

**BRANT BEACH, NEW JERSEY
APRIL 13, 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: **J.C. Konnor, J. A. Leonetti, R. Pingaro, D.S. Southwick, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **Mrs. V.E. Applegate, R.H. Bayard, E. J. Hummel as Mayor’s Designee and Mayor J. H. Mancini.**

Alternate members of the Board present: **R. L. Jones.**

Alternate member of the Board absent: **P.M. Moran and 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 #616 - Side 1)

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

1. #LUB-8-16: KORFF (Block 20.120, Lot 3): 3 Sandy Cove Lane, Loveladies: Mrs. Sicheri stated that the applicant proposed to raise the existing single family home and construct a two story addition and new deck in the rear of the home which required a bulk variance for lot coverage.

2. #LUB-9-16: SHUSTER/DENNIGAN (Block 6.48, Lot 11CB): 205 E. South 34th Street, Unit B, Beach Haven Gardens: Mrs. Sicheri stated that the applicants proposed to construct an open front porch on the existing duplex structure which required bulk variances for lot coverage and front yard setback as well as a special reasons variance.

3. #LUB-10-16: WATERS/SIEGRIST (Block 6.40, Lot 7): 20 E. South 34th Street, Beach Haven Gardens: Mrs. Sicheri stated that the applicants proposed to construct a deck on the front of the existing structure which required a bulk variance for lot coverage.

4. #LUB-11-16: LUTRARIO (Block 12.25, Lot 3 & 3.01): 8802 Bay Lane, Peahala Park: Mrs. Sicheri stated that the applicants proposed to reconstruct the deck on each floor of the

Mr. Michael Scarlatelli, owner of the adjoining property was sworn and testified that he did not have an issue with the application.

The Public Session was closed.

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

The Board noted that the request was minimal and that the deck was not visible from the street.

Leonetti moved, seconded by Southwick to approve the application as submitted. The following roll call vote was recorded: **Konnor, Leonetti, Pingaro, Schnell, Southwick, VanBuren and Jones** all voted **YES**.

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(2) **#LUB-9-16** **BEACH HAVEN GARDENS**

NEIL H. SHUSTER AND GRACE A. DENNIGAN

Owners & Applicants

Block 6.48, Lot 11 CB

Mr. James Raban, Esquire, represented the applicants and evidence was marked as follows: Application and Attachments, **#A-1**, Variance map prepared by Horn, Tyson & Yoder, Inc. dated October 26, 2015, **#A-2**, three page architectural drawings prepared by Keith Burns Architect dated March 16, 2016, **#A-3** and explanation of existing lot coverage and copy of zoning permit supplied by JoAnne Tallon, Zoning Officer, **#B-1**. Mr. Raban described the property and the existing duplex home. Mr. Raban stated that the home was a modest cape with a small landing off the front of the home. He noted that the applicants proposed an open deck that would extend further towards the street than the existing landing. He stated that the deck would improve the look of the front of the home and would not have an impact on the surrounding homes.

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 application to the Board. Mr. Brzozowski submitted one sheet of photos marked, **#A-4** and a google earth photo marked, **#A-5**. He stated that the property was improved with two single family homes and that the unit closest to 34th Street proposed the deck. He stated that the proposed deck would be low to the ground and would fit into the neighborhood.

Grace Dennigan, Owner was sworn and testified that the proposed deck would enhance the look of the home because the existing stoop lacked curb appeal. She noted that there was no other location for the deck. She stated that the property was not a rental property.

Alexander Meehan of 13406 Atlantic Avenue was sworn and testified that applicants had improved the home over the years and was in favor of the application.

The Public Session was closed.

Mr. Raban requested the application be approved as submitted.

The Board noted that the existing structure had been tastefully renovated and felt that the proposed front deck was a minimal request.

Konnor moved, seconded by Pingaro to approve the application as submitted. The following roll call vote was recorded: **Konnor, Leonetti, Pingaro, Schnell, Southwick, VanBuren and Jones** all voted **YES**.

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(Tape #616 - Side 2)

(3) #LUB-11-16 PEAHALA PARK

DONALD AND JOHN LUTRARIO

Owners & Applicants

Block 12.25, Lots 3 & 3.01

Mr. James Raban, Esquire, represented the applicants and evidence was marked as follows: Application and Attachments, **#A-1**, Variance map prepared by Horn, Tyson & Yoder, Inc. dated May 6, 2013 with the latest revision dated March 22, 2016, **#A-2**, two sheets of photographs, **#A-3**. Mr. Raban stated that the existing duplex structure had recently been raised and relocated. He noted that the applicants proposed to reconstruct the existing front decks on each floor of the duplex structure but without the staircases.

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 application to the Board. Mr. Brzozowski stated that the property was at the intersection of two streets and the bay front. He stated that the house faced the end of the street and appears as just a big flat wall. He noted that the decks would add relief to the west side of the home as well as provide safety from fire with a second egress.

Mr. John Hunter of 44 W. Sailboat Drive was sworn and testified that he had no objections to the application.

The Public Session was closed.

The Board noted that the proposed lot coverage exceeded the allowable lot coverage by less than one percent and felt that the decks appeared more like balconies. They noted that the balconies added an aesthetic value and added safety.

Pingaro moved, seconded by Southwick to approve the application as submitted. The following roll call vote was recorded: **Konner, Leonetti, Pingaro, Schnell, Southwick, VanBuren and Jones** all voted **YES**.

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MICHELLE WATERS AND JEFFREY SIEGRIST

Owners
MICHELLE WATERS
Applicant
Block 6.40, Lot 7

Ms. Michelle Waters representing herself was sworn and evidence was marked as follows: Application and Attachments, **#A-1**, Variance map prepared by Horn, Tyson & Yoder, Inc. dated April 11, 2013 with the latest revision dated March 24, 2016, **#A-2**, two sheets of photographs, **#A-3** one page East Elevation prepared by Rob Roth, Architect, Inc, **#A-4**. Ms. Waters submitted a packet of photos marked, **#A-5** and explained the packet. Ms. Waters stated that the house and deck were built by her grandparents. She stated that the home had recently been raised and they were requesting that the grade level patio be allowed to be raised to the first floor level.

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 application to the Board. Mr. Brzozowski stated that the deck would be built within the “L” shape of the house to replace the existing outdoor living that existed before the home was raised. Mr. Brzozowski stated that the deck would not require any setback variances and was located thirty-five feet from the adjoining house to the south.

Ms. Janet Hritz of 19 E. South 34th Street stated the proposed deck would be an asset to the property and was in favor of the application.

The Public Session was closed.

The Board took a 2 minute break.

The Board noted that there was sufficient off street parking and that the deck was located thirty-five feet from the closest neighbor. They felt that the proposed deck would not have any negative impact on the neighborhood but felt that the deck should never be enclosed.

Mrs. Sicheri stated that the notice to the neighbors was sufficient.

(Tape #617 - Side 3)

Konnor moved, seconded by VanBuren to approve the application with the condition that the deck never be enclosed. The following roll call vote was recorded: **Konner, Leonetti, Pingaro, Schnell, Southwick, VanBuren and Jones** all voted **YES**.

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Under **New Business**, the Board discussed proposed Ordinance **#16-17C**. The Board was in support of the Ordinances as written and approved same, by voice vote.

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Under **Correspondence** the Board discussed requests from **Gamache (LUB-9-09)** and **Leistner/Halpern (LUB-5-15)** regarding extensions of time.

Jones moved, seconded by Southwick to Deny the request of Dr. Gamache (LUB-9-09) for an extension of time. The following roll call vote was recorded: **Pingaro, Southwick and Jones** all voted **YES**. **Konnor, Leonetti, Schnell and VanBuren** all voted **NO**. **The Motion failed to carry.** **Leonetti moved, seconded by Konnor to approve the request of Dr. Gamache for an extension of time for the period of nine months.** The following roll call vote was recorded: **Konnor, Leonetti, Schnell and VanBuren** all voted **YES**. **Pingaro, Southwick and Jones** all voted **NO**. The extension was granted for a nine month period of time.

Leonetti moved, seconded by Konnor to approve the request of Mr. Leistner and Ms. Halpern (LUB-5-15) for an extension of time for the period of nine months. The following roll call vote was recorded: **Konnor, Leonetti, Pingaro, Schnell, Southwick and VanBuren** all voted **YES**. **Jones Abstained.** The extension was granted for a nine month period of time.

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Under **Discussion** the Board formed a Committee to discuss the End of Year Report.

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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 8:49 P.M.

LYNNE J. SCHNELL
CHAIRMAN

JEFFREY C. KONNOR
VICE CHAIRMAN