

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

**LAND USE BOARD  
REGULAR MEETING  
MAY 17, 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: Diane Benson, Maureen Cronin, John Haaf, Barbara Kelly, Paul Lucca, 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.

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: April 19, 2023*

A motion was offered by Ms. Robertson and seconded by Ms. Kelly to approve the minutes of April 19, 2023. Motion carried on a Roll Call Vote, as follows:

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

Nay:

Abstain: Benson, Lucca

Absent:

**OLD BUSINESS**

*Continued Discussion on 2023 Master Plan Reexamination Report:* Chairman Haaf referred to a spreadsheet prepared by the Board Secretary that outlines the topics of discussion submitted by individual board members for consideration at tonight's meeting. Discussion ensued on the specific points noted in the spreadsheet, attached hereto and made part hereof.

Upon conclusion of discussion, it was determined that all decided changes shall be incorporated into the draft plan, and that notice of pending adoption should be advertised for the meeting on June 21, 2023.

**NEW BUSINESS**

No new business was presented at this time.

**CORRESPONDENCE**

No correspondence was presented at this time.

**BOARD/PROFESSIONAL COMMENTS**

Ms. Cronin and Chairman Haaf thanked the Board Secretary for her efforts in compiling the attached spreadsheet.

Mr. Paice expressed that the Board worked well to resolve the outstanding concerns of the reexamination report.

**PUBLIC COMMENT**

Chairman Haaf opened public comment.

Cheryl Henry, 127 Cooper Street, stated that she found tonight's meeting to be informative.

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

**ADJOURNMENT**

A motion was offered by Mr. Wolbert and seconded by Ms. Robertson to adjourn the meeting. Motion carried. Meeting adjourned at 8:02PM.

**Approved:**

**Respectfully Submitted By:**

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**John Haaf**  
**Chairman**

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

**Approved:** June 21, 2023