

BRANT BEACH, NEW JERSEY  
MARCH 13, 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. 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, 2013 as required by the Open Public Meeting Act.”

Members of the Board present: **Commissioner R. H. Bayard, J. C. Konnor, D. A. Southwick, R. S. VanBuren and Mrs. L. J. Schnell** presiding.

Members of the Board absent: **Mrs. V. E. Applegate, J. A. Leonetti, Mayor J. H. Mancini, R. R. Monaco as Mayor’s Designee, and R. Pingaro.**

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

Also present were the following: **Mrs. C.K. Sicheri, 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 #531 - Side 1)

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

**(1) #LUB-7-13: BENNETT (Block 15.53, Lot 4) 121 W. Harmony Avenue, Brant Beach:** Mrs. Sicheri noted that the applicant proposed to construct a covered front porch which required a bulk variance for front yard setback.

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Minutes of the meeting held February 19, 2013 were presented for approval. **Southwick** moved, seconded by **Jones** for adoption. The following roll call vote was recorded: **Schnell, Southwick, VanBuren, Jones and Andreotta all voted YES.**

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

1. **#LUB-3-13: DEBRUIN** – Resolution of Approval moved by **Southwick**, seconded by **Jones**. The following roll call vote was recorded: **Schnell, Southwick, VanBuren, Jones and Andreotta all voted YES.**
2. **#LUB-4-13: TMB, INC.** – Resolution of Approval moved by **Southwick**, seconded by **Jones**. The following roll call vote was recorded: **Southwick, VanBuren, Jones and Andreotta all voted YES.**
3. **#LUB-5-13: LOWRY** – Resolution of Approval moved by **Jones**, seconded by **VanBuren**. The following roll call vote was recorded: **Schnell, VanBuren, Jones and Andreotta all voted YES.**
4. **#LUB-6-13: BREEN** – Resolution of Approval moved by **Southwick**, seconded by **Jones**. The following roll call vote was recorded: **Schnell, Southwick, VanBuren, Jones and Andreotta all voted YES.**

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

(1) **#LUB-7-13** BRANT BEACH

**WILLIAM E. BENNETT**

Owner and Applicant

Block 15.53, Lot 4

**Mr. William E. Bennett represented himself, was sworn and evidence was marked as follows:** Application and Attachments, **#A-1**, Variance Map prepared by Nelke/Tyszka Land Surveyors, LLC, dated February 22, 2013, **#A-2**, and, four page Architectural Plans prepared by Michael H. Strunk, dated January 29, 2013, **#A-3**. Mr. Bennett stated that the architect’s plans proposed an expansion of the front porch which exceeded the allowable square footage for an entryway. Mr. Bennett noted that a front yard setback would be required but would not exceed the existing setback of 13.8 feet. He noted that a roof was proposed to cover the porch.

The Board discussed the application with Mr. Bennett.

**The Public Session was closed.**

Mr. Bennett stated that a front porch was a valuable element for keeping in touch and bonding with the neighbors.

The Board stated that the porch would not be any closer to the road so would appear the same from the side and noted that no neighbors appeared in opposition to the application. The Board felt that if the application was approved the porch should remain open and airy and therefore the porch should never be enclosed.

**Southwick moved, seconded by Moran to approve the application with the condition that the porch never be enclosed.** The following roll call vote was recorded: Bayard, Konnor, Schnell, Southwick, VanBuren, Moran, Jones and Andreotta all voted **YES**.

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Under **Old Business**, the Board addressed the following request for a field change:

**Mr. Southwick stepped down from the Board for the following request:**

**#LUB-12-11-PF                      BEACH HAVEN GARDENS**

**TIMOTHY L. AND ROBIN C. HOWARD**  
**t/a ESCAPE HARBOR MARINA**  
Owners and Applicants  
Block 6.30, Lot 4

**Mr. Timothy L. Howard, Applicant**, requested that the Board consider the request for relocating the proposed parking spaces that had been approved on the site plan to the opposite side of the parking lot along the fence line. Mr. Howard noted that an electric pole had been moved which would impede the access and egress. Mr. Howard noted that the proposal would also be safer for pedestrians. Mrs. Sicheri marked the Site Plan by Horn, Tyson and Yoder, Inc., bearing the latest revision date of October 8, 2012, Revised Parking Layout as, **#A-8**.

Mr. Little stated that he did not have a problem with the revised parking layout and noted that the parking made more sense along the fence line.

The Board felt that it was a good proposal in that the parking would be kept away from the building and that the proposal should be treated as a field change.

**Moran moved, seconded by Konnor to approve the request for reconfiguring the parking lot.** The following roll call vote was recorded: Bayard, Konnor, Schnell, VanBuren, Moran, Jones and Andreotta all voted **YES**.

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**Mr. Southwick rejoined the Board.**

Under **Discussion**, the Board discussed proposed Ordinance #13-04C. The Board was in support of the Ordinance, as written, and approved of it by voice vote.

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

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It was noted that Mr. Konnor, Mr. Leonetti and Mrs. Schnell would form the Committee for the Year-End Report.

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**