

March 25, 2024

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road

7:01 PM



CALL TO ORDER

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

FLAG SALUTE:

The Flag Salute was led by the Chairman of the Land Use Board, Paul Swindell.

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.

Chairman Swindell 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: Chair Swindell, Vice Chair Abramski, Mr. Martin, Mr. Raimann, Mr. Wrocklage, Mr. Mandica

Professionals Present for the Municipality:

Kelsey McGuckin-Anthony, Esq.

John Hess, PE, CME

Absent: Councilman Tom Prince

APPLICATION(S): ZWT Homes LLC Bulk Variance undersized lot 512 Seaman Avenue

OPEN TO PUBLIC:

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

Mr. John Ott 63 Bowline Street owns the lot next to 512 Seaman Avenue. He offered to sell his lot to ZWT homes for \$350,000. He stated if he bought his lot he would have to buildable lots. He felt there was no hardship for them to get approval to build on the undersized lot. The owner of ZWT Homes turned down the offer. The cost of the application in front of the board, plus the cost of purchasing the neighboring lot, the cost to knock the house down and submit for a subdivision he felt was not a good deal.

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:

On a motion by Mr. Raimann, seconded by Mr. Mandica with 5 votes for and 1 opposed the application was approved.

Roll call: Chair Swindell, Vice Chair Abramski, Mr. Mandica, Mr. Raimann, Mr. Martin
Opposed: Mr. Wrocklage

**APPROVAL OF RESOLUTION: RESOLUTION
#2024-1**

**RESOLUTION OF THE LAND USE BOARD OF THE
BOROUGH OF BEACHWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, MEMORIALIZING IK MASON
MANAGEMENT'S APPLICATION TO FOR BULK
VARIANCE RELIEF FOR PROPERTY KNOWN AS
BLOCK 5.26, LOT 9 AKA, 1006 HALLIARD AVENUE
BOROUGH OF BEACHWOOD, NEW JERSEY**

On a motion by Mr. Martin, seconded by Mr. Raimann, with everyone present in favor the resolution for 1006 Halliard Avenue was approved.

Abstain: Vice Chair Abramski, Mr. Mandica,

**APPROVAL OF RESOLUTION: RESOLUTION
#2024-2**

**RESOLUTION OF THE LAND USE BOARD OF THE
BOROUGH OF BEACHWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, MEMORIALIZING IK MASON
MANAGEMENT'S APPLICATION TO FOR BULK
VARIANCE RELIEF FOR PROPERTY KNOWN AS BLOCK
3.05, LOT 5 AKA, 813 ENSIGN AVENUE BOROUGH OF
BEACHWOOD, NEW JERSEY**

On a motion by Mr. Wrocklage, seconded by Mr. Martin, with everyone present in favor the resolution for 813 Ensign Avenue was approved.

Abstain: Vice Chair Abramski, Mr. Mandica

BILL LIST:

On a motion by Mr. Martin seconded by Mr. Raimann, with everyone present in favor the Bill's List in the amount of \$809.52 was approved.

APPROVAL OF MINUTES:

On a motion by Mr. Wrocklage, seconded by Mr. Martin, with everyone present in favor the Minutes from the, February 26, 2024 meeting were approved.

Abstain: Vice Chair Abramski, Mr. Mandica

OPEN TO PUBLIC:

On a motion by Mr. Wrocklage, seconded by Mr. Raimann, 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. Raimann seconded by Mr. Wrocklage, 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 7:49 PM

Respectfully Submitted



**Meredith Triolo
Land Use Board Secretary**



Paul Swindell, Chairman