

**CITY OF BEVERLY  
BURLINGTON COUNTY  
STATE OF NEW JERSEY**

**LAND USE BOARD  
REGULAR MEETING  
FEBRUARY 17, 2021 – 7:00PM**

**MINUTES**

The Regular Meeting of the Land Use Board of the City of Beverly, County of Burlington, and State of New Jersey was held on the aforementioned date via conference call with the following in attendance: Diane Benson, Maureen Cronin, John Haaf, Barbara Kelly, Robert E. Lowden, Jr., Mayor Randy H. Miller, Ronald V. Paice, Richard Wolbert, Board Solicitor Chuck Petrone, Esq., Jeff Hanson of Environmental Resolutions, Inc., and Board Secretary Caitlin Midgette. Harold Robertson was absent from tonight's meeting.

Vice Chair Kelly called the meeting to order at 7:02PM and read the following opening statement into the record:

*“The Provisions of the Open Public Meetings Act have been met. Notice of this meeting, Resolution 2021-1, was published in the Burlington County Times on January 31, 2021, transmitted to the Courier Post, filed with the Municipal Clerk, and was mailed to all persons who requested and paid for such notice. Notice that this meeting will be held via conference call at 7:00PM was published in the Burlington County Times on February 11, 2021, transmitted to the Courier Post, posted on the City's official website, and sent to all persons requesting same.”*

The above was followed by the Flag Salute and Roll Call.

**MINUTES**

– January 27, 2021

A motion was offered by Mr. Haaf and seconded by Ms. Cronin to approve the above listed set of minutes. Motion carried on a Roll Call Vote, as follows:

Aye: Benson, Cronin, Haaf, Lowden, Miller, Paice, Wolbert

Nay:

Abstain: Kelly

Absent: Robertson

**MASTER PLAN CONSISTENCY REVIEWS**

*Ordinance 2021-1: An Ordinance of the Common Council of the City of Beverly, in the County of Burlington, State of New Jersey Amending and Supplementing Section 20-27 of Chapter XX Entitled “Zoning” of the Code of the City of Beverly to Create Additional Permitted Uses in the C2 Downtown Commercial District*

Mr. Haaf inquired as to why the Zoning Code was being amended. Mr. Wolbert stated that not only was there a specific use that seems to have been inadvertently omitted from the C-2 District, but language from the 2007 Redevelopment Plan was incorporated in the ordinance for consistency.

Mr. Paice inquired if the aforementioned amendment would allow for a marijuana distribution facility. Mr. Wolbert explained that such a use would be permitted under provision #20 in the amended ordinance, which reads “*community-oriented retail and commercial goods and services that fundamentally serve the public good and promote the general welfare.*”

**Resolution 2021-5: Resolution of the Land Use Board of the City of Beverly Finding Ordinance 2021-1 of the Common Council of the City of Beverly Consistent with the Master Plan**

A motion was offered by Mr. Haaf and seconded by Ms. Kelly to adopt Resolution 2021-5. Motion carried on a Roll Call Vote, as follows:

Aye: Benson, Cronin, Haaf, Kelly, Paice, Wolbert

Nay:

Abstain: Lowden, Miller

Absent: Robertson

*Ordinance 2021-2: Ordinance of the Common Council of the City of Beverly Amending Ordinance 2007-13 Establishing Stormwater Management Requirements*

Mr. Haaf inquired as to why there is missing information under the “penalty” section. Mr. Wolbert explained that when the ordinance was introduced, certain sections of information were left blank, as they were meant for the discretion of the Council to complete. Mr. Haaf asked if the amended ordinance must be adopted by the City. Mr. Wolbert stated that the NJDEP requires all municipalities to adopt said amendments. Finally, Mr. Haaf inquired if this ordinance will impede development. Jeff Hanson of Environment Resolutions, Inc. provided the Board with an overview of the stormwater regulation amendments and noted that said changes will mainly affect large scale development projects. Mr. Wolbert added that the definition of impervious surface has been redefined to include only the surfaces that vehicles utilize, and that the largest change in the ordinance is the requirement for all stormwater improvements to be filed by deed with the County, which may delay development because construction permits cannot be issued until the NJDEP approves the improvements.

Ms. Cronin asked if the Board could move forward in adopting Resolution 2021-6 as the provisions under the “penalty” section have yet to be finalized. Mr. Wolbert confirmed same and stated that said provisions will be included in the finalized version of the ordinance to be adopted by the Council at its next meeting.

**Resolution 2021-6: Resolution of the Land Use Board of the City of Beverly Finding Ordinance 2021-2 of the Common Council of the City of Beverly Consistent with the Master Plan**

A motion was offered by Mr. Haaf and seconded by Ms. Cronin to adopt Resolution 2021-6.  
Motion carried on a Roll Call Vote, as follows:

Aye: Benson, Cronin, Haaf, Kelly, Paice, Wolbert

Nay:

Abstain: Lowden, Miller

Absent: Robertson

**BOARD/PROFESSIONAL COMMENTS**

No comments.

**PUBLIC COMMENT**

No members of the public were in attendance at tonight's meeting.

**ADJOURNMENT**

A motion was offered by Mr. Wolbert and seconded by Ms. Kelly to adjourn the meeting.  
Motion carried. Meeting adjourned at 7:28PM.

**Approved:**

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**Barbara Kelly**  
**Vice Chair**

**Respectfully Submitted By:**

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**Caitlin Midgette**  
**Land Use Board Secretary**

**Approved:**