

BRANT BEACH, NEW JERSEY  
JANUARY 9, 2013

A Regular Public Meeting of the Land Use Board of the Township of Long Beach was held in the Court 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. Sichi**ri, 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, 2013 as required by the Open Public Meeting Act.”

Members of the Board present: **Mrs. V. E. Applegate, Commissioner R. H. Bayard, J. C. Konnor, R. R. Monaco as Mayor’s Designee, R. Pingaro, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **J. A. Leonetti, Mayor J. H. Mancini and D. A. Southwick.**

Alternate members of the Board present: **P. M. Moran and R. L. Jones.**

Also present were the following: **Mrs. C.K. Sichi**ri, 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. M. P. Cleary, Senior Clerk.**

(Tape #528 - Side 1)

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Mrs. Sichi

ri announced that the reorganization of the Board would take place.

Mrs. Sichi

ri asked for a nomination for **Chairman. Konnor moved, seconded by Bayard to nominate Lynne J. Schnell.** The following roll call vote was recorded: Applegate, Bayard, Konnor, Monaco, Pingaro, VanBuren, Moran and Jones all voted **YES.** Schnell abstained.

Chairman Schnell asked for a motion for **Vice Chairman. Applegate moved, seconded by Pingaro to nominate Jeffrey C. Konnor.** The following roll call vote was recorded: Applegate, Bayard, Monaco, Pingaro, Schnell, VanBuren, Moran and Jones all voted **YES.** Konnor abstained.

**Mr. Leonetti joined the Board.**

Chairman Schnell asked for a motion for **Secretary. Konnor moved, seconded by Jones to nominate Ronald Pingaro.** The following roll call vote was recorded: Applegate, Bayard, Konnor, Leonetti, Monaco, Schnell, VanBuren, Moran and Jones all voted **YES.** Pingaro abstained.

Chairman Schnell asked for a motion for **Board Attorney. Konnor moved, seconded by Applegate to retain Carol Sicheri, Esquire with the firm, Sicheri and Sicheri, P.C..** The following roll call vote was recorded: Applegate, Bayard, Konnor, Leonetti, Monaco, Pingaro, Schnell, VanBuren, Moran and Jones all voted **YES.**

Chairman Schnell asked for a motion for **Board Engineer. Applegate moved, seconded by Konnor to retain Frank J. Little, Jr., P.E. with the firm of Owen, Little and Associates Inc..** The following roll call vote was recorded: Applegate, Bayard, Konnor, Leonetti, Monaco, Pingaro, Schnell, VanBuren, Moran and Jones all voted **YES.**

Chairman Schnell asked for a motion for **official newspapers. Moran moved, seconded by VanBuren to retain the Beach Haven Times and Asbury Park Press as the official newspapers.** The following roll call vote was recorded: Applegate, Bayard, Konnor, Leonetti, Monaco, Pingaro, Schnell, VanBuren, Moran and Jones all voted **YES.**

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

**(1) #LUB-1-13: KLINE (Block 20.37, Lots 1.03, 1.04 and 1.05) 37 Long Beach Boulevard, Loveladies:** Mrs. Sicheri stated that the applicants proposed a minor subdivision to resubdivide the three lots into two lots. Mrs. Sicheri stated that all the improvements would remain where they are currently located and that a technical variance may be required for the existing side yard setback.

**(2) #LUB-2-13: MAZZANTI (Block 11.04, Lots 10 and 10.01) 8 Louisiana Court, Beach Haven Park:** Mrs. Sicheri stated that the applicant proposed to construct a new entry and elevator on the existing single family home which required variances for side yard and combined side yard setback as well as distance between structures.

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Minutes of the meeting held October 10, 2012 were presented for approval. **Bayard** moved, seconded by **VanBuren** for adoption. The following roll call vote was recorded: **Bayard, Konnor, Leonetti, Monaco, Schnell and VanBuren all voted YES.**

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

1. **#LUB-25-12: PETROSKI** – Resolution of Approval moved by **VanBuren**, seconded by **Konnor**. The following roll call vote was recorded: **Applegate, Bayard, Konnor, Leonetti, Pingaro, VanBuren and Jones all voted YES.**
2. **#LUB-26-12: WILKINSON** - Resolution of Approval moved by **Konnor**, seconded by **Applegate**. The following roll call vote was recorded: **Applegate, Bayard, Konnor, Leonetti, Pingaro, VanBuren and Jones all voted YES.**
3. **#LUB-27-12: SLM PARTNERS, LLC** – Resolution of Approval moved by **Applegate**, seconded by **Bayard**. The following roll call vote was recorded: **Applegate, Bayard, Konnor, Leonetti, Pingaro, VanBuren and Jones all voted YES.**
4. **#LUB-28-12: ALTOMARI** – Resolution of Approval moved by **Pingaro**, seconded by **Konnor**. The following roll call vote was recorded: **Applegate, Bayard, Konnor, Leonetti, Pingaro, VanBuren and Jones all voted YES.**

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

(1) **#LUB-1-13 LOVELADIES**

**THOMAS R. KLINE**

Owner & Applicant

Block 20.37, Lots 1.03, 1.04 and 1.05

**Mr. Reginald J. Raban, Esquire 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 24, 2012, **#A-2**, and, review letter to the Board from Frank J. Little, Jr., P.E. dated January 3, 2013, **#B-1**. Mr. Raban stated that he believed the minor subdivision was conforming noting that the minor deviation from the side yard setback was pre-existing.

**Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson and Yoder, Inc.,** was sworn and described the oceanfront property to the Board. Mr. Brzozowski stated that a vacant lot existed between two developed lots. He noted that it was proposed to divide the vacant lot, giving a portion to each developed lot to create two conforming lots from the three lots. He noted that there were no renovations proposed on either lot at this time and that the existing nonconformity of the combined side yard setback would not change.

Mr. Brzozowski addressed Mr. Little's review letter.

**The Public Session was closed.**

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

The Board felt that the proposed subdivision was not changing any pre-existing conditions and therefore did not require any variances. They approved of the two larger lots.

**Moran moved, seconded by Applegate to approve the application as submitted with variances not required.** The following roll call vote was recorded: Applegate, Bayard, Konnor, Leonetti, Monaco, Pingaro, Schnell, VanBuren and Moran all voted **YES**.

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

**WALTER D. MAZZANTI**

Owner

**WALTER D. MAZZANTI REVOCABLE TRUST**

Applicant

Block 11.04, Lots 10 and 10.01

**Mr. Richard P. Visotcky, Esquire represented the applicant and evidence was marked as follows:** Application and Attachments, #A-1, Variance Map prepared by Horn, Tyson and Yoder, Inc., dated November 14, 2012, #A-2 and, two page architectural drawing by Craig W. Brearley, Architect dated August 31, 2012, #A-3. Mr. Visotcky stated that the applicant proposed renovations to his single family home which included an elevator shaft that would encroach into the side yard setback. He noted that bulk variances would be required for side yard setback, combined side yard setback and distance between structures. Mr. Visotcky stated that the elevator would enable the applicants to access the second floor of the home.

**Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson and Yoder, Inc.,** was sworn and described the property and the location of the proposed elevator shaft to the Board. Mr. Brzozowski stated that the proposed lot coverage was well below the permitted lot coverage. Mr. Visotcky submitted photographs of the property, marked #A-4 and #A-5 which Mr. Brzozowski described.

**Mr. Craig W. Brearley, Architect** was sworn and described the proposed plans to the Board. Mr. Brearley stated that the only other change proposed to the footprint was an enclosed vestibule. Mr. Brearley stated that the proposed location of the elevator was the most logical location.

**The Public Session was closed.**

**(Tape #528 – Side 2)**

The Board felt that the request was minimal and would not have a negative impact on the adjoining property owner.

**Moran moved, seconded by VanBuren to approve the application as submitted.** The following roll call vote was recorded: Applegate, Bayard, Konnor, Leonetti, Monaco, Pingaro, Schnell, VanBuren and Moran all voted **YES**.

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Under **New Business**, the Board discussed proposed Ordinance #12-32C. The Board approved of the Ordinance, as written, by voice vote.

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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 7:50 P.M.

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

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