

BOROUGH OF BEACH HAVEN
LAND USE BOARD MEETING

300 Engleside Avenue
Beach Haven NJ 08008
Monday September 2, 2025 6:00 PM
Zoom Meeting ID: 842-9169-8629

(THE CHAIRWOMAN HAS THE RIGHT TO CHANGE THE ORDER OF THE MEETING)

FLAG SALUTE

SUNSHINE LAW

Pursuant to the New Jersey Open Public Meetings Act adequate notice of this meeting has been provided by posting on the bulletin board in the entrance hall of the Beach Haven Municipal Building and mailing the same to the Beach Haven Times and the Asbury Park Press.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision for each individual application. Decorum appropriate to a judicial hearing must be maintained at all times.

ROLL CALL

Mr. Ajello, Alt. 4 _____

Mrs. Baumiller, Class III _____

Mr. Genna, Class IV _____

Mrs. Lenhard, Class IV _____

Mr. Medel Class II _____

Mr. Stevens, Class IV _____

Mr. Wenger, Alt. 2 _____

Mr. Balbo, Class IV _____

Mrs. Edels, Class IV _____

Mayor Lambert, Class I _____

Mr. Loffredo, Alt. 1 _____

Mrs. Parker, Alt. 4 _____

Mr. Tinquist, Class IV _____

APPROVAL OF MINUTES:

August 4, 2025

APPROVAL OF BILLS:

August Bill List, total: \$3,819.10

NEW BUSINESS/PUBLIC HEARING

1. **Murray Bulk Variance** – bulk variance to permit second curb cut for second driveway where only one curb cut per lot frontage is permitted, resulting in loss of 2 on-street parking spaces, for property located at 215 Marine Street (Block 118, Lot 15)
2. **D’Agostino Bulk Variance** – bulk variance to permit a front yard setback that is less than the required 15 feet; 12.5 feet to the proposed new front deck and 8.4 feet to the proposed new front stairs and to allow 0 off-street parking spaces, where the requirement is a minimum of 2 off-street spaces is required, for property located at 425 5th St (B164, L1.04 & 1.01)
3. **Review/Adoption of the Beach Haven Municipal Public Access Plan (MPAP)** – an amendment to the Master Plan, it ensures the state-required public access at existing access points and allows the Borough to maintain eligibility for ongoing beach maintenance permits

RESOLUTIONS

1. **Resolution - #2025-09** Approving the Municipal Public Access Plan and Incorporating it into the Master Plan

PUBLIC COMMENT

ADJOURNMENT