

BOROUGH OF BEACH HAVEN
LAND USE BOARD MEETING

300 Engleside Avenue
Beach Haven NJ 08008

Monday June 3rd, 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 _____

Mr. Medel, Class II _____

Mrs. Lenhard, Class IV _____

Mrs. Baumiller, Class III _____

Mr. Balbo, Class IV _____

Mr. Loffredo, Alt. 1 _____

Mr. Tinquist Class IV _____

Mr. Wenger, Alt. 2 _____

Mr. Stevens, Class IV _____

Miss King, Alt. 3 _____

Mr. Genna, Class IV _____

Mr. Hailperin, Alt. 4 _____

Mayor Davis, Class I _____

ANNOUNCEMENTS:

OLD BUSINESS:

Resolution 2024-04: Gammal-Levy, 210 N. Bay Avenue, Block 152 Lot 5.06 and part of prior lot 4:

Applicant seeking bulk variance relief and Preliminary and Final Site Plan Approval. Proposed impervious lot coverage is 83.6% where 60% is allowed. Applicant is also seeking a variance from loading zone requirement as per Section 212-14(G)(1) of the Borough Code.

Resolution 2024-05: Cavanaugh, 425 Second Street, Block 148 Lot 10:

Applicant is seeking a waiver for curb-cut as required in between two garage doors with driveways on a 50 ft. wide lot.

PUBLIC HEARING:

Application 2024-06 Shop Bottom Brewery, 830 N. Bay Avenue, Block 187.02 Lot 3:

Applicant seeking to add food distribution with offsite preparation.

Application 2024-08 401 Centre Street B 146 Lot 26: Applicant is reapplying to the board for a minor site plan for outdoor seating.

APPROVAL OF MINUTES: May 2024 minutes.

APPROVAL OF BILLS: June 2024 Bills.

NEW BUSINESS: The three-person review committee has approved the following applications:

Allie May Boutique: 2807 Long Beach Blvd. Women's clothing and accessories boutique. No current previous use.

Garabedian Realty Group: 118 N. Bay Ave. Change of use from Retail to Real Estate Office.

ADJOURNMENT: