

**BRANT BEACH, NEW JERSEY  
FEBRUARY 10, 2016**

A Regular Public Meeting of the Land Use Board of the Township of Long Beach was held in the Multi-Purpose Room in the Administration Building, 6805 Long Beach Boulevard, Brant Beach, New Jersey on the above date.

The meeting was called to order at 7:00 P.M.

**Mr. Adolph P. Sicheri, Board Attorney**, made the following announcement: "This is a regular meeting of the Long Beach Township Land Use Board, notice of which was posted on the Bulletin Board in the Municipal Clerk's office and advertised in the Beach Haven Times and Asbury Park Press and filed with the Municipal Clerk on or before January 1, 2016 as required by the Open Public Meeting Act."

Members of the Board present: **Commissioner R.H. Bayard, J. A. Leonetti, R. Pingaro, R.S. VanBuren, and Mrs. L. J. Schnell** presiding.

Members of the Board absent: **Mrs. V.E. Applegate, E. J. Hummel as Mayor's Designee, J.C. Konnor, Mayor J. H. Mancini and D.S. Southwick.**

Alternate members of the Board present: **P.M. Moran and R. L. Jones.**

Alternate member of the Board absent: **R. Andreotta.**

Also present were the following: **Mr. A.P. Sicheri, Esq., Board Attorney, Mr. Frank J. Little, Jr, P.E., P.P., Board Engineer, Mrs. L. C. Krueger, Secretary for the Board/Commission and Mrs. S. L. Bongiovani, Clerk.**

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**(Tape #614 - Side 1)**

Mrs. Schnell announced that Board Member, Mr. Patrick M. Moran, Alternante #1, had been reappointed and sworn in.

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Mr. Sicheri gave a brief overview of the applications to be considered:

**1. #LUB-4-16: DORSETT/CARY (Block 15.41, Lot 10) 6009 Bayview Avenue, Brant Beach:** Mr. Sicheri stated that the applicant proposed to create two single family residential building lots. Mr. Sicheri noted that it was proposed to demolish the existing garage and that the two-family dwelling would be converted to a single family home. Mr. Sicheri stated that the proposed lots met the criteria of the subdivision ordinance and did not require variances but that a variance would be required for the front yard setback of the existing structure.

**2. #LUB-5-16: GRODMAN (Block 20.116, Lot 6) 109F Long Beach Boulevard, Loveladies:** Mr. Sicheri stated that the applicants were requesting a variance for impervious lot coverage to retain the existing hardscape on the lot, west of the building line.

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Minutes of the meeting held January 13, 2016 were presented for approval. **Leonetti** moved, seconded by **Pingaro** for adoption. **Bayard, Leonetti, Pingaro, Schnell, VanBuren and Jones all voted YES.**

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Mrs. Schnell listed the following **Resolutions of Memorialization:**

1. **#LUB-1-16: MANCINI** – Resolution of Approval moved by **Jones**, seconded by **Pingaro**. The following roll call vote was recorded: **Leonetti, Pingaro, Schnell, VanBuren and Jones** all voted **YES**.
2. **#LUB-2-16: SCHRAFT** – Resolution of Approval moved by **Pingaro**, seconded by **VanBuren**. The following roll call vote was recorded: **Bayard, Leonetti, Pingaro, Schnell, VanBuren and Jones** all voted **YES**.
3. **#LUB-3-16: HENRICK** – Resolution of Approval moved by **Pingaro**, seconded by **Jones**. The following roll call vote was recorded: **Leonetti, Pingaro, Schnell, VanBuren and Jones** all voted **YES**.

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Mrs. Schnell noted that there were two applications to be considered, as follows:

(1) **#LUB-4-16** BRANT BEACH

**CHARLES H. AND DAVID G. DORSETT**

**ELIZABETH D. CARY**

Owners & Applicants

Block 15.41, Lot 10

**Mr. James Raban, Esquire, represented the applicants and evidence was marked as follows:** Application and Attachments, **#A-1**, Minor Subdivision Map prepared by Horn, Tyson & Yoder dated August 19, 2015, **#A-2** and, review letter to the Board by Frank J. Little, Jr., P.E., dated February 2, 2016, **#B-1**. Mr. Raban stated that the applicant was seeking a minor subdivision to subdivide the property into two lots which met the subdivision formula.

**Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson & Yoder, Inc.** was sworn and described the existing property and the proposed subdivision to the Board. Mr. Brzozowski noted that the property was currently improved with a duplex, which would be converted to a single family home, as well as a detached garage, which would be demolished. Mr. Brzozowski submitted photographs of the property, marked **#A-3**. Mr. Brzozowski addressed Mr. Little's review letter. Mr. Little noted for the record, that the review letter should be corrected to state under "Zoning", line #6, existing "two-family" dwelling. Mr. Brzozowski stated that a nonconforming use would be eliminated. The front yard setback of the subject and surrounding properties were discussed. Mr. Little stated that if the Board granted a variance and the existing



maximum permitted. Mr. Brzozowski stated that the applicants would install additional recharge to help with any storm water runoff for a total of 61 linear feet and would meet the intent of the ordinance. The Board discussed the recharge system.

**(Tape #614 – Side 2)**

Mr. Brzozowski stated that there was no sign of erosion from the applicants' property onto the adjoining property. Mr. Brzozowski pointed out that there was a ten foot buffer of vegetation to the west that was a very sandy area where the water probably percolated. He noted that by installing the drainage system it would significantly reduce any water runoff to the adjacent property to the west.

**Marc Grodman, owner** was sworn and testified that they had not experienced any problems with water runoff or puddling. Mr. Little stated that he did not have any problem with retaining the pavers as long as the additional drainage was installed.

Mr. Snyder requested that the application be approved as submitted.

**The Public Session was closed.**

The Board noted that no one raised an objection to the application and since there was not a drainage problem they would be in favor of the application.

**Moran moved, seconded by Leonetti to approve the application with the additional drainage system as proposed.** The following roll call vote was recorded: **Bayard, Leonetti, Pingaro, Schnell, VanBuren, Moran and Jones** all voted **YES**.

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The Board approved the payment of the Board Attorney's bill and Board Engineer's bill.

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The meeting was adjourned at 8:00 P.M.

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**LYNNE J. SCHNELL**  
**CHAIRMAN**