

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

**LAND USE BOARD
REGULAR MEETING
JULY 20, 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: John Haaf, Paul Lucca, Barbara Kelly, Robert E. Lowden, Jr., Mayor Randy H. Miller, Cynthia Robertson, Richard Wolbert, Board Solicitor Chuck Petrone, and Board Secretary Caitlin D’Alfonso. Diane Benson, Maureen Cronin, and Ronald Paice 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.

MINUTES

June 15, 2022

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

Aye: Kelly, Lowden, Miller, Lucca Haaf

Nay:

Abstain: Robertson

Absent: Benson, Cronin, Paice, Wolbert

OLD 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 stated that the applicant has requested an adjournment of the public hearing on 250 Warren Street until the next meeting of August 17th.

Chairman Haaf expressed that, as the Board approved a continuance without the requirement to renote at the previous meeting, the Board should consider requiring the applicant to renote for the August meeting to ensure that interested parties are notified of the public hearing.

A motion was offered by Mayor Miller and seconded by Ms. Kelly to approve the continuance of the application for 250 Warren Street until the meeting of August 17th with the requirement of the applicant to renote the public hearing. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Robertson, Haaf

Nay:

Abstain: Lowden, Miller

Absent: Benson, Cronin, Paice, Wolbert

NEW BUSINESS

No new business was presented.

RESOLUTIONS

Resolution 2022-6: Resolution of the Land Use Board of the City of Beverly Finding City Ordinance 2022-5 of the Common Council Entitled “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” Consistent with the Master Plan of the City of Beverly

Solicitor Petrone explained that it is the Board’s obligation to review City Ordinance 2022-5 to determine if same is consistent with the Master Plan. Slight discussion ensued on certain proposed uses.

A motion was offered by Ms. Kelly and seconded by Mr. Paice to adopt Resolution 2022-6. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Robertson, Wolbert, Haaf

Nay:

Abstain: Lowden, Miller

Absent: Benson, Cronin, Paice

CORRESPONDENCE

No correspondence was presented at this time.

BOARD/PROFESSIONAL COMMENTS

Ms. Robertson noted that the trees on Family Dollar’s property are dead, and inquired if the City can request that the trees be replaced since they were planted as part of the site plan approval from 2014. Solicitor Petrone stated that the site plan approval is still valid, and the Board’s secretary can send a letter to the store’s officials requesting that the trees be replaced.

PUBLIC COMMENT

There being no comments, a motion was offered by Mr. Wolbert and seconded by Mr. Lucca to close the public comment section. Motion carried.

ADJOURNMENT

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to adjourn the meeting. Motion carried. Meeting adjourned at 7:18PM.

Approved:

Respectfully Submitted By:

John Haaf
Chairman

Caitlin D'Alfonso
Land Use Board Secretary

Approved: September 21, 2022