

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

**LAND USE BOARD  
REGULAR MEETING  
JUNE 26, 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: Maureen Cronin, John Haaf, Barbara Kelly, Robertina Kinniebrew, Paul Lucca, Cynthia Robertson, Paul Sanders, Richard Wolbert, Board Solicitor Chuck Petrone Esq., and Board Secretary Caitlin D’Alfonso. Diane Benson, Robert E. Lowden, Jr., and Mayor Randy H. Miller 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.

**OATH OF OFFICE**

*Robertina Kinniebrew – Alternate I  
Term: January 1, 2024 through December 31, 2025*

Chairman Haaf noted that the aforesaid oath of office was administered to Ms. Kinniebrew prior to the meeting.

**MINUTES**

*Regular Meeting: May 15, 2024*

A motion was offered by Ms. Kelly and seconded by Ms. Robertson to approve the minutes of May 15, 2024. Motion carried on a Roll Call Vote, as follows:

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

**RESOLUTIONS**

**Resolution 2024-13: Resolution Finding City Ordinance 2024-10 Establishing Flood Damage Prevention Regulations Consistent with the Master Plan**

Board Solicitor Petrone explained the purpose of the aforesaid ordinance. Discussion ensued on the changes from the previously adopted flood damage prevention ordinance, the City's current flood hazard area, how violations and record keeping of same will be addressed, and any impact on pre-existing or federally owned structures in a flood hazard area.

Mr. Wolbert noted that consideration was given on establishing an overlay zone for the City's flood hazard area to ensure that all new construction in the zone complies with the new flood damage prevention regulations; however, the flood hazard maps are subject to change on an annual basis. Accordingly, it was determined that it would be more feasible for the City to create a list of parcels that fall within the current flood hazard area and update same on an annual basis concurrent with the map changes. Additionally, the current standard in City's flood damage ordinance requires new construction to be 4 feet above flood elevation, which is higher than the minimum height recommended by the NJDEP.

A motion was offered by Ms. Kelly and seconded by Ms. Cronin to adopt Resolution 2024-13. Motion carried on a Roll Call Vote, as follows:

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

Nay:

Abstain:

Absent: Benson, Lowden, Miller

### **OLD BUSINESS**

Ms. Cronin inquired about the previous change in the zoning code to prohibit the use of residential structures as rooming houses, Air B&Bs, short-term rentals, and other uses of similar nature, and if the ordinances have been successfully enforced thus far.

### **NEW BUSINESS**

No new business was presented at this time.

### **CORRESPONDENCE**

Chairman Haaf noted that a new edition of the New Jersey Planning Officials bulletin has been provided to the Board.

### **BOARD/PROFESSIONAL COMMENTS**

Ms. Cronin welcomed Ms. Kinniebrew to the Board.

Mr. Lucca noted that the bulkhead at the riverfront appears to be damaged.

### **PUBLIC COMMENT**

Chairman Haaf opened public comment.

Sergio Cargitlado, 1 Walnut Street, noted that he had previously spoken to the NJDEP for clarification on riverfront bulkhead issues.

Ghana Clouden, 118 Broad Street, inquired about the public property auctions authorized by the Council at its previous meeting.

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. Cronin to adjourn the meeting. Motion carried. Meeting adjourned at 7:25PM.

**Approved:**

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**John Haaf**  
**Chairman**

**Respectfully Submitted By:**

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

**Approved: August 21, 2024**