

**BRANT BEACH, NEW JERSEY  
APRIL 11, 2018**

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. Sichiari, 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, 2018 as required by the Open Public Meeting Act."

Members of the Board present: **J.C. Konnor, E.J. Hummel as Mayor's Designee, 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, J.A. Leonetti, and Mayor J.H. Mancini.**

Alternate members of the Board present: **R.B. Roth, Jr. and R.J. Stewart.**

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

Also present were the following: **Mr. A.P. Sichiari, Esq., Board Attorney, Mr. 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 #666 - Side 1)**

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

**1. #LUB-8-18: RECINE (Block 12.18, Lot 15) 128 East Sand Dune Lane, Peahala Park:** Mr. Sichiari stated that the applicants proposed to raise the existing structure and construct decks on the existing single family home which required bulk variances for side yard setback and combined side yard setback.

**2. #LUB-9-18: 40D LONG BEACH BOULEVARD ASSOCIATES, LLC (Block 20.40, Lots 4 and 4.01) 40 D Long Beach Boulevard, Loveladies:** Mr. Sichiari stated that the applicant proposed to construct an in-ground pool in the front yard of the existing single family home which required bulk variances for front yard setback and impervious coverage in the front yard.

**3. #LUB-10-18: THE 2015 ATLANTIC AVENUE, LLP (Block 4.49, Lot 12) 2015 Atlantic Avenue, North Beach Haven:** Mr. Sichiari stated that the applicant proposed to demolish the existing structures and subdivide the property into two, fifty by one hundred foot lots. Mr. Sichiari stated that variances and waivers were required for lot area and frontage.

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Minutes of the meeting held March 14, 2018 were presented for approval. **VanBuren** moved, seconded by **Hummel** for adoption. **Konnor, Hummel, Schnell, VanBuren, Roth and Stewart** all voted **YES**.

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

**1. #LUB-4-18: ROACH** – Resolution of Approval moved by **Hummel**, seconded by **Konnor**. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Roth and Stewart** all voted **YES**.

**2. #LUB-5-18: O’LEARY** – Resolution of Approval moved by **VanBuren**, seconded by **Hummel**. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Roth and Stewart** all voted **YES**.

**3. #LUB-6-18: ISLAND DREAM HOMES, LLC**– Resolution of Approval moved by **Hummel**, seconded by **Konnor**. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Roth and Stewart** all voted **YES**.

**4. #LUB-7-18: BORELLI** – Resolution of Approval moved by **Stewart**, seconded by **Hummel**. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Roth and Stewart** all voted **YES**.

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

(1) **#LUB-10-18** **NORTH BEACH HAVEN**

**THE 2015 ATLANTIC AVENUE, LLP**

Owner and Applicant

Block 4.49, Lot 12

**Mr. James Raban, Esquire of Haven Beach, NJ represented the applicant and evidence was marked as follows:** Application and Attachments, **#A-1**, Minor Subdivision Map prepared by Horn, Tyson and Yoder, Inc. dated October 19, 2017, with a revision date of March 19, 2018 **#A-2**, Three page architectural drawings by Craig W. Brearley, AIA dated March 20, 2018, **#A-3** and Review letter from Frank J. Little, Jr., P.E. dated April 4, 2018, **#B-1**. Mr. Raban stated that the existing dwelling was nonconforming and that the applicant proposed to demolish the existing dwelling and the garage.

**Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson & Yoder, Inc.** was sworn and described the existing property to the Board. Mr. Brzozowski stated that the applicants were seeking approval to subdivide the property into two, fifty by one hundred lots and that each proposed lot would be developed with a single family home which would meet the bulk

requirements in the zone. He noted that the property fell just short of the subdivision formula therefore variances and waivers were required for lot area and frontage. He noted that the lots in the area were mixed in size and that the existing structure was nonconforming. Mr. Brzozowski addressed Mr. Little's review letter. It was noted that a waiver was requested for sidewalks.

**The Public Session was closed.**

The Board felt that the proposal would be an asset to the neighborhood and would eliminate existing nonconformities with structures built to current codes and standards.

**Pingaro moved, seconded by Konnor to approve the application with a waiver of the sidewalk requirements.** The following roll call vote was recorded: **Konnor, Hummel, Pingaro, Schnell, Southwick, VanBuren, Roth and Stewart** all voted **YES**.

**Mr. Little stepped down from the Board for the remainder of the evening.**

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(2) #LUB-8-18 PEAHALA PARK

**FRANK AND LORRIE RECINE**

Owners & Applicants

Block 12.18, Lot 15

**Mr. James Raban, Esquire of Haven Beach, NJ represented the applicants and evidence was marked as follows:** Application and Attachments, **#A-1**, Variance map prepared by Horn, Tyson and Yoder, Inc. dated October 12, 2017 with a revision date of March 19, 2018, **#A-2**, a photograph of the existing home, **#A-3** and, waiver of architectural requirements requested by James Raban, Esq., dated March 20, 2018, **#A-4**. Mr. Raban stated that it was proposed to shift the existing home 2.7 feet to the west and construct a 2.9 foot addition to the easterly side deck.

The Board discussed Mr. Raban's request for a waiver of the architectural requirements. The Board stated that they would like to see exactly what the applicants were requesting and therefore would require architectural plans.

Mr. Sicheri stated that if the application was carried a waiver of time should be signed.

**Southwick moved, seconded by Hummel to hold the application over to allow the applicants time to submit proper architectural plans.** The following roll call vote was recorded: **Konnor, Hummel, Pingaro, Schnell, Southwick, VanBuren, Roth and Stewart** all voted **YES**.

**Mr. Raban requested that the application be held over to the June 13, 2018 meeting. Mr. Sicheri announced that the application would be heard on June 13, 2018 and that no further notice was required.**

**Mr. Sicheri stated that no testimony would be heard this evening as the matter had been carried.**

Mr. Barnett Hoffman of 118 East Sand Dune Lane addressed the Board regarding the Recine application. Mr. Sicheri stated that correspondence would not be accepted regarding the application without that person being present to be cross-examined. He noted that Mr. Hoffman may be represented by an attorney or that he may give someone a power of attorney to speak in his behalf at the June meeting.

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**(3) #LUB-9-18 LOVELADIES**

**40D LONG BEACH BOULEVARD ASSOCIATES, LLC**

Owner & Applicant  
Block 20.40, Lots 4 & 4.01

**Mr. Richard Visotcky, Esquire of Manahawkin, New Jersey represented the applicant and evidence was marked as follows:** Application and Attachments, #A-1, Variance Map prepared by Horn, Tyson and Yoder, Inc. dated September 22, 2017 with the latest revision dated March 20, 2018, #A-2. Mr. Visotcky stated that the applicant proposed to construct an in ground pool on the bay front property located at the end of a four lot subdivision. He stated that the property was constrained by a thirty-one foot wide easement to the south and a ten foot wide easement which narrowed to five feet, to the north. Mr. Visotcky stated that the proposed pool location was basically on the side of the home but was considered the front yard.

**Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson & Yoder, Inc.** was sworn and described the property as it existed to the Board. Mr. Brzozowski stated that the only possible location for the swimming pool was on the south side of the house. Mr. Visotcky submitted a sheet of photographs of the property, marked #A-3. Mr. Brzozowski described the photographs and the proposed location of the pool.

**(Tape #666 – Side 2)**

Mr. Brzozowski stated that the easement was not heavily travelled and was in a secluded area. He noted that the pool would be enclosed with a fence and be shielded with additional plantings. It was discussed whether there was a way to reduce the impervious coverage in the front yard.

**Mr. Jeffrey Kessler, managing member of the LLC** was sworn and testified that the easement on the north side of the home ran through the property to the bay.

**The Public session was closed.**

The Board discussed the application and felt that the location chosen for the pool was the most logical location. They also felt that the impervious surface in the front yard should come into conformity by removing some of the existing pavers.

**Konnor moved, seconded by Roth to approve the application with the location of the pool in the front yard and with the condition that the impervious coverage in the front yard be reduced to 60%. The following roll call vote was recorded: Konnor, Hummel, Pingaro, Schnell, Southwick, VanBuren, Roth and Stewart all voted YES.**

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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 8:00 P.M.

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

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