

**BRANT BEACH, NEW JERSEY  
JANUARY 08, 2020**

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, 2020 as required by the Open Public Meeting Act.”

Members of the Board present: **Mayor J.H. Mancini, E.J. Hummel, R. Pingaro, D.S. Southwick, R. S. VanBuren, R. L. Jones and Mrs. L. J. Schnell** presiding.

Members of the Board absent: **Mrs. V.E. Applegate and R.H. Bayard**.

Alternate members of the Board present: **R.B. Roth, Jr., Mrs. P.M. Caplicki, Mrs. K. Ducker and A. Meehan**.

Alternate members of the Board absent: **None**.

Also present were the following: **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 #717 - Side 1)**

Mr. Sicheri announced that the reorganization of the Board would take place. It was noted that three members of the Board, **Mr. Pingaro, Mr. Southwick and Mr. Roth** had been reappointed and sworn in. The Board welcomed two new alternate members of the Board, **Mrs. Kristin Ducker and Mr. Alexander Meehan**.

Mr. Sicheri asked for a nomination for **Chairperson**. **Southwick moved, seconded by Mancini to nominate Lynne J. Schnell**. The following roll call vote was recorded: **Hummel, Mancini, Pingaro, Southwick, VanBuren, Jones, Roth, Caplicki, Ducker and Meehan** all voted **YES**. Schnell abstained.

Chairman Schnell asked for a motion for **Vice Chairperson**. **Pingaro moved, seconded by Mancini to nominate D. S. Southwick**. The following roll call vote was recorded: **Hummel, Mancini, Pingaro, Schnell, VanBuren, Jones, Roth, Caplicki, Ducker and Meehan** all voted **YES**. Southwick abstained.

Chairman Schnell asked for a motion for **Board Attorney**. **Roth moved, seconded by Mancini to retain the firm of Sicheri and Sicheri, P.C.** The following roll call vote was recorded: **Hummel, Mancini, Pingaro, Schnell, Southwick, VanBuren, Jones, Roth, Caplicki, Ducker and Meehan** all voted **YES**.

Chairman Schnell asked for a motion for **Board Engineer**. **Pingaro moved, seconded by Hummel to retain Frank J. Little, Jr., P.E., with the firm of Owen, Little and Associates Inc.,** The following roll call vote was recorded: **Hummel, Mancini, Pingaro, Schnell, Southwick, VanBuren, Jones, Roth, Caplicki, Ducker and Meehan** all voted **YES**.

Chairman Schnell asked for a motion for **official newspapers**. **Roth moved, seconded by Southwick to retain the Beach Haven Times and Asbury Park Press as the official newspapers.** The following roll call vote was recorded: **Hummel, Mancini, Pingaro, Schnell, Southwick, VanBuren, Jones, Roth, Caplicki, Ducker and Meehan** all voted **YES**.

Chairman Schnell asked for a motion for **Secretary**. **Southwick moved, seconded by Mancini to nominate Ronald Pingaro.** The following roll call vote was recorded: **Hummel, Mancini, Schnell, Southwick, VanBuren, Jones, Roth, Caplicki, Ducker and Meehan** all voted **YES**. Pingaro abstained.

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Mrs. Schnell announced that there were requests for two of the applications on the agenda to be carried to a future meeting:

**1. #LUB-33-19-PF: EISENBERG (Block 7.04, Lots 11 and 12) 6 East Maryland Avenue, Beach Haven Terrace:** Mrs. Schnell stated that the applicant requested that the application be carried to the March 11, 2020 meeting. **Roth moved, seconded by Southwick to carry the application to the March 11, 2020 meeting with a holdover fee and with the requirement to republish and renotece.** The motion carried by voice vote.

**2. #LUB-1-20: BALERNO (Bock 7.17, Lot 7) 119 East Pennsylvania Avenue, Beach Haven Terrace:** Mrs. Schnell noted that the applicants requested that the application be carried to the March 11, 2020 meeting. **The Board approved of the request by voice vote.**

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

**1. #LUB-2-20: WILLET PARTNERS, LLC (Block 1.19, Lot 10) 5116 South Long Beach Boulevard, Holgate:** Mr. Sicheri stated that the applicants proposed to demolish the existing single family structure and construct a new single family home on the corner lot which required a bulk variance for setback from Roosevelt Avenue.

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

**1. #LUB-32-19: McDONALD** – Resolution of Approval moved by **Roth**, seconded by **Hummel**. The following roll call vote was recorded: **Hummel, Pingaro, Schnell, Southwick, Roth and Caplicki** all voted YES.

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Mrs. Schnell noted that there was one application to be considered this evening, as follows:

(1) #LUB-2-20 HOLGATE

**WILLET PARTNERS, LLC**

Owner and Applicant

Block 1.19, Lot 10

**Mr. Nicholas F. Talvacchia, Esquire of Atlantic City, NJ represented the applicants and evidence was marked as follows:** Application and Attachments, **#A-1**, Variance Map prepared by Nelke/Tyszka Land Surveyors, LLC dated December 3, 2019, **#A-2**, and, three page Architectural drawing prepared by Michael Pagnotta Architecture dated November 13, 2019, **#A-3**. Mr. Talvacchia stated that the lot was an existing undersized corner lot with existing nonconformities. Mr. Talvacchia stated that the proposed new single family home would have a twenty foot setback to the Boulevard to be in line with existing structures on the Boulevard. The setback from Roosevelt Avenue would be improved to slightly over eleven feet but would still require a bulk variance for the proposed setback to the street. Mr. Talvacchia stated that the proposed home would be more compliant than that which exists and would be an aesthetically more appealing structure with a larger rear yard.

**Mr. Michael Pagnotta, Architect of Ship Bottom, NJ** was sworn and described the proposed plans to the Board. Mr. Pagnotta submitted a rendering of a proposed home marked **#A-4**. Mr. Pagnotta stated that proposed front yard setback allowed the home to be slightly wider which allowed for a more aesthetically pleasing structure and a wider rear yard.

**The Public Session was closed.**

The Board felt that the proposed structure would be a nice addition to the neighborhood and an improvement over that which existed.

**Southwick moved, seconded by Hummel to approve the application as submitted.** The following roll call vote was recorded: **Hummel, Mancini, Pingaro, Schell, Southwick, VanBuren, Jones, Roth and Caplicki** all voted YES.

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Under **New Business** the Board discussed proposed **Ordinances #20-01C and #20-06C** and approved of both Ordinances by voice vote.

Mrs. Schnell read a **Resolution of Appreciation** into the record for **Jeffrey C. Konnor**. **Southwick moved, seconded by Mancini to accept the Resolution as read.** . The following roll call vote was recorded: **Hummel, Mancini, Pingaro, Schell, Southwick, VanBuren, Jones, Roth, Caplicki, Ducker and Meehan** all voted **YES**.

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Mrs. Schnell asked for volunteers for the **Year End Report** committee. **Mr. Pingaro, Mr. Hummel and Mr. Jones volunteered for the committee.** The Board approved of the committee by voice vote.

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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 7:40 P.M.

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

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**DAVID S. SOUTHWICK**  
**VICE CHAIRMAN**