

BOROUGH OF BEACH HAVEN
LAND USE BOARD MEETING

300 Engleside Avenue

Beach Haven NJ 08008

Monday March 4th, 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:

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

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.

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

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.

ESCROW RETURNS:

APPROVAL OF MINUTES: February 2023 minutes.

APPROVAL OF BILLS: March 2023 Bills.

NEW BUSINESS:

PUBLIC HEARING:

Ordinance #2024-2C: The ordinance seeks to remove exceptions to yard width within the Borough of Beach Haven, except for properties located within the Historic District.

Application 2024-03: Little Egg Harbor Yacht Club, a non-profit Corporation of the State of New Jersey, 401 Berkeley Avenue, Block 98 Lots 7 & 8, Block 113 Lots 2 & 2.01:

Applicant seeking an amendment or revision to an approved site plan to remove and replace existing impervious lot coverage. Applicant is seeking a variance for increase in impervious lot coverage to 92.6% from maximum permitted of 60%. Applicant also seeks a wavier to submit a normal site plan because the site is fully developed.

ADJOURNMENT: