

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

**LAND USE BOARD
REGULAR MEETING
FEBRUARY 21, 2024 – 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, Paul Lucca, Mayor Randy H. Miller, Cynthia Robertson, Richard Wolbert, Board Solicitor Chuck Petrone Esq., Board Planner Edward Fox III, and Board Secretary Caitlin D’Alfonso. Diane Benson, Maureen Cronin, and Robert E. Lowden, Jr. 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 2024-1, was published in the Burlington County Times on January 25, 2024, 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

Reorganization Meeting: January 17, 2024

A motion was offered by Ms. Robertson and seconded by Ms. Kelly to approve the minutes of January 17, 2024. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Miller, Robertson, Haaf

Nay:

Abstain: Wolbert

Absent: Benson, Cronin, Lowden

APPLICATIONS

Minor Subdivision: 819 Third Street (Block 623.01, Lot 14): *This application proposes a minor subdivision for an undeveloped, 16,621sqft parcel of land located at the corner of Third Street and Manor Road. The application proposes to subdivide the property into two (2) conforming lots within the R-2 zoning district. The provided subdivision plan also includes a proposed 2-story frame structure on each new lot that conforms to the City’s building setback envelope.*

Andrew Viola, Esq., legal representative of applicant Sunny Holdings, LLC, presented the aforesaid minor subdivision application for property known as 819 Third Street. Mr. Viola explained that the application proposes to subdivide the property into two (2) separate lots of

conforming size. The applicant also proposes the construction of a single-family structure on each lot, both of which fit within the required building envelope for this zoning district as specified by the City's Schedule of Area and Bulk Requirements. Mr. Viola further stated that the applicant agrees to all conditions of approval listed in the review letter prepared by the Board's professionals dated November 29, 2023.

Mr. Wolbert recommended that it also be a requirement of approval to have the stormwater grading plans reviewed by the Board's Engineer. Mr. Viola, on behalf of the applicant, agreed to this condition.

There being no questions or comments raised by the Board or the public regarding this application, Chairman Haaf called for a motion to approve the minor subdivision application for 819 Third Street with all discussed conditions of approval.

A motion was offered by Ms. Robertson and seconded by Ms. Kelly to approve the minor subdivision application for 819 Third Street. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Miller, Robertson, Wolbert, Haaf

Nay:

Abstain:

Absent: Benson, Cronin, Lowden

RESOLUTIONS

Resolution 2024-6: Resolution Authorizing the Extension of Subdivision Filing for 601 Bentley Avenue Pursuant to Land Use Board Resolution 2022-7

Board Solicitor Petrone explained the purpose of the aforesaid resolution.

A motion was offered by Mayor Miller and seconded by Ms. Robertson to adopt Resolution 2024-6. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Robertson, Wolbert, Haaf

Nay:

Abstain: Miller,

Absent: Benson, Cronin, Lowden

Resolution 2024-7: Resolution Finding City Ordinance 2024-4 "Ordinance Amending Chapter XX of the Code of the City of Beverly Entitled 'Zoning' to Create Additional Permitted Uses in the C-2 Zoning District" Consistent with the Master Plan

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to adopt Resolution 2024-7. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Miller, Robertson, Wolbert, Haaf

Nay:

Abstain:

Absent: Benson, Cronin, Lowden

Resolution 2024-8: Resolution Finding City Ordinance 2024-5 “Ordinance Amending the 2007 Redevelopment Plan as it relates to Section 2 of the Land Use Element Entitled ‘R-3 Single and Multifamily Residential District’” Consistent with the Master Plan

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to adopt Resolution 2024-8. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Lucca, Robertson, Wolbert, Haaf

Nay:

Abstain: Miller

Absent: Benson, Cronin, Lowden

OLD BUSINESS

No old business was presented at this time.

NEW BUSINESS

No new business was presented at this time.

CORRESPONDENCE

No correspondence was presented at this time.

BOARD/PROFESSIONAL COMMENTS

No comments.

PUBLIC COMMENT

Ghana Clouden, 118 Broad Street, inquired about parking requirements for a small commercial property located within the C-2 district on Warren Street, as there is very limited public parking available and the property itself is too confined to establish off-street parking. After slight discussion, it was determined that the Board would consider recommending changes to the parking requirements within the C-2 district.

Ariel Piña, 214 Magnolia Street, expressed his support for lessening the parking restrictions for uses located in the C-2 district in order to encourage business growth.

There being no further comments, a motion was offered by Ms. Robertson and seconded by Ms. Kelly 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 7:29PM.

Approved:

Respectfully Submitted By:

John Haaf
Chairman

Caitlin D’Alfonso
Land Use Board Secretary

Approved: March 20, 2024