CITY OF BEVERLY  
LAND USE BOARD MEETING  
August 28, 2019

7:00PM

**MINUTES**

**CALL TO ORDER-** The meeting was called to order at 7:00PM

**OPEN PUBLIC MEETINGS ACT STATEMENT**

*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 24, 2019 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.*

Read by Chairman Robertson

**FLAG SALUTE** Chairman Robertson led in the Flag Salute.

**ROLL CALL**

**Present:**

Maureen Cronin ,John Haaf, Robert Lowden Jr., Ronald Paice, Rich Wolbert, Harold Robertson  
Alternate I-Open, Alternate II -Open

Charles Petrone - Attorney   
Ed Fox - Planner  
Sheri L Medina - Secretary

**Absent:** Barbara Kelly, Loretta Kimber, Randy H. Miller-Mayor,

**APPROVAL OF MINUTES**

June 26, 2019

**Mr. Wolbert made a motion to approve the minutes as presented, Seconded by Mrs. Cronin.**

**Abstained: Mr. Haaf**

**Motion passed.**

**ORDINANCES**

**ORDINANCE 2019-08 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF BEVERLY, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING SECTION 20-14 OF CHAPTER XX ENTITLED “ZONING” OF THE CODE OF THE CITY OF BEVERLY TO PROVIDE REQUIREMENTS CONCERNING THE CONSTRUCTION AND CONFIGURATION OF OFF STREET PARKING**

Charles Petrone explained that if the Governing body wishes to make a change by ordinance to the land development recommendations it has to be brought before the planning board to see if the change is consistent with the Master Plan. It also gives the Planning Board the chance to give recommendations to that Ordinance.

There have been a few uses added to this Ordinance.

Mr. Wolbert stated these changes came up when a homeowner stoned the entire back yard of the parcel to create parking. This Ordinance would only allow a certain amount of coverage for parking.

Mr. Haaf asked if the twenty five percent of coverage includes the home. Mr. Wolbert stated no it is twenty five percent for parking only.

Mrs. Cronin recommended that the word church be added to this Ordinance.

**RESOLUTION NO. 2019-06 RESOLUTION OF THE LAND DEVELOPMENT BOARD OF THE CITY**  **OF BEVERLY, COUNTY OF BURLINGTON FINDING CITY ORDINANCE NO. 2019-08, AN**  **ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF BEVERLY AMENDING THE CODE OF**  **THE CITY OF BEVERLY, CHAPTER XX, SECTION 20-14 ENTITLED “OFF-STREET PARKING AND**  **LOADING” CONSISTENT WITH THE MASTER PLAN OF THE CITY OF BEVERLY**

Mr. Wolbert made a motion to Memorialize Resolution 2019-6, Seconded by Mrs. Cronin with changes discussed.

**Ayes: Maureen Cronin, John Haaf, Ronald Paice, Rich Wolbert, Harold Robertson, Nays: None**

**Motion passed**

**ORDINANCE 2019-09-AN ORDINANCE OF THE CITY OF BEVERLY, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING THE CODE OF THE CITY OF BEVERLY, CHAPTER XX, SECTION 20-13 ENTITLED *FENCES AND WALLS***

Mr. Wolbert stated a resident came to a Council meeting to discuss the possibility of changing the Ordinance which includes Fences. This resident lives on a corner lot which has an impact on where they can place their fence. The resident wishes to have a 6 foot fence in their back yard which also has a reverse frontage.

In the Ordinance the predominate side of the house will be the front door faces the street then the Ordinance would follow the side yard setback regulations.

Mr. Wolbert explained different types of easements and the impact they may or may not have on placement of fences.

Mr. Haaf asked if there was a provision about temporary safety fence. Mr. Wolbert stated temporary fences are prohibited except for snow fences. Mrs. Cronin asked if temporary safety fences can be referenced also.

Mr. Fox stated this Ordinance is consistent with the Master Plan.

**RESOLUTION NO. 2019-07RESOLUTION OF THE LAND DEVELOPMENT BOARD OF THE CITY**  **OF BEVERLY, COUNTY OF BURLINGTON FINDING CITY ORDINANCE NO. 2019-09, AN**  **ORDINANCE OF THE CITY OF BEVERLY, COUNTY OF BURLINGTON, STATE OF NEW JERSEY**  **AMENDING THE CODE OF THE CITY OF BEVERLY, CHAPTER XX, SECTION 20-13 ENTITLED**  **“FENCES AND WALLS” CONSISTENT WITH THE MASTER PLAN OF THE CITY OF BEVERLY .**

Mr. Haaf made a motion to Memorialize Resolution 2019-07, Seconded by Mr. Wolbert.

**Ayes: Maureen Cronin, John Haaf, Ronald Paice, Rich Wolbert, Harold Robertson, Nays: None**

**Motion passed**

Mr. Haaf said there had been discussion about residents having to come in front of the Planning Board and the fees incurred to obtain a variance for a fence are higher than the cost of the fence. Mr. Wolbert stated the fees can be addresses by the Planning Board. He recommended the Chairman to hold a meeting just to discuss fees, if the board decides. Have the professionals attend and comprise a new fees schedule to forward to council for consideration.

**ORDINANCE 2019-10 INTRODUCTION- ORDINANCE OF THE CITY OF BEVERLY, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING THE CODE OF THE CITY OF BEVERLY, CHAPTER XX, SECTION 20-12 ACCESSORY STRUCTURES.**

Mr. Wolbert explained an interpretation came before the Board a few months ago from the Zoning Official. The conclusion was to reach out to the County and see how they classify a structure. An eight page document was received from Tom Staniukynas that included many towns language. Ed Fox addressed a few items that were not previously mentioned; i.e., wind turbines, emergency generators, flag poles etc. Mr. Wolbert stated that further consideration can be done.

Mr. Wolbert explained that this Ordinance better defines a structure and also will not specify number of structures but will be in accordance with the allowed impervious coverage in the zone.

Mrs. Cronin made a motion to table Ordinance 2019-10, Seconded by Mr. Paice.

Mr. Petrone stated that this Ordinance is consistent with the Master Plan.

Mrs. Cronin withdrew the motion seconded by Mr. Paice.

**Mrs. Cronin made a motion to ask Council to consider the additional revisions Mr. Fox recommended. Seconded by Mr. Paice.**

**Ayes: Maureen Cronin, John Haaf, Ronald Paice, Rich Wolbert, Harold Robertson, Nays: None**

**Motion passed**

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**None**

**COMMUNICATIONS**

**None**

**BOARD/PROFESSIONAL COMMENTS**

**None**

**PUBLIC COMMENT**

**None**

**ADJOURNMENT** **Mrs. Cronin made a motion to adjourn at 8:36PM, Seconded by Mr. Paice.**

**Motion passed with a unanimous voice vote.**