

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

**LAND USE BOARD  
REGULAR MEETING  
JUNE 21, 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, Councilman Robert Lowden Jr., Ronald Paice, Ariel Piña, Cynthia Robertson, Richard Wolbert, Board Solicitor Chuck Petrone, and Board Secretary Caitlin D’Alfonso. Paul Lucca and Mayor Randy Miller 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: May 17, 2023*

A motion was offered by Ms. Kelly and seconded by Ms. Cronin to approve the minutes of May 17, 2023. Motion carried on a Roll Call Vote, as follows:

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

Nay:

Abstain:

Absent: Lucca, Miller

**2023 MASTER PLAN REEXAMINATION – PUBLIC HEARING**

Chairman Haaf opened the public hearing on the 2023 Master Plan Reexamination Report.

Joe Heether, 603 Wheatley Ave, noted that the report references the former Cosden site, and inquired about the status of the contamination remediation plan. Mr. Wolbert summarized same.

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

Ms. Cronin noted that all changes to the report as proposed by the Board at the previous meeting have been made.

Mr. Wolbert thanked Tom J. Stanuikynas, PP, AICP, from the Burlington County Bridge Commission for his efforts in preparing and presenting the report.

**Resolution 2023-7: Resolution of the Land Use Board of the City of Beverly Adopting the 2023 Master Plan Reexamination Report**

A motion was offered by Ms. Cronin and seconded by Ms. Kelly to adopt Resolution 2023-7 and the 2023 Master Plan Reexamination Report. Motion carried on a Roll Call Vote, as follows:

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

Nay:

Abstain:

Absent: Lucca, Miller

**NEW BUSINESS**

**Resolution 2023-8: Resolution Finding City Ordinance 2023-6, “An Ordinance of the City of Beverly, County of Burlington, and State of New Jersey Governing Short-Term Rentals,” Consistent with the Master Plan**

Mr. Paice inquired if Air B&Bs will be considered short-term rentals, and why the prohibition of same is in a separate ordinance from Ordinance 2023-7. Mr. Wolbert stated that Air B&Bs will be considered short-term rentals, and that the purpose of Ordinance 2023-7 is to clarify zoning regulations as they currently exist.

Ms. Cronin stated that she believes Ordinance 2023-6 will have a positive impact on neighboring properties that have been effected by such uses. Additionally, Ms. Cronin inquired as to how the City will be able to enforce the provisions of the ordinance. Mr. Wolbert stated that social media, resident complaints, and hosting websites will be monitored to ensure compliance.

Ms. Robertson expressed her agreement with Ordinance 2023-6, as the process of registering short-term rentals is both difficult to manage and enforce. Additionally, the City has already seen the negative impacts of illegally operated short-term rentals throughout the community.

Mr. Wolbert temporarily left the meeting.

Mr. Piña stated that he is in favor of Ordinance 2023-6, as he feels that short-term rentals are not consistent with the Master Plan, as the City should want to facilitate long-term residents that will be invested in the community.

A motion was offered by Ms. Robertson and seconded by Ms. Cronin to adopt Resolution 2023-8. Motion carried on a Roll Call Vote, as follows:

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

Mr. Wolbert returned to the meeting.

**Resolution 2023-9: Resolution Finding City Ordinance 2023-7, “An Ordinance of the City of Beverly, in the County of Burlington, State of New Jersey Amending Chapter XX of the Code of the City of Beverly Entitled ‘Zoning’” Consistent with the Master Plan**

A motion was offered by Ms. Kelly and seconded by Ms. Benson to adopt Resolution 2023-9. Motion carried on a Roll Call Vote, as follows:

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

**OLD BUSINESS**

No old business was presented at this time.

**CORRESPONDENCE**

No correspondence was presented at this time.

**BOARD/PROFESSIONAL COMMENTS**

Chairman Haaf expressed that he believes State law can oftentimes be a hindrance to economic development in the City, and stated that the Common Council should find solutions to address this issue.

**PUBLIC COMMENT**

Chairman Haaf opened public comment.

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

**ADJOURNMENT**

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to adjourn the meeting. Motion carried. Meeting adjourned at 7:26PM.

**Approved:**

**Respectfully Submitted By:**

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**John Haaf**  
**Chairman**

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

**Approved: July 19, 2023**