

**BRANT BEACH, NEW JERSEY
OCTOBER 11, 2017**

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. A. 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, 2017 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, D.S. Southwick, R. S. VanBuren, and Mrs. L. J. Schnell presiding.**

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

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

Alternate members of the Board absent: **P. M. Moran.**

Also present were the following: **Mr. A.P. Sicheri, Esq., Board Attorney, F. 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 #658 - Side 1)

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

1. #LUB-33-17: HEINZE (Block 1.55, Lot 80) 20 West Rosemma Avenue, Holgate: Mr. Sicheri stated that the applicants proposed to remove the existing single family home and construct a new single family home which required a bulk variance for distance between structures.

2. #LUB-34-17: JOYCE (Block 13.10, Lot 17) 32 West New York Avenue, Brighton Beach: Mr. Sicheri stated that the applicants were requesting bulk variance relief to permit the construction of an elevator tower on the side of the existing single family home which required bulk variances for side yard setback and lot coverage.

3. #LUB-35-17: CANTOR (Block 18.39, Lots 1.02 & 1.03) 1309B and 1309C Long Beach Boulevard, North Beach: Mr. Sicheri stated that the applicants proposed a minor subdivision so as to move the common lot line to the west. He noted that it was also proposed to extend the walkway easement and relocate the turnaround to the west.

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Minutes of the meeting held September 13, 2017 were presented for approval. **Southwick** moved, seconded by **VanBuren** for adoption. **Konnor, Leonetti, Schnell, Southwick, VanBuren, Jones and Roth** all voted **YES**.

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

1. **#LUB-32-17-P: ISLAND'S END, LLC** – Resolution of Approval moved by **Southwick**, seconded by **VanBuren**. The following roll call vote was recorded: **Konnor, Leonetti, Schnell, Southwick and VanBuren** all voted **YES**.

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

Mr. VanBuren stepped down from the Board for the following application:

(1) **#LUB-35-17** **NORTH BEACH**

RICHARD AND JOAN CANTOR

Owners & Applicants

Block 18.39, Lots 1.02 & 1.03

Mr. James Raban, Esquire of Haven Beach, NJ represented the applicants and evidence was marked as follows: Application and Attachments, **#A-1**, Minor Subdivision map prepared by Horn, Tyson and Yoder, Inc. dated August 2, 2017, **#A-2** and review letter to the Board prepared by Frank J. Little, Jr., P.E. dated October 4, 2017, **#B-1**. Mr. Raban stated that the applicant proposed to shift the existing lot line 6.25 feet to the west which would result in two conforming lots with a slightly larger lot on the oceanfront.

Mr. James Brzozowski, P.E., P.P., with the firm of Horn, Tyson and Yoder, Inc. was sworn and described the existing property to the Board. He stated that it was proposed to move the common lot line as well as the turnaround easement 6.25 feet to the west and extend the 5 foot pedestrian easement east so that it stays in contact with the common lot line between the two properties. He noted that there were not variances requested as both lots were of conforming size and that adequate access would be provided.

Mr. Little stated that no variances were required, that there were filing requirements that the applicants would comply with and that nothing would be impacted by the proposal other than the shift of the lot line.

The Public session was closed.

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

The Board felt that the request was minimal.

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

Mr. VanBuren rejoined the Board.

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(2) #LUB-33-17 HOLGATE

GEORGE and DOROTHY HEINZE

Owners & Applicants
Block 1.55, Lot 80

Mr. James S. Raban, Esquire of Haven Beach, NJ, represented the Applicant and evidence was marked as follows: Application and Attachments, **#A-1**, Hoyt Grading Plan prepared by R.C. Associates Consulting dated September 11, 2017, with the latest revision dated September 18, 2017, **#A-2**, and, Two page Architectural drawings prepared by Feldman and Feldman Architects dated September 11, 2017, **#A-3** and, letter from James S. Raban, Esquire dated October 6, 2017 re: ownership of property, **#A-4**. Mr. Raban stated that the proposed new home required bulk variances for distance between structures and combined side yard setback.

Mr. Ray Carpenter, P.E. with the firm of R.C. Associates Consulting, Inc., of Manasquan, NJ was sworn and qualified. Mr. Carpenter described the property as it existed and noted that the properties to the east and to the west are both in close proximity to the property line which caused a hardship situation for the subject property. He noted that existing nonconformities would be eliminated with the proposed new structure.

The ground level living space was discussed. It was noted that there would not be any living space on the ground level.

Mr. James Krauss of 20 Rosemma Avenue, property to the west of the subject property, was sworn and testified that his family did not have an objection to the application.

The Public Session was closed.

Mr. Raban stated that he did not feel that a variance for combined yard setback was required. He stated that he was withdrawing the request and would agree to maintain fifteen feet straight across for combined side yard setback. Mr. Raban requested that the application be approved as submitted.

The Board felt that the home would be an attractive addition to the neighborhood.

Konnor moved, seconded by Roth to approve the application with the condition that there would be no living space on the ground level. The following roll call vote was recorded: **Konnor, Leonetti, Hummel, Schnell, Southwick, VanBuren, Jones and Roth** all voted **YES**.

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(3) #LUB-34-17 BRIGHTON BEACH

RONALD AND ROSEANNE JOYCE

Owners & Applicants
Block 13.10, Lot 17

(Tape #658 – Side 2)

Mr. Richard Visotcky, Esquire of Manahawkin, NJ represented the applicant and evidence was marked as follows: Application and Attachments, #A-1, Variance Map prepared by Horn, Tyson & Yoder, Inc. dated June 29, 2017, #A-2 and, two page Architectural Drawing prepared by Craig W. Brearley, A.I.A, Architect dated September 8, 2017, #A-3. Mr. Visotcky stated that the applicants were full time residents who required an elevator for ingress and egress to their home. Mr. Visotcky stated that the applicant proposed to construct the elevator tower where an indent was located on the side of the existing home. Mr. Visotcky stated that the proposal would require bulk variances for side yard setback, combined side yard setback and lot coverage.

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 plans to the Board. Mr. Brzozowski stated that the elevator tower was proposed on the west side of the building towards the rear of the structure and noted the size of the proposed elevator. Mr. Brzozowski stated that because of the proposed location of the elevator, a bedroom and part of the upper deck would be eliminated. Mr. Visotcky submitted photographs of the property marked, #'s A-4, A-5 and A-6. Mr. Brzozowski described the photographs. Mr. Brzozowski stated that the increase in lot coverage was minimal and that the fifteen feet between structures would still be maintained.

Mr. Arnold Boyle, Registered Architect in the State of New Jersey with the firm of CWB Architecture in Manahawkin, New Jersey was sworn and testified that the proposed elevator shaft would be in the most logical location and be accessed through the garage. The Board asked why the elevator tower was not proposed on the rear of the structure. The location of the elevator shaft was discussed and it was noted that that locating the elevator in the rear yard would still require bulk variance relief.

The Public session was closed.

The Board noted that due to the size of the elevator, which was only five feet wide, they would not have a problem with the proposed elevator addition.

Leonetti moved, seconded by Jones to approve the application as submitted. The following roll call vote was recorded: **Konnor, Leonetti, Hummel, Schnell, Southwick, VanBuren and Jones** all voted **YES**. **Roth** voted **NO**. **The motion carried.**

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The Board approved the payment of the Board Attorney and Board Engineer bills.

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The meeting was adjourned at 8:04 P.M.

LYNNE J. SCHNELL
CHAIRMAN

JEFFREY C. KONNOR
VICE CHAIRMAN