

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

**LAND USE BOARD  
REGULAR MEETING  
JUNE 15, 2022 – 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 with the following in attendance: Diane Benson, John Haaf, Paul Lucca, Barbara Kelly, Robert E. Lowden, Jr., Mayor Randy H. Miller, Ronald V. Paice, Richard Wolbert, Board Solicitor Chuck Petrone, Board Planner Edward Fox III., and Board Secretary Caitlin D’Alfonso. Maureen Cronin and Cynthia Robertson were absent from tonight’s meeting.

Chairman Haaf called the meeting to order at 7:00PM 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 2022-1, was published in the Burlington County Times on January 23, 2022, transmitted to the Courier Post, filed with the Municipal Clerk, and was mailed to all persons who requested and paid for such notice.”*

The above was followed by the Flag Salute.

**OATHS OF OFFICE**

***Paul Lucca – Alternate No. 1***

Board Solicitor Petrone administered the oath of office to Mr. Lucca prior to the meeting.

Chairman Haaf called for a Roll Call of the Board.

**MINUTES**

***January 19, 2022***

A motion was offered by Ms. Kelly and seconded by Mr. Paice to approve the aforementioned minutes. Motion carried on a Roll Call Vote, as follows:

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

Nay:

Abstain: Kelly, Lucca

Absent: Cronin, Robertson

**OLD BUSINESS**

No old business was presented at this time.

## **NEW BUSINESS**

***Public Hearing: 250 Warren Street – Block 1161, Lot 1:*** This application proposes to renovate the first floor for 1,026SF of office space and to rehabilitate the second floor for a 4-bedroom residential unit. The application also includes an ADA ramp on the rear of the building, and an 8' deep by 14.5' long double-deck patio to be used as the office entrance and outdoor patio for the second floor apartment.

Solicitor Petrone explained that due to an unforeseen event, the applicant for the above application has requested a continuance of the public hearing until the meeting of July 20, 2022 without the need to re-notice.

A motion was offered by Ms. Kelly and seconded by Mr. Paice to authorize the continuance of the public hearing to July 20, 2022 as it relates to the application for 250 Warren Street without the requirement to re-notice. Motion carried on a Roll Call Vote, as follows:

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

Nay:

Abstain: Lowden, Miller

Absent: Cronin, Robertson

### ***Master Plan Re-Examination***

Mr. Wolbert explained that the Common Council has submitted an application with the Burlington County Bridge Commission for planning assistance in the preparation of a new Master Plan Re-Examination Report, which will update the previous report adopted in 2014. City Planner Fox explained the purpose of a Master Plan, and the process of undertaking a re-examination of same. It was noted that volunteers from the Board will be needed for input and discussion. Slight discussion ensued.

The Board agreed with the Council's submission of an application to the County for the preparation of a Master Plan Re-Examination Report.

## **RESOLUTIONS**

***Resolution 2022-5:*** Resolution of the Land Use Board of the City of Beverly Finding City Ordinance 2022-3 "Ordinance of the Common Council Amending the Redevelopment Plan for Block 1280 and Block 1587 in the City of Beverly" Consistent with the City's Master Plan

City Planner Fox summarized the amendment to the Redevelopment Plan, including changes to the permitted uses, conditional uses, parking requirements, setbacks, and densities. Mr. Fox also explained that said amendment will require all new development to provide for off-street parking, right-of-way dedications, landscaping and design guidelines, and an emphasis on green and environmentally sustainable buildings. Slight discussion ensued on same.

Chairman Haaf opened the floor to public comments on Resolution 2022-5. No public comments were given.

A motion was offered by Ms. Kelly and seconded by Mr. Paice to adopt Resolution 2022-5. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Paice, Wolbert, Haaf  
Nay:  
Abstain: Benson, Lowden, Miller  
Absent: Cronin, Robertson

**CORRESPONDENCE**

No correspondence was presented at this time.

**BOARD/PROFESSIONAL COMMENTS**

Mr. Lucca stated that he would like to volunteer for the upcoming Master Plan Re-Examination work sessions.

**PUBLIC COMMENT**

No public comments were provided.

**ADJOURNMENT**

A motion was offered by Ms. Kelly and seconded by Mr. Paice to adjourn the meeting. Motion carried. Meeting adjourned at 7:40PM.

**Approved:**

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**John Haaf**  
**Chairman**

**Respectfully Submitted By:**

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**Caitlin D'Alfonso**  
**Land Use Board Secretary**

**Approved: July 20, 2022**