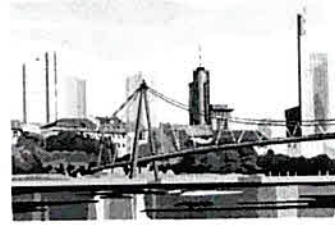


May 13, 2024

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road

7:00 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: Chairman Swindell, Vice Chair Abramski, Councilman Prince, Mr. Martin, Mr. Raimann, Mr. Elia

Professionals Present for the Municipality: Kelsey McGuckin-Anthony, Esq.
John Hess, PE, CME

Absent: Mr. Wrocklage, Mr. Mandica

APPLICATION(S): CAPPELLO 428 SPAR AVE BULK VARIANCE MOVED TO JUNE 10TH MEETING.
Board attorney Kelsey McGuckin stated on the record no new notice will need to be given.

EAGLES POINT HOLDINGS LLC- (59 Railroad Avenue) The applicant seeks bulk variance approval for the construction of a single-family residential dwelling. The subject property consists of 2 separate triangular tracts which are connected by a narrow strip approximately 1.5 feet wide near the midpoint of the Railroad Avenue frontage. The lot is currently undeveloped, and is located in the R-B zone and has an area of approximately 8,200 square feet. Numerous variances are required for the proposed single-family dwelling. The board members had various questions, comments and concerns regarding the site triangles, the fact that the parking for vehicles was proposed on the complete other side of the lot from the dwelling and would require the occupants to travel through the very narrow strip of the property directly along Railroad Avenue which the board members felt was a serious safety concern. The board was also concerned about how close the home would be from the roadway. There are frequent traffic issues along Railroad Avenue and Spar Avenue. Drainage was also a concern as there is already existing problems.

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.

Gloria Garibaldi resides at 244 Spar Avenue stepped up first to speak. She first stated that 233 Spar Avenue did not receive the certified notice of the meeting. Gloria's main concern regarding a house being built at 59 Railroad is safety. She said there is already an issue with cars speeding on Railroad. She asked if this application is approved and there is an accident, because there will be. Who is responsible for that, will Beachwood be responsible?

Linda Piscione residing at 232 Seaman Avenue expressed her concerns about safety as well. She stated she has a very hard time pulling out of her driveway and putting a house at 59 Railroad will make it even harder.

Steven Famularo residing at 212 Seaman Avenue stepped up to speak. He has been living in Beachwood for 31 years and for the most part the Borough has done a good job at keeping that lot clear. He has a safety concern as well. He said it is very hard to see without a house being there.

William Stockham resides at 55 Railroad Avenue. He has witnessed many accidents including 3 rollovers on Railroad. The cars speeding on that road is a huge issue. He stressed his concern that if the application is approved the fact that someone will have to walk in the street to their garage that person will be hit by a car. He said he feels it is only a matter of time.

Andrew Kripp resides at 228 Spar Ave. He expressed his concern over flooding and parking. He does not want cars parking in front of his house all day and night. He asked where are they going to park, there is not enough parking already.

Barbara Antolick resides at 217 Seaman Avenue. Her property is next to 59 Railroad She is very concerned about flooding. Her property slopes and already floods every time it rains for any length of time. The applicant plans to build up the property at 59 Railroad, which would cause more flooding onto her property. With no objection from the applicant's attorney, Barbara submitted photos documenting her concerns.

CLOSE TO PUBLIC:

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

On the motion by Vice chair Abramski seconded by David Raimann with everyone present in favor the application was **denied**.

BILL LIST:

On a motion by Dave Raimann seconded by Councilman Prince, with everyone present in favor the Bill's List in the amount of \$1,491.00 was approved.

APPROVAL OF MINUTES:

On a motion by Mr. Martin, seconded by Mr. Raimann, with everyone present in favor the Minutes from the April 22, 2024, meeting were approved. Abstain Chair Swindell

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.

Gloria Garibaldi asked the board if the applicant wished to be heard again asked the board if the applicant can ask for the application to be reviewed again, would they receive a new notice. Board attorney Kelsey McGuckin explained to Ms. Garibaldi that this application has been denied if the applicant wished to be heard again a new application would be submitted and notice would be given to everyone.

CLOSE TO PUBLIC:

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

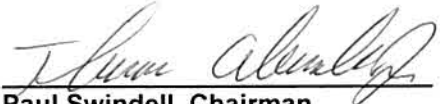
ADJOURNMENT

On a motion by Mr. Raimann, seconded by Mr. Martin, with everyone present in favor the meeting was adjourned at 8:47 PM

Respectfully Submitted



Meredith Triolo
Land Use Board Secretary

 *VICE CHAIR*

Paul Swindell, Chairman