

**BRANT BEACH, NEW JERSEY  
MARCH 14, 2012**

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, 2012 as required by the Open Public Meeting Act."

Members of the Board present: **Commissioner R. H. Bayard, R. R. Monaco as Mayor's Designee, R. Pingaro, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **Mrs. V. E. Applegate, J. C. Konnor, J. A. Leonetti, Mayor J. H. Mancini and D. A. Southwick.**

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

Alternate member of the Board absent: **P. M. Moran and J. J. Ternyila.**

Also present were the following: **Mr. A.P. Sicheri, Esq., Board Attorney, Mrs. L. C. Krueger, Secretary for the Board/Commission and Mrs. M. P. Cleary, Senior Clerk.**

**(Tape #510 - Side 1)**

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

**(1) #LUB-5-12: RYAN (Block 20.57, Lot 2) 60 Long Beach Boulevard, Loveladies:**  
Mr. Sicheri stated that the application would be carried to the April 11, 2012 meeting and that no further notice would be given.

**(2) #LUB-6-12: SPIRO (Block 15.65, Lot 2) 5505 Ocean Boulevard, Brant Beach:**  
Mr. Sicheri stated that the applicant proposed to construct an addition to the existing single family home which required variances for lot coverage and an extension of the nonconforming side yard setback.



(2) #LUB-7-12 HIGH BAR HARBOR

**VINCENT C., JR. AND JANICE G. NOONAN**

Owners & Applicants  
Block 23.11, Lot 26

**Mr. Stuart D. Snyder, Esquire represented the applicants and evidence was marked as follows:** Application and Attachments, #A-1, Variance Map prepared by Nelke/Tyszka Land Surveyors, Inc., dated January 25, 2012, #A-2, and, architectural plans prepared by Malcolm C. Burton, Architect, L.L.C. bearing the latest revision date of January 24, 2012, #A-3. Mr. Snyder stated that the proposed one story addition would house a utility room and an expansion of the kitchen area.

**Mr. Leon Tyszka, Surveyor with the firm of Nelke/Tyszka Land Surveyors, Inc., in Ship Bottom,** was sworn and described the existing site and the proposed plans to the Board. He noted that the nonconforming side yard would be extended.

**Mr. Vincent C. Noonan, Applicant was sworn** and testified that the addition would house the furnace for the new heating system and give more room for the kitchen area.

**The Public Session was closed.**

Mr. Snyder noted that the proposed addition was modest, practical and unobtrusive.

The Board discussed the proposed steps. Mr. Pingaro noted that the steps would be exempted from the setback measurement. The Board felt that the proposed addition was unobtrusive and would fit into the neighborhood.

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

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(3) #LUB-6-12 BRANT BEACH

**SCOTT AND SUSAN SPIRO**

Owners & Applicants  
Block 15.65, Lot 2

**Mr. Reginald J. Raban, Esquire represented the applicants and evidence was marked as follows:** Application and Attachments, #A-1, Variance Map prepared by Horn, Tyson and Yoder Inc., dated April 24, 2002 and bearing the latest revision date of January 24, 2012, #A-2, and, seven page Architectural drawing by Midouhas Architect, dated January 9, 2012, #A-3. Mr. Raban stated that the application required variances for exceeding the allowable lot coverage and an extension of the nonconforming side yard setback on the northerly side to allow for stairs to access a deck.

**Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson and Yoder, Inc.,** was sworn and described the oceanfront property. Mr. Brzozowski stated that the lot was unusual as it did not extend to the ocean. He noted that adequate parking would be provided.

**(Tape #510 – Side 2)**

Mr. Brzozowski submitted photographs of the property, marked **#A-4**. Mr. Brzozowski stated that there was well over one hundred feet from the property line to the mean high water line. He noted that the structure would not appear overwhelming from the street.

**Mr. Steven Midouhas, registered architect in the State of New Jersey,** was sworn and described the proposed addition. He noted that the house was an “L” shape and that the proposed addition would fill in the void in the corner of the “L”.

**Mrs. Susan Spiro, Applicant** was sworn and testified that the proposed addition would accommodate their large family.

**The Public Session was closed.**

Mr. Raban requested that the application be approved noting that since the property was oceanfront, the proposal would not have any negative impact and would also be a visual improvement to the neighborhood.

The Board noted that the proposed addition would not negatively impact the neighborhood and that no neighbors appeared in opposition of the application.

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

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**(4) #LUB-8-12 HOLGATE**

**EUGENE A. MACALINAO  
ALLISON S. REID  
Owners & Applicants  
Block 1.79, Lot 5**

**Mr. Eugene A. Macalinao, Applicant, represented himself and evidence was marked as follows:** Application and Attachments, **#A-1**, Plan to Accompany Variance prepared by John M. Lis Professional Land Surveyor at Land Line Surveying, dated February 15, 2011 and bearing the latest revision date of February 8, 2012, **#A-2**, overview of proposed open porch and drawings prepared by the applicant, **#A-3**, photos of property located a 2 Alexis Place, **#A-4**, and photos of homes with front porch similar to those proposed by applicant,

#A-5. Mr. Sicheri noted that the Board had jurisdiction to hear the application.

Mr. Macalinao stated that it was proposed to construct an open, wrap around porch on the front of the existing single family home which required a front yard setback variance. He noted that the porch would allow the family an area to sit and enjoy the sunsets but would not impede any neighbor's light, air or space. He described the proposed construction and noted that the open porch would be covered.

**The Public Session was closed.**

The Board felt that the request was minimal but noted that the porch should never be enclosed.

**(Tape #511 – Side 3)**

**VanBuren moved, seconded by Jones to approve the application with the conditions that the porch maintain a front yard setback of 13.8 feet and that a Deed be filed specifically stating that the deck never be enclosed.** The following roll call vote was recorded: Bayard, Monaco, Pingaro, Schnell, VanBuren and Jones all voted **YES**.

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Under **New Business**, the Board discussed proposed Ordinance #12-03C. The Board approved of the Ordinance, as written, by voice vote.

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

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

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The meeting was adjourned at 7:58 P.M.

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