

**CITY OF BEVERLY
JOINT LAND USE BOARD MEETING
October 15, 2014~ 7:00PM**

MINUTES

Chairman Iaia called the meeting to order at 7:03 pm.

OPEN PUBLIC MEETINGS ACT STATEMENT

Chairman Iaia read the following statement into the minutes: *In compliance with the Open Public Meetings Act, NJSA 10:4-6, this is to announce that Adequate Notice of this meeting was provided in the following manner: On January 23, 2014 advance written notice of this meeting was posted on the Official Bulletin Board in the City Hall, was emailed to THE BURLINGTON COUNTY TIMES for publication and emailed to the CAMDEN COURIER POST for advise, was filed with the Municipal Clerk, and was mailed to all persons who requested and paid for such notice. The proceedings of all meetings are electronically and manually recorded, and the Minutes will be on file in the Office of the Secretary of the Joint Land Use Board.*

FLAG SALUTE

Chairman Iaia led those present in the Flag Salute

ROLL CALL

Present:

Lawrence Carlbom

Maureen Cronin

Jeffrey Iaia

Loretta Kimber

Randy H. Miller

Hal Robertson

Daniel Schoen

Alternate 1 - John Haaf

Secretary - Leigh-Ann Esaia

Attorney - Tom Coleman

Engineer - Barbara Fegley, AICP, PP

Absent

Jacquelyn Bryan

Pamela Hall

Alternate 2 -Scott Bills

APPROVAL OF MINUTES

A motion was made by Mr. Schoen and seconded by Mr. Robertson to approve the September 17, 2014 minutes of the Joint Land Use Board. A roll call vote was taken and all members were in favor.

OLD BUSINESS

No old business at this time.

NEW BUSINESS

Review and comment on Resolution 2014-142 to designate the entire City of Beverly as an area in need of rehabilitation as requested by City Council. Mayor Miller requested that Planner Barbara Fegley provide some background information on the Resolution. Ms. Fegley stated that it would provide benefits and tools for redevelopment with the exception of eminent domain. The City would be eligible to prevent further deterioration if eligible, and Ms. Fegley found that using Census Data over 50% of the housing stock was built prior to 1939 and therefore made the City eligible. Mr. Iaia questioned if there were any detriments to designating the entire City as an area in need of rehabilitation. Mr. Coleman explained that it would allow for additional funding for redevelopment for the residents.

Mr. Wolbert explained that the County assisted with an array of studies and found that there was a need for redevelopment. He stated that there were no incentives for residents to place money back into their properties and this Resolution will allow for both residential and commercial owners to participate in the tax abatement program. Mr. Wolbert stated that this will help bring businesses to town and encourage residents to reinvest in their properties.

A motion was made by Mr. Haaf and seconded by Ms. Cronin to recommend the adoption of Resolution 2014-142 designating the entire City of Beverly as an area in need of rehabilitation.

A motion was made by Ms. Cronin and seconded by Mr. Schoen to join the NJPO and pay the dues for 2015.

COMMUNICATIONS

No communication received at this time.

BOARD/PROFESSIONAL COMMENTS

City Administrator Rich Wolbert stated that on November 6, the City will have a final review of the Master plan.

PUBLIC COMMENT

No public present at this time.

EXECUTIVE SESSION

No request for executive session

ADJOURNMENT

There being no further business, a motion to adjourn the meeting was made at 7:37pm by Mr. Schoen and was seconded by Mr. Robertson. All members were in favor – Motion carried.

Respectfully submitted,

Leigh-Ann Esaia
Joint Land Use Board Secretary

Date

APPROVED:

Jeffrey L. Iaia
Chairperson

Date

ATTORNEY APPROVAL FOR RELEASE:

Thomas J. Coleman III

Date