastropasqua RMC/CMC
Municipal Clerk