

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

**LAND USE BOARD  
REGULAR MEETING  
MARCH 20, 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: Diane Benson, John Haaf, Barbara Kelly, Paul Lucca, Mayor Randy H. Miller, Cynthia Robertson, Richard Wolbert, Board Solicitor Chuck Petrone Esq., and Board Secretary Caitlin D’Alfonso. 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**

*Regular Meeting: February 21, 2024*

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to approve the minutes of February 21, 2024. Motion carried on a Roll Call Vote, as follows:

Aye: Kelly, Miller, Robertson, Wolbert, Haaf

Nay:

Abstain: Benson

Absent: Cronin, Lowden, Lucca

Mr. Lucca arrived to the meeting at 7:02PM.

**RESOLUTIONS**

**Resolution 2024-9: Resolution Memorializing Approval of Minor Subdivision for 819 Third Street**

A motion was offered by Mr. Wolbert and seconded by Ms. Robertson to adopt Resolution 2024-9. Motion carried on a Roll Call Vote, as follows:

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

Mr. Wolbert summarized the new affordable housing legislation and how it may impact Beverly's future obligations.

**PUBLIC COMMENT**

Luis Crespo, 623 Broad Street, stated that he received a notice of violation from the Zoning Official and requested that the Board provide an interpretation on a specific section of the City's Zoning Code.

Board Solicitor Petrone explained to Mr. Crespo that he is required to file an official appeal application within 20 days of the violation notice to be heard by the Board before the Board can render an official decision, and that public comment cannot be used to circumvent the appeal process prescribed by the Municipal Land Use Law for such matters.

There being no further 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 7:09PM.

**Approved:**

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**John Haaf**  
Chairman

**Respectfully Submitted By:**

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

**Approved: April 17, 2024**