

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

**LAND USE BOARD  
REGULAR MEETING  
MAY 15, 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, Maureen Cronin, John Haaf, Barbara Kelly, Robert E. Lowden, Jr., Paul Lucca, Mayor Randy H. Miller, Cynthia Robertson, Paul Sanders, Richard Wolbert, Board Solicitor Chuck Petrone Esq., and Board Secretary Caitlin D'Alfonso.

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.

**OATH OF OFFICE**

*Paul Sanders – Alternate II*

*Term: January 1, 2024 through December 31, 2024*

Chairman Haaf noted that the aforesaid oath of office was administered to Mr. Sanders prior to the meeting.

**MINUTES**

*Regular Meeting: April 17, 2024*

A motion was offered by Ms. Cronin and seconded by Mr. Wolbert to approve the minutes of April 17, 2024. Motion carried on a Roll Call Vote, as follows:

Aye: Cronin, Miller, Wolbert, Haaf

Nay:

Abstain: Benson, Kelly, Lowden, Robertson

Absent: Lucca

**RESOLUTIONS**

**Resolution 2024-10: Resolution Memorializing Decision Regarding Appeal of Administrative Officer for 623 Broad Street**

A motion was offered by Ms. Cronin and seconded by Mr. Wolbert to adopt Resolution 2024-10. Motion carried on a Roll Call Vote, as follows:

Aye: Benson, Cronin, Wolbert Haaf

Nay:

Abstain: Kelly, Lowden, Miller, Robertson

Absent: Lucca

**Resolution 2024-11: Resolution Memorializing Approval of Bulk Variance Application for 465 Laurel Street**

A motion was offered by Mr. Lowden and seconded by Ms. Cronin to adopt Resolution 2024-11. Motion carried on a Roll Call Vote, as follows:

Aye: Cronin, Kelly, Lowden, Miller, Wolbert, Haaf

Nay:

Abstain: Benson, Robertson

Absent: Lucca

Mr. Lucca arrived to the meeting at 7:04PM.

**Resolution 2024-12: Resolution Finding City Ordinance 2024-11 “Amending the Redevelopment Plan for Block 1280 and Block 1587 in the City of Beverly” Consistent with the Master Plan**

Board Solicitor Petrone explained the purpose of the aforesaid City Ordinance 2024-11 as it relates to the redevelopment plan.

A motion was offered by Ms. Robertson and seconded by Ms. Kelly to adopt Resolution 2024-12. Motion carried on a Roll Call Vote, as follows:

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

Nay:

Abstain: Lowden, Miller

Absent:

**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**

Ms. Cronin commended Board Secretary D’Alfonso for the detail and accuracy of the previous meeting’s minutes.

The Board welcomed Mr. Sanders.

**PUBLIC COMMENT**

Chairman Haaf opened public comment.

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

**ADJOURNMENT**

A motion was offered by Ms. Cronin and seconded by Ms. Kelly to adjourn the meeting. Motion carried. Meeting adjourned at 7:10PM.

**Approved:**

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**John Haaf**  
Chairman

**Respectfully Submitted By:**

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

**Approved: June 26, 2024**