

**BRANT BEACH, NEW JERSEY
MARCH 9, 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.

Mrs. C. K. 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: **Mrs. V.E. Applegate, Commissioner R.H. Bayard, E. J. Hummel as Mayor’s Designee, R. Pingaro, and Mr. R. S. VanBuren presiding.**

Members of the Board absent: **J.C. Konnor, J. A. Leonetti, Mayor J. H. Mancini, Mrs. L. J. Schnell 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: **Mrs. C.K. Sicheri, Esq., Board Attorney, Mrs. L. C. Krueger, Secretary for the Board/Commission and Mrs. S. L. Bongiovani, Clerk.**

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(Tape #615 - Side 1)

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

1. #LUB-6-16: HILD (Block 12.10, Lot 17) 5 West Bayberry Drive, Peahala Park: Mrs. Sicheri stated that the applicant proposed to elevate the existing single family home and construct a deck and stairway on the home noting that a front yard setback may be required.

2. #LUB-7-16: DOBITSCH (Block 23.02, Lot 19) 133 Auburn Road, High Bar Harbor: Mrs. Sicheri stated that the applicants proposed to demolish the existing single family home and construct a new single family home which required a bulk variance for combined side yard setback.

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Minutes of the meeting held February 10, 2016 were presented for approval. **Moran** moved, seconded by **Pingaro** for adoption. **Bayard, Pingaro, VanBuren, Moran and Jones all voted YES.**

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Mr. VanBuren listed the following **Resolutions of Memorialization**:

1. **#LUB-4-16: DORSETT/CARY** – Resolution of Approval moved by **Moran** seconded by **Jones**. The following roll call vote was recorded: **Bayard, Pingaro, VanBuren, Moran and Jones** all voted **YES**.
2. **#LUB-5-16: GRODMAN** – Resolution of Approval moved by **Moran**, seconded by **Jones**. The following roll call vote was recorded: **Bayard, Pingaro, VanBuren, Moran and Jones** all voted **YES**.

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Mr. VanBuren noted that there were two applications to be considered, as follows:

(1) **#LUB-6-16** PEAHALA PARK

KAREN J. AND ROBERT D. HILD

Owners & Applicants
Block 12.10, Lot 17

Mr. Jerry J. Dasti, Esquire with the firm of Dasti, McGukin, Ulaky, Koutsouris and Connors, of Forked River, NJ represented the applicants and evidence was marked as follows: Application and Attachments (including photographs), #A-1, Map of Survey/Plot Plan/Variance Plan prepared by Gravatt Consulting Group dated February 12, 2015 with the latest revision date of October 10, 2015, #A-2, building and zoning permits, #A-3, and five pages of job plans, #A-4. Mr. Dasti stated that the house had been substantially damaged by Super Storm Sandy. He noted that the applicants proposed to raise the house straight up in the same footprint but because the house was being raised, the front porch and stairs would be extended towards the street.

Mr. Bruce Jacobs, P.E., P.P. with the firm of Gravatt Consulting Group was sworn and testified that extending the proposed stairway straight out from the house would allow for parking to remain on both sides of the staircase as it currently existed. Mr. Jacobs stated that the current deck was at grade level. Mr. Pingaro pointed out that if the deck were raised to floor level with the house that it would require a variance. Mrs. Sicheri stated that a grade level deck does not impact lot coverage or setbacks but once raised above grade level counted in the calculations and setbacks.

The Public Session was closed.

The Board noted that they did not see a problem with allowing the deck to be raised with the house and would be in favor of granting the variance.

Moran moved, seconded by Hummel to approve the application as submitted. The following roll call vote was recorded: **Applegate, Bayard, Hummel, Pingaro, VanBuren, Moran and Jones** all voted **YES**.

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PHILIP AND CORNELIA DOBITSCH

Owners & Applicants

Block 23.02, Lot 19

Mr. James Raban, Esquire, represented the applicants and evidence was marked as follows: Application and Attachments, #A-1, Plot Plan prepared by East Coast Engineering, Inc., dated February 19, 2016, #A-2, and six page architectural drawings prepared by Jay Madden Architect dated February 4, 2016, #A-3. Mr. Raban noted that the subject lot was located on a cul-de-sac and that the applicants were requesting a combined sided yard setback variance. He noted that the irregular shape of the property caused the hardship.

Mr. Jay Marciano, P.E., P.P., with the firm of East Coast Engineering was sworn and described the existing structure and property. Mr. Marciano stated that the proposed structure would comply with all other required setbacks, including distance between structures. He noted that by ordinance, combined side yard setbacks were calculated as thirty percent of the lot frontage, which in this case, due to the unique shape of the lot, would be thirty-one feet. Mr. Marciano stated that the most of the lots in the area had sixty feet of frontage and therefore a combined side yard setback of eighteen feet. Mr. Marciano pointed out that the cul-de-sac was the cause of the irregularly shaped.

The Public Session was closed.

Mr. Raban stated that the curvature along the cul-de-sac in the front of the property caused the hardship in allowing the property owner to design a structure fully utilizing the lot coverage permitted. He noted that the only area impacted by the variance was the northwest corner of property.

The Board noted that the wandering front property line created a hardship that did not exist elsewhere on the street and that the proposed combined side yard setback was an improvement over what currently existed.

Hummel moved, seconded by Applegate to approve the application as submitted. The following roll call vote was recorded: **Applegate, Bayard, Hummel, Pingaro, 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 7:35 P.M.

ROBERT VANBUREN