

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

**LAND USE BOARD
REORGANIZATION MEETING
JANUARY 17, 2024 – 7:00PM**

MINUTES

The Reorganization 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, Paul Lucca, Mayor Randy H. Miller, Cynthia Robertson, Barbara Kelly, and Robert E. Lowden, Jr., Board Solicitor Chuck Petrone, and Board Secretary Caitlin D’Alfonso. Richard Wolbert was absent from tonight’s meeting.

Secretary D’Alfonso 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.

OATH OF OFFICE

Randy H. Miller – Class I (January 1, 2024 – December 31, 2027)
Robert Lowden – Class III (January 1, 2024 – December 31, 2024)
Barbara Kelly – Class IV (January 1, 2024 – December 31, 2027)
Diane Benson – Class IV (January 1, 2024 – December 31, 2027)
Paul Lucca – Class IV (January 1, 2024 – December 31, 2027)

Board Solicitor Petrone administered the oath of office to the above listed individuals.

Board Secretary D’Alfonso called for a Roll Call.

NOMINATIONS – CHAIR

Secretary D’Alfonso called for a nomination for Chair.

A nomination was made by Ms. Robertson and concurred upon by Ms. Kelly to appoint Mr. Haaf as Land Use Board Chair for the year 2024.

There being no further nominations, a motion was offered by Mr. Lowden and seconded by Ms. Kelly to close nominations. Motion carried.

A motion was offered by Ms. Cronin and seconded by Ms. Robertson to appoint Mr. Haaf as Chair. Motion carried.

NOMINATIONS – VICE CHAIR

Chairman Haaf called for a nomination for Vice Chair.

A nomination was made by Ms. Kelly and concurred upon by Ms. Cronin to appoint Ms. Robertson as Vice Chair for 2024.

There being no further nominations, a motion was offered by Ms. Kelly and seconded by Mr. Lowden to close nominations. Motion carried.

A motion was offered by Ms. Kelly and seconded by Ms. Benson to appoint Ms. Robertson as Vice Chair. Motion carried.

MINUTES

November 15, 2023

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

Aye: Benson, Cronin, Lowden, Lucca, Robertson, Haaf

Nay:

Abstain: Kelly

Absent: Miller, Wolbert

RESOLUTIONS

Resolution 2024-1: Resolution Establishing the 2024 Meeting Dates, Time, and Location for the Beverly City Land Use Board

A motion was offered by Ms. Cronin and seconded by Ms. Robertson to adopt Resolution 2024-1. Motion carried on a Roll Call Vote, as follows:

Aye: Benson, Cronin, Kelly, Lowden, Lucca, Robertson, Haaf

Nay:

Abstain:

Absent: Miller, Wolbert

Mayor Miller arrived to the meeting.

Resolution 2024-2: Resolution Establishing Official Newspapers for the Year 2024 for the City of Beverly Land Use Board (Primary: Burlington County Times, Secondary: Courier Post)

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to adopt Resolution 2024-2. Motion carried on a Roll Call Vote, as follows:

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

Resolution 2024-3: Resolution Awarding Professional Services Contract for Land Use Board Engineer for the 2024 Calendar Year (Environmental Resolutions, Inc.)

A motion was offered by Ms. Kelly and seconded by Mr. Lowden to adopt Resolution 2024-3. Motion carried on a Roll Call Vote, as follows:

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

Resolution 2024-4: Resolution Awarding Professional Services Contract for Land Use Board Attorney for the 2024 Calendar Year (Charles Petrone, Esq.)

A motion was offered by Ms. Kelly and seconded by Ms. Cronin to adopt Resolution 2024-4. Motion carried on a Roll Call Vote, as follows:

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

Resolution 2024-5: Resolution Awarding Professional Services Contract for Land Use Board Planner for the 2024 Calendar Year (Environmental Resolutions, Inc.)

A motion was offered by Ms. Kelly and seconded by Ms. Cronin to adopt Resolution 2024-5. Motion carried on a Roll Call Vote, as follows:

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

CORRESPONDENCE

2023 Zoning Report: Chairman Haaf explained the purpose of the document. Slight discussion ensued on certain zoning applications noted in the report.

BOARD/PROFESSIONAL COMMENTS

Chairman Haaf stated that he attended the NJ League of Municipalities Conference and discussed the information he obtained regarding future affordable housing legislation.

Ms. Cronin inquired about any upcoming applications to be heard before the Board.

Mr. Lucca asked for an update regarding the approvals granted by the Board for 250 Warren Street.

Ms. Robertson inquired about construction work performed at 124 Cooper Street.

PUBLIC COMMENT

Chairman Haaf opened public comment.

Karen Weisinger, 44 Pine Street, inquired about the properties sold by the City at public auction, and if it is a permitted use for those structures to be converted into multi-family dwellings.

There being no further comments, a motion was offered by Ms. Kelly 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 7:30PM.

Approved:

Respectfully Submitted By:

John Haaf
Chairman

Caitlin D'Alfonso
Land Use Board Secretary

Approved: February 21, 2024