

**BRANT BEACH, NEW JERSEY
JULY 8, 2020**

A Regular Public Meeting of the Land Use Board of the Township of Long Beach was held electronically via ZOOM. The Board's Secretaries were present 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 duly 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. This meeting is occurring remotely, notice of the remote meeting was duly published in the official newspapers of the Township and posted on the Bulletin Board that this meeting is being held via Zoom."

Members of the Board present: **Mrs. V.E. Applegate, E.J. Hummel, R. Pingaro, R.S. VanBuren, R.L. Jones and D.A. Southwick presiding.**

Members of the Board absent: **R.H. Bayard, Mayor J.H. Mancini and Mrs. L.J. Schnell.**

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, Mrs. L. C. Krueger, Secretary for the Board/Commission and Ms. Jackie Fife, Clerk.**

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(Tape #725 - Side 1)

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

1. #LUB-1-20: BALERNO (Block 7.17, Lot 7) 119 East Pennsylvania Avenue, Beach Haven Terrace: Mr. Sicheri noted that Mr. Raban had requested that the application be withdrawn.

2. #LUB-12-20: GANSZ (Block 6.22, Lot 7) 23 East 30TH Street, Beach Haven Gardens: Mr. Sicheri noted the applicant is requesting a variance so as to raise and renovate the existing single-family dwelling on the property.

3. #LUB-13-20: DESIMONE (Block 11.06, Lot 10) 124 East Louisiana Avenue, Beach Haven Park: Mr. Sicheri stated that the applicant is requesting a bulk variance so as to permit the demolition of the existing single-family residence and non-conforming garage on their property and construct a new three-story, single-family home.

is going to remove. That will bring the proposed lot coverage down to 35.8% as the engineer will testify.

Mr. Robert Harrington, East Coast Engineering of Toms River was sworn and described what is currently at the site and what is proposed. The house is currently below base flood by over two feet. With the shed being removed the lot coverage is being increased by 1.17%. No parking currently exists at the property, but with the proposed renovations, there will be one parking space in the garage. Mr. Raban states they would also be revising their application to request a variance for the second parking space where they are a half a foot short on the space in front of the house. The overall height of the proposed house is 27.1', well short of the 34' required. Mr. Harrington stated no negative impact to the surrounding house owners.

Mr. Craig Brearley, Architect was sworn and testified to Exhibit A-3 that were prepared under his supervision describes the proposed renovations. Proposing to raise the structure for a couple of reasons. First to get it out of the flood elevation and another is to improve the parking situation with the raised/covered porch they can get a second car onto the property. The additions proposed to this residence are to extend the front porch by approximately 8' (feet) by 7 1/2' (feet) and the second addition is in the rear of the home to provide new access to the first floor of the residence from a ground level foyer. That stair strictly connects the ground level to the first floor. On the second level they are proposing to expand two dormers out the front to expand two bedrooms that currently exist.

Stephen Ganz and Lisa Ganz were sworn and testified they are the property owners and are requesting the variances rather than tearing it down, lift it and make some renovations to preserve the old charm of the house. Removing the shed will also increase the pervious coverage on the lot.

Seeing and hearing none, The Public Session was closed.

The Board felt the proposed renovations would be a nice improvement to the property.

PINGARO moved, seconded by CAPLICKI to approve the application as submitted. ROTH motioned to revise the motion to include that the front porch never be enclosed, seconded by APPELEGATE the following roll call vote was recorded: APPELEGATE, HUMMEL, JONES, PINGARO, ROTH, SOUTHWICK, VANBUREN, CAPLICKI, AND DUCKER all voted YES.

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(Tape #725 Side 2)

(2) #LUB-13-20 BEACH HAVEN PARK

RALPH & JENNIFER DESIMONE

Owners and Applicants
Block 11.06, Lot 10

Mr. Richard Visotcky, Esquire of Manahawkin, NJ represents the applicant and evidence was marked as follows: Application and Attachments, #A-1, Variance Plan prepared by Horn, Tyson & Yoder dated January 17, 2016 with the latest revision dated May 8, 2020, #A-2, Five pages of Architectural drawings by Jay Madden Architect dated May 8, 2020, #A-3, CAFRA Permit dated January 2, 2020, #A-4. Mr. Visotcky on behalf of the applicants noted the property located at 124 East Louisiana Avenue, being an oceanfront is a unique property built in 1945 with the lot measuring 231' (feet) in length and just 40' (feet) wide. Proposing to demolish the existing house that has some non-conformities on it and construct a new three-story, single-family dwelling. Requesting a couple of variances. Proposing side-yard setback of 11' feet to Louisiana where 15' is required and 10' feet is existing. Also requesting a rear yard set-back, proposing 10' feet where required 20' feet is required and 29.60' feet is existing. This project has already been approved by CAFRA as submitted in Exhibit #A-4.

Mr. James Brzozowski, licensed Engineer & Planner in the state of New Jersey of Horn, Tyson & Yoder sworn and describes the property and what is proposed. Demolish the existing house and shed. Construct a new three-story single-family dwelling on the property. Seeking a 10' (foot) rear-yard variance on the westerly yard where 15 feet 20 feet is required. The new building will have conforming combined yard setback of 15 feet. Currently there are four (4) nonconformities, and they are eliminating two (2) of them. Creating four parking spaces where two spaces are required. Even with the new house they will be below the maximum lot coverage permitted. Mr. Brzozowski states there is no adverse impact to the surrounding properties.

Mr. Jay Madden, Architect, Harvey Cedars, NJ sworn and describes plans marked as Exhibit #A-3 and the nature of the construction. Three story structure with six bedrooms and as many baths even with the flood requirement able to with the thirty-six feet height create three living levels. Ground floor two bedrooms an entry and two car garage. First elevated floor is three bedrooms a family room and a gunite swimming pool built into the deck constructed on pilings and rebar system. Then a second floor with a master bedroom, living, dining and kitchen areas all serviced by an elevator. Two story deck that goes almost to the building line. Any work East of the CAFRA line is not regulated by CAFRA and is not an issue with our variance other than the four feet that does not conform. House is 2850 square feet, reversed living.

Seeing and Hearing none, The Public Session was closed.

The majority of the Board felt the application and plan is good considering the narrowness of the lot.

ROTH moved, seconded by PINGARO to approve the application as submitted. The following roll call vote was recorded: HUMMEL, PINGARO, ROTH, SOUTHWICK, VANBUREN, CAPLICKI, DUCKER and MEEHAN all voted YES. JONES voted NO and APPLGATE dropped offline.

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

(3) #LUB-14-20 THE DUNES

THOMAS & MARYLYN MCLAUGHLIN

Owners and Applicants

Block 8.08, Lot 10

Mr. Richard Visotcky, Esquire of Manahawkin, NJ represented the applicant and evidence was marked as follows: Application and Attachments, #A-1, One page Survey Map prepared by Horn, Tyson & Yoder dated December 9, 2002 with the latest revision dated December 30, 2019, #A-2, One page Site Plan prepared by Rob Roth Architect, dated June 2019 with no revisions noted, #A-3. Mr. Visotcky on behalf of the applicants noted the property located at 135 East Dune Lane in the Dunes. The lot area is 5,062.7 square feet where 4,200 square feet is required. Looking to slightly enlarge the existing second floor deck three feet. They are proposing 33.61% lot coverage where 33.1/3% is existing. Not even asking for a full 1%.

Mr. Robert Roth, Architect and Professional Planner, prepared the Architectural Plans and the Variance Plans. Cantilevered the deck to the north to accommodate a spiral staircase to have ground level access. Asking for a variance to expand the deck three feet to match the three feet to the north. Has no detriment to the surrounding properties.

Seeing and Hearing none, The Public Session was closed.

HUMMEL Moved as long as the deck can never be enclosed, seconded by VANBUREN to approve the application as submitted. The following roll call vote was recorded: **HUMMEL, JONES, PINGARO, SOUTHWICK, VANBUREN, CAPLICKI, DUCKER and MEEHAN** all voted **YES.** **APPLEGATE** dropped offline and **ROTH** stepped down from the application as he was the Architect on record.

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Mr. Roth rejoined the Board.

(4) #LUB-15-20 HOLGATE

LISA ANN LITTLETON

COLIN TARPEY

Owners and Applicants

Block 1.55, Lot 48

Mr. James S. Raban, Esquire of, NJ represented the applicants and evidence was marked as follows: Application and Attachments, #A-1, Survey Map prepared by Thomas A Harris Jr.

Professional Land Surveyor at Harris Surveying Inc. dated August 28, 2019 with no revisions, #A-2 Four Page Plot Plan prepared by Daniel Paul Wheaton, Registered Architect & Professional Planner at Ten 10 Architecture, dated May 21, 2020 with no Revisions, #A-3. Mr. Raban noted the subject property is located at 14 W Rosemma Avenue in Holgate. An undersized lot at 3500 square feet and the applicant is proposing to demolish the existing single-family dwelling and construct a new single-family dwelling. The only variance being requested is the distance between dwellings.

Mr. Daniel Wheaton Registered Architect & Professional Planner in the State of NJ employed by Ten 10 Architecture sworn and describes the plan as to what is being proposed. Proposing to demolish the existing dwelling which has side yard non-conformity and is non-conforming with both adjacent buildings. They are removing all non-conformities with the exception of the westerly building setback of 11.1 feet which is an improvement from the current 7.90 existing. The existing building is a much older home and they are going to demolish that and build a two-story dwelling with parking underneath with storage. This being a narrow lot they cannot maximize to the lot coverage. Sees no detriment to the surrounding properties as they are improving on all the non-conformities.

Mr. Shearer, 10 W Rosemma, states he is in favor of the proposed home to be built

The Public Session was closed.

The Board was in favor of this application.

PINGARO moved, ROTH seconded by to the application as submitted. The following roll call vote was recorded: **HUMMEL, JONES, PINGARO, ROTH, SOUTHWICK, VANBUREN, CAPLICKI, DUCKER and MEEHAN** all voted **YES**. **APPLEGATE** dropped offline.

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Under **New Business** the Board discussed proposed **Ordinance #20-18C**. Mr. Pingaro explains they are changing the requirements for Certificate of Occupancy. Under the Zoning Chapter added definition of a zoning permit and specified fees. Changed the Site Plan requirement verbiage. **ROTH moved, HUMMEL seconded to submit a letter to Mayor and Council agreeing with the changes to the proposed Ordinance.** The following roll call vote was recorded: **HUMMEL, JONES, PINGARO, ROTH, SOUTHWICK, VANBUREN, CAPLICKI, DUCKER and MEEHAN** all voted **YES**.

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Under **Old Business** the Board discussed **Resolution #33-17: HEINZ BLOCK;1.55 LOT: 80:** Need to make corrections to #1 on page 1. This property sits in the middle of the block and is a 40' by 85.43' lot. The current Resolution states this is an oceanfront having a 40' by 85.83' lot for total lot area of 3,425 square feet. **ROTH moved; MEEHAN seconded to accept revisions.** The following roll call vote was recorded: **HUMMEL, JONES, PINGARO, ROTH, SOUTHWICK, VANBUREN, CAPLICKI, DUCKER and MEEHAN** all voted **YES**.

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The Board approved the payment of the Board Attorney's and Board Engineer's bills.
HUMMEL moved, DUCKER seconded to accept and pay the submitted bills. Voice vote all voted YES.

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The meeting was adjourned at P.M.

DAVID S. SOUTHWICK
VICE CHAIRMAN