

**BRANT BEACH, NEW JERSEY
APRIL 11, 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.

Mrs. C.K. Sichei, 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: **J. C. Konnor, J. A. Leonetti, D. A. Southwick, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

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

Alternate members of the Board present: **J. J. Ternyila.**

Alternate member of the Board absent: **P. M. Moran and R. L. Jones.**

Also present were the following: **Mrs. C.K. Sichei, 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 #512 - Side 1)

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Mrs. Sichei 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: Mrs. Sichei stated that the applicant proposed an additional use of an art gallery in the existing structure currently used as an architect’s office. She stated that minor site plan approval and a special reasons variance were required as two commercial uses were proposed. Mrs. Sichei noted that a waiver from the curb and sidewalk requirement was required.

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clients. He stated that he felt bringing an art gallery to the community would be good for the community.

(Tape #512 – Side 2)

Mr. Ryan stated that the gallery would not be a year round pursuit and noted that he would like to maintain the architectural office for a meeting place with clients. He stated that the balance of the building was used for archives.

Mr. Ryan stated that he would be open to the idea of the building reverting back to one use upon the sale of the property.

Mrs. Randee Spelkoman Ryan, owner and applicant, was sworn and testified that there would only be signage for the architectural office and that she would hang out a flag indicating when the gallery was open.

The Public Session was closed.

Mr. Raban requested that the application be approved noting that the use of the building would not be intensified and that there would not be any negative impact to the community.

The Board noted that the square footage of the building was not being changed, that the parking conformed and that the proposal would be an asset to the community. It was noted that the Board would be in favor of a deed restriction that the property would revert back to one use upon the sale of the building.

Konnor moved, seconded by VanBuren to approve the application with the condition that a deed restriction be recorded stating that upon the sale of the premises the property will revert to a single office use. The following roll call vote was recorded: Konnor, Leonetti, Schnell, Southwick, VanBuren and Ternyila all voted **YES**.

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

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The Board went into closed session to discuss pending litigation.

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The meeting was adjourned at 7:50 P.M.

LYNNE J. SCHNELL
CHAIRMAN

JEFFREY C. KONNOR
VICE CHAIRMAN