

**BRANT BEACH, NEW JERSEY  
JULY 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, E. J. Hummel as Mayor’s Designee, R. Pingaro and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **Mrs. V.E. Applegate, R. H. Bayard, Mayor J. H. Mancini, D.S. Southwick and R. S. VanBuren.**

Alternate members of the Board present: **P. M. Moran, R. L. Jones, R. Andreotta and R. B. Roth, Jr.**

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 #623 - Side 1)**

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

**1. #LUB-14-16: GASPARINI (Block 6.45 Lot 7): 11 West South 34<sup>th</sup> Street, Beach Haven Gardens:** Mrs. Sicheri stated that the applicant proposed to extend and raise the front deck and steps on the existing single family home which required a bulk variance for front yard setback.

**2. #LUB-16-16: LEPLEY (Block 5.28, Lot 6) 119 East 26th Street, Spray Beach:** Mrs. Sicheri stated that the applicant proposed to remove the existing single family home and to construct a new single family home which required a bulk variance for distance between structures on both sides of the new structure.

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Minutes of the meeting held June 8, 2016 were presented for approval. **Konnor** moved, seconded by **Leonetti** for adoption. **Konnor, Leonetti, Hummel, Pingaro and Schnell all voted YES.**

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

1. **#LUB-15-16: SHARKEN** – Resolution of Approval moved by **Konnor** seconded by **Hummel**. The following roll call vote was recorded: **Konnor, Leonetti, Hummel, Pingaro and Schnell** all voted **YES**.

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Mrs. Schnell announced that new **Alternate Board Member, Mr. Robert B. Roth, Jr.**, had been sworn in.

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

- (1) **#LUB-14-16** BEACH HAVEN GARDENS

**PATRICIA A. GASPARINI**

Owner & Applicant

Block 6.45, Lot 7

**Ms. Patricia Gasparini, Owner, representing herself, was sworn and evidence was marked as follows:** Application and Attachments, **#A-1**, Four pages of photographs, **#A-2**, Variance Plan prepared by John W. Lord, P.E., L.S. dated July 27, 2015 with the latest revision date of April 24, 2016, **#A-3**, and Foundation Plan prepared by John W. Lord, P.E., L.S. dated August 12, 2015 with the latest revision dated May 5, 2016, **#A-4**. Ms. Gasparini stated that she proposed to raise an existing grade level deck and expand it to 6 feet by 15 feet which required a bulk variance for front yard setback. It was noted that a rear yard setback may be required as well but that the notice was sufficient should it be required. Ms. Gasparini addressed the photos submitted with the application. The proposed lot coverage was discussed.

**Mr. Dave Olivetti, Building Inspector in the State of New Jersey was sworn.** Mr. Olivetti discussed the proposed plans with the Board. The exemption for staircases was discussed. Ms. Gasparini noted that the shed would be removed and the parking was discussed. It was noted that there were discrepancies in the application and it was suggested that the application be held over for clarification.

**Jones moved, seconded by Hummel to carry the application to the August 10, 2016 meeting.** The following roll call vote was recorded: **Konnor, Leonetti, Hummel, Pingaro, Schnell, Moran, Jones, Andreotta and Roth** all voted **YES**.

Mrs. Sicheri announced that the application would be carried to the August 10, 2016 meeting and that no further notice would be provided.

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**SCOTT C. AND SUE A. LEPLEY**

Owners & Applicants

Block 5.28, Lot 6

**Mr. Scott C. Lepley, Owner, representing himself, was sworn and evidence was marked as follows:** Application and Attachments, **#A-1**, Map of Survey & Topography prepared by Dolan-Endriss Associates, P.A. dated January 27, 2016, **#A-2**, Plot Plan & Variance Map prepared by Adamson Riva & Lepley Architects, AIA dated May 31, 2016 with the latest revision dated June 15, 2016, **#A-3**, and Architectural drawings prepared by Adamson Riva & Lepley Architects, AIA dated October 1, 2013, **#A-4**. Mr. Lepley submitted a rendering of the proposed home and photographs, marked **#A-5**. Mr. Lepley described the architectural plans of the proposed home. He noted that the proposed home met all of the setback criteria and that the variance for distance between structures was required because of the close proximity of the stairway of the house to the east and the balcony of the house to the west. He stated that there was approximately fifteen feet between actual dwelling areas of the homes. He noted that the narrowness of the lot also created a hardship.

**(Tape #623 – Side 2)**

It was noted that the existing nonconformities would be bettered. The proposed parking was discussed.

**The Public Session was closed.**

Mr. Lepley stated that the house would be an asset to the community.

The Board noted that an effort had been made to reduce every existing nonconformity on the lot and would be a nice addition to the neighborhood.

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

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Mrs. Sicheri noted that the permit extension act had been further extended.

Mr. Hummel addressed the Board regarding the Year End Report draft. He presented items that the Committee had suggested for the Board's review. Commercial establishments, outdoor seating and parking were discussed.

**(Tape #624 – Side 3)**

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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 8:15 P.M.

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

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**JEFFREY C. KONNOR**  
**VICE CHAIRMAN**