

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

**LAND USE BOARD  
REGULAR MEETING  
APRIL 19, 2023 – 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: Maureen Cronin, John Haaf, Barbara Kelly, Councilman Robert Lowden Jr., Mayor Randy Miller, Ronald Paice, Ariel Piña, Cynthia Robertson, Richard Wolbert, Board Solicitor Chuck Petrone, and Board Secretary Caitlin D’Alfonso. Diane Benson and Paul Lucca 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 2023-1, was published in the Burlington County Times on January 24, 2023, 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 and Roll Call.

**MINUTES**

*Regular Meeting: March 15, 2023*

A motion was offered by Ms. Robertson and seconded by Ms. Kelly to approve the minutes of March 15, 2023. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lowden, Miller, Paice, Piña, Robertson, Wolbert, Haaf

Nay:

Abstain: Cronin

Absent: Benson, Lucca

**MASTER PLAN REEXAMINATION HEARING**

Board Secretary D’Alfonso certified that the publication and notice requirements for the hearing on the 2023 Master Plan Reexamination were completed in compliance with state law.

Tom Stanuikynas, PP, AICP, and preparer of the draft report, explained the purpose of the reexamination, summarized the updated recommendations in the report, and noted the planning initiatives undertaken by the City since the last Master Plan reexamination in 2014.

Discussion ensued on certain aspects included in the draft plan, specifically as it relates to changing conditions from the previous reexamination, and it was concluded that further consideration of same will need to be given at the following meeting scheduled for May 17<sup>th</sup>.

A motion was offered by Mayor Miller and seconded by Ms. Kelly to continue the hearing on the 2023 Master Plan Reexamination Report to the meeting of May 17, 2023. Motion carried on a Roll Call Vote, as follows:

Aye: Cronin, Kelly, Miller, Paice, Piña, Robertson, Wolbert, Haaf

Nay: Lowden

Abstain:

Absent: Benson, Lucca

### **OLD BUSINESS**

No old business was presented at this time.

### **NEW BUSINESS**

No new business was presented at this time.

### **CORRESPONDENCE**

Chairman Haaf noted that an informative publication was received from the New Jersey Planning Officials.

### **BOARD/PROFESSIONAL COMMENTS**

Mr. Wolbert stated that the City Council adopted an indemnification ordinance per the training session presented by Board Solicitor Petrone at the previous meeting. The protections offered under the ordinance will extend to members of the Land Use Board.

### **PUBLIC COMMENT**

Chairman Haaf opened public comment.

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

### **ADJOURNMENT**

A motion was offered by Ms. Robertson and seconded by Ms. Kelly to adjourn the meeting. Motion carried. Meeting adjourned at 8:41PM.

**Approved:**

**Respectfully Submitted By:**

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**John Haaf**  
Chairman

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

**Approved: May 17, 2023**