

BOROUGH OF BEACH HAVEN
LAND USE BOARD MEETING

300 Engleside Avenue
Beach Haven NJ 08008

Monday, December 1, 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 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:

November 3, 2025

APPROVAL OF BILLS:

Bill List total: \$5,678.58

NEW BUSINESS/PUBLIC HEARING

- 1. 209 Engleside, Bulk Variance** – bulk variances to permit an increase in building coverage from 81.4% to 81.5%, where the maximum permitted building coverage is 75%, and an increase in impervious coverage from 98.1% to 98.3%, where the maximum permitted impervious coverage is 60%, for a property located at 209 Engleside Ave. (B153, L9-14)
- 2. 100 N. West Ave., Amendment of Certain Conditions from the 2015 Resolution of Memorialization** – amendment to the condition for trash removal; from trash being hauled by a private carrier, to the Borough picking up the refuse in garbage cans, and an amendment to the condition that boat slips at the site be only for transient use, requesting this condition be removed, for the property located at 100 N. West Ave. (B141, L1 and 1.01)

RESOLUTIONS

- 1. Resolution - #2025-08 134 Belvoir Ave.**
- 2. Resolution- #2025- 09 400 N. Bay Ave.**

PUBLIC COMMENT

ADJOURNMENT