

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

**LAND USE BOARD  
REGULAR MEETING  
AUGUST 16, 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: John Haaf, Barbara Kelly, Robert Lowden, Jr., Mayor Randy Miller, Cynthia Robertson, Richard Wolbert, Board Solicitor Chuck Petrone, and Board Secretary Caitlin D’Alfonso. Diane Benson, Maureen Cronin, Paul Lucca, 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 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: July 19, 2023*

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

Aye: Kelly, Miller, Robertson, Wolbert, Haaf

Nay:

Abstain: Lowden

Absent: Benson, Cronin, Lucca, Paice

**NEW BUSINESS**

***Resolution 2023-11: Resolution Finding City Ordinance 2023-9 “An Ordinance of the Common Council Amending the Redevelopment Plan for Block 1280 in the City of Beverly” Consistent with the Master Plan***

Ms. Robertson expressed concern about the proposed density, the ability for any new development project to meet parking requirements, and if any new development project in the specified area will complement the aesthetics of the surrounding neighborhood.

Board Solicitor Petrone stated that the purpose of tonight’s meeting is solely to determine if the proposed redevelopment plan amendment is consistent with the City’s Master Plan, and that any development project that may stem from said plan will be required to submit an application and a site plan to the Board for review and consideration.

A motion was offered by Ms. Kelly and seconded by Mr. Wolbert to adopt Resolution 2023-11. Motion carried on a Roll Call Vote, as follows:

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

**OLD BUSINESS**

No old business was presented at this time.

**CORRESPONDENCE**

No correspondence was presented at this time.

**BOARD/PROFESSIONAL COMMENTS**

No comments were provided.

**PUBLIC COMMENT**

Ariel Piña, 214 Magnolia Street, inquired if the aforesaid redevelopment plan amendment allows for mixed use.

**ADJOURNMENT**

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to adjourn the meeting. Motion carried. Meeting adjourned at 7:15PM.

**Approved:**

**Respectfully Submitted By:**

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**John Haaf**  
Chairman

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

**Approved: November 15, 2023**