

**BOROUGH OF BEACH HAVEN**  
**LAND USE BOARD MEETING**

**300 Engleside Avenue**

**Beach Haven NJ 08008**

**Monday February 5th, 2024 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**

Mrs. Edels, Class IV \_\_\_\_\_

Mrs. Lenhard, Class IV \_\_\_\_\_

Mr. Balbo, Class IV \_\_\_\_\_

Mr. Tinquist Class IV \_\_\_\_\_

Mr. Stevens, Class IV \_\_\_\_\_

Mr. Genna, Class IV \_\_\_\_\_

Mayor Davis, Class I \_\_\_\_\_

Mr. Medel, Class II \_\_\_\_\_

Mrs. Baumiller, Class III \_\_\_\_\_

Mr. Loffredo, Alt. 1 \_\_\_\_\_

Mr. Wenger, Alt. 2 \_\_\_\_\_

Miss King, Alt. 3 \_\_\_\_\_

Mr. Hailperin, Alt. 4 \_\_\_\_\_

**ANNOUNCEMENTS:**

**OLD BUSINESS:** Swear in Mayor Nancy Davis.

**ESCROW RETURNS:** February Bill List reflects all requests for Escrow Returns.

**APPROVAL OF MINUTES:** January 2023 minutes.

**APPROVAL OF BILLS:** February 2023 Bills.

**NEW BUSINESS:** Executive session will be held to discuss pending litigation LUB vs. MIH Coastal Holdings LLC and pending litigation LUB vs. Holiday Snack Bar, 401 Centre Street LLC

**PUBLIC HEARING:**

**Application 2024-02 Queen City Properties LLC, Block 166.032 Lot 3 400 N. Bay Avenue:**

Applicant seeking preliminary and final site plan approval to develop a mixed use building on the property in accordance with the Redevelopment Plan for Block 166.02 Lot 3, Borough of Beach Haven.

**Application 2024-01 Queen City Properties LLC, Block 170 Lot 2 415 N Bay Avenue:**

Applicant seeking preliminary and final site plan approval to construct a mixed-use building on the property in accordance with the Amended Redevelopment Plan for Block 170 Lot 2, Borough of Beach Haven.

**ADJOURNMENT:**