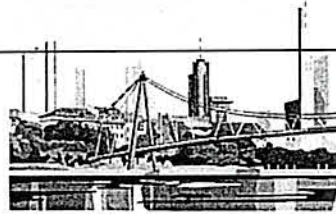


June 10, 2024
Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road

7:00 PM



CALL TO ORDER

Vice Chairman Abramski called the meeting to order at 7:00 pm.

FLAG SALUTE:

The Flag Salute was led by the Vice Chairman of the Land Use Board, Tom Abramski.

SUNSHINE LAW:

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 regular Meeting of the Borough of Beachwood's Land Use Board posted on the Bulletin Board located in the Municipal Complex and transmitted, the Asbury Park Press, and to the Borough website on December 27, 2023.

Vice Chairman Abramski read the Chairman's Statement as follows:

CHAIRMAN'S STATEMENT:

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times. Your comments will be limited to 5 minutes per person and we ask that you do not repeat what a previous person/objector has already objected to or commented on other than to acknowledge agreement.

ROLL CALL MEMBERS PRESENT:

Present: Vice Chair Abramski, Councilman Prince, Mr. Martin, Mr. Raimann, Mr. Wrocklage, Mr. Elia

Professionals Present for the Municipality:

Kelsey McGuckin-Anthony, Esq.
John Hess, PE, CME

Absent: Chairman Paul Swindell, Mr. Mandica

RESOLUTION:

2024-13

**RESOLUTION OF THE LAND USE BOARD OF
THE BOROUGH OF BEACHWOOD, COUNTY
OF OCEAN, STATE OF NEW JERSEY,
MEMORIALIZING EAGLESPPOINT, LLC
APPLICATION FOR BULK VARIANCE DENIAL
FOR PROPERTY KNOWN AS BLOCK 1.57, LOT
5 AKA, 59 RAILROAD AVENUE, BOROUGH OF
BEACHWOOD, NEW JERSEY**

On a motion by Mr. Martin, seconded by Mr. Raimann, with everyone present in favor the resolution for 59 Railroad Ave was approved.

Abstain: Mr. Wrocklage

BILL LIST:

On a motion by councilman Prince seconded by Mr. Raimann, with everyone present in favor the Bill's List in the amount of \$3,875.75 was approved.

APPROVAL OF MINUTES: May 13, 2024

On a motion by councilman Prince, seconded by Mr. Raimann, with everyone present in favor the Minutes from the May 13, 2024, meeting were approved. Abstain: Mr. Wrocklage

Application(s) 900 Forecastle Ave Bulk Variance: Applicants engineer Mr. Challoner was sworn in by the board attorney. He submitted an updated variance plan marked as A1. He testified that there are 4 other lots within the 200 feet that meet the same setbacks requested. Frontage will be towards the Forecastle side. Applicant Mr. Lipton was sworn in to testify that the property will not be subdivided. The board had questions about drainage. There will be a drainage easement on the Birch Street side. Applicant was seeking a waiver of architectural plans stipulating that the home to be built will be a single-family home with 4 bedrooms, 3 bathrooms 2 car garage, with the option for a full basement.

OPEN TO PUBLIC:

On a motion by councilman Prince, seconded by Mr. Raimann, with everyone present in favor the meeting was opened for public comment.

Mr. Quinn residing at 848 Forecastle was sworn in to testify. His only question/concern was if the new build will affect the sewer and water. The applicant and his engineer assured him it would not affect him. Mr. Buquicchio stepped up to be sworn in. He was concerned about flooding and the overdevelopment in Beachwood. The engineer assured Mr. Buquicchio that the property will be lower than the other properties therefore there will be no flooding concerns to the surrounding properties.

CLOSE TO PUBLIC:

On a motion by Mr. Raimann seconded by Mr. Wrocklage, with everyone present in favor the public comment portion of the meeting was closed.

APPROVAL OF APPLICATION: Based on the applicant agreeing to comply with 1) The board engineers review letter. 2) The house will be 4 bedrooms, 3 bathrooms 2 car garage with the option of a full basement. 3) The property will be deed restricted. 4) The front will be on the Forecastle side. A motion to approve was made by councilman Prince, seconded by Mr. Raimann with everyone present and in favor the application for 900 Forecastle Avenue was approved.

APPLICATION: 905 Forecastle Avenue. Applicant and engineer stipulate to the same conditions for 900 Forecastle Avenue application. Home will be 4 bedrooms, 3 bathrooms 2 car garage with the option for a full basement. An extension for water and sewer is needed and has already been requested.

OPEN TO PUBLIC:

On a motion by Mr. Martin, seconded by Mr. Wrocklage, with everyone present in favor the meeting was opened for public comment.

Hearing no one wishing to be heard a motion to close to the public was entertained.

CLOSE TO PUBLIC:

On a motion by Mr. Wrocklage seconded by councilman Prince, with everyone present in favor the public comment portion of the meeting was closed.

APPROVAL OF APPLICATION:

On a motion by Mr. Wrocklage seconded by Mr. Elia with everyone present in favor the application for 905 Forecastle Avenue was approved.

BUSINESS OF THE BOARD: Pinelands and Stormwater ordinance review
5 Minute recess was requested.

On a motion by councilman Prince seconded by Mr. Martin with everyone in favor a 5-minute recess was approved.

After the 5-minute recess and the boards review of the Pineland's ordinance review the board agreed to accepted the ordinance as written as it is consistent with the master plan.

On a motion by Mr. Wrocklage seconded by Mr. Raimann with everyone present in favor the ordinance was accepted as written.

The board also reviewed the stormwater ordinance and agreed to accept it as written as it is consistent with the master plan. On a motion by Mr. Martin seconded by councilman Prince with everyone present in favor the ordinance was accepted as written.

OPEN TO PUBLIC:

On a motion by Mr. Wrocklage, seconded by councilman Prince, with everyone present in favor the meeting was opened for public comment.

Hearing no one wishing to be heard a motion to close to the public was entertained.

CLOSE TO PUBLIC:

On a motion by Mr. Wrocklage seconded by Mr. Raimann, with everyone present in favor the public comment portion of the meeting was closed.

ADJOURNMENT

On a motion by Mr. Wrocklage, seconded by Mr. Raimann, with everyone present in favor the meeting was adjourned at 7:50 PM

Respectfully Submitted



Meredith Triolo
Land Use Board Secretary



Paul Swindell, Chairman