

**BRANT BEACH, NEW JERSEY  
AUGUST 14, 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, J. A. Leonetti, R. R. Monaco as Mayor’s Designee, R. Pingaro, D. A. Southwick, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **Mrs. V. E. Applegate and Mayor J. H. Mancini.**

Alternate member of the Board present: **R. Andreotta.**

Alternate members of the Board absent: **P. M. Moran, R. L. Jones and J. E. Hummel.**

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

**(Tape #540 - Side 1)**

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

**(1) #LUB-27-13: GRANDE (Block 13.21, Lot 7) 114 East Massachusetts Avenue, Brighton Beach:** Mrs. Sicheri stated that the applicant proposed to demolish the existing single family home and to construct a new single family home. Mrs. Sicheri stated that bulk variance relief was required for lot coverage.

**(2) #LUB-21-13: BOYLE (Block 5.23, Lot 7) 23 East 25<sup>th</sup> Street, Spray Beach:** Mrs. Sicheri stated that the applicants proposed to demolish the existing single family home and construct a new single family home which required a bulk variance for distance between structures.



Owner and Applicant  
Block 13.21, Lot 7

**Mr. Thomas P. Butz, Esquire of Tuckerton, New Jersey represented the applicant and evidence was marked as follows:** Application and Attachments including photograph, #A-1, Variance Map prepared by Horn, Tyson and Yoder, Inc. dated April 15, 2013, with the latest revision date of June 10, 2013, #A-2, and, Modular Home Plans by Signature Building Systems of PA, LLC dated March 18, 2013 with the latest revision date of April 21, 2013, #A-3. Mr. Butz stated that it was proposed to replace the storm damaged home. He noted that the proposal would eliminate existing nonconformities and that the only variance relief being sought was for lot coverage.

**Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson and Yoder, Inc.,** was sworn and described the current condition of the existing property. Mr. Brzozowski reviewed the nonconformities that would be eliminated.

The Board asked for clarification on the outdoor decks proposed. The Board noted that there were discrepancies between the architectural plans and the Variance Map submitted to the Board.

Mr. Butz requested that the application be carried to the September 11, 2013 meeting to allow for clarification.

**Southwick moved, seconded by VanBuren to carry the application (without a fee) to the September 11, 2013 meeting for more detailed information.** The following roll call vote was recorded: Bayard, Konnor, Leonetti, Monaco, Pingaro, Schnell, Southwick, VanBuren and Andreotta all voted YES.

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(2) #LUB-21-13 SPRAY BEACH

**HENRY & PHYLLIS BOYLE**

Owners and Applicants  
Block 5.23, Lot 7

**Mr. Henry Boyle, representing himself, was sworn and evidence was marked as follows:** Application and Attachments, #A-1, Survey prepared by John W. Lord, Professional Engineer and Land Surveyor, dated April 10, 2013 with the latest revision date of May 2, 2013, #A-2, and, two page architectural plan prepared by Scott Lepley, Architect, #A-3. Mr. Boyle stated that the storm damaged home was built in 1934 and noted that he felt it wasn't wise to put significant money into refurbishing the existing home. He stated that they proposed to build a new single family home which he felt would fit into the neighborhood. Mr. Boyle stated that the proposal required a variance for distance between structures.

**Mr. Scott Lepley, Licensed Architect and Professional Planner in the State of New**

Jersey was sworn and qualified.

(Tape #540 – Side 2)

**Mr. Travis Lepley, Registered Builder in the State of New Jersey** was sworn. Mr. Scott Lepley described the proposed plans to the Board and noted that the house had been shifted to allow for conforming side yard setbacks.

**The Public Session was closed.**

Mr. Boyle requested that the application be approved noting that the new structure would be elevated and out of the flood plain.

The Board noted that the proposal was straightforward and would be an attractive addition to the neighborhood.

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

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(3) **#LUB-22-13** **BEACH HAVEN GARDENS**

**KEVIN P. AND MARIANNE T. MEENAN**

Owners and Applicants

Block 6.29, Lot 2

**Mr. Kevin Meenan, representing himself, was sworn and evidence was marked as follows:** Application and Attachments, **#A-1**, Map of Survey prepared by Dolan-Endriss Associates, P.A., Professional Land Surveyors and Planners, dated February 7, 2013, **#A-2**, and, three page architectural plan prepared by Scott Lepley, Architect, dated January 18, 2013, **#A-3**. Mr. Meenan stated that the storm had damaged the lower level of the home and the utilities for the home had to be moved to the upper floor. He stated that they had retrofitted one of the bedrooms to use as a utility room and that the addition proposed was to replace the lost bedroom.

Mr. Meenan stated that the proposed addition would continue the nonconforming side yard setback.

**The Public Session was closed.**

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

The Board felt that the request was reasonable and would have no negative impact on the neighborhood.

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

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**(4) #LUB-28-13 BEACH HAVEN PARK**

**PAUL & ELAINE LOMBARDINO**

Owners and Applicants  
Block 11.23, Lot 34

**Mr. Paul Lombardino representing himself, was sworn and evidence was marked as follows:** Application and Attachments, **#A-1**, Computer printout of proposed porch, **#A-2**, Survey and Plot Plan prepared by Ronald Post Surveying, Inc., dated July 10, 2013, **#A-3** and, seven photographs of subject and surrounding properties, **#A-4**. Mr. Lombardino stated that the storm damaged home was currently being raised in place. He noted that the building department had informed him that a maximum of sixty square feet was allowed for the entryway. Mr. Lombardino noted that a sixty square foot porch had been built but he had not included the steps in the calculation. He stated that a variance for front yard setback as well as a variance for extending the nonconforming side yard setback were requested.

**Mr. Tom Monetti, Licensed Builder in the State of New Jersey** was sworn. Mr. Monetti stated that a variance for lot coverage was not required. Mr. Lombardino stated that the porch was consistent with the neighborhood.

**The Public Session was closed.**

The Board noted that the entryway was necessitated by the raising of the home and that the porch would fit in well with the neighborhood.

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

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**The Board took a five-minute recess.**

**Commissioner Bayard and Mr. Monaco stepped down from the Board for the following application:**

**(5) #LUB-29-13 NORTH BEACH HAVEN**

**CHRISTINE CZERNIK & KAREN MILANO**  
Owners and Applicants  
Block 4.02, Lot 1, Unit A

**Ms. Christine Czernik and Karen Milano, Owners, were sworn and evidence was marked as follows:** Application and Attachments, #A-1, Gotham Modular Home Plans, dated June 21, 2013, #A-2, and, Plot Plan with Variance Map prepared by Gravatt Consulting Group, dated June 20, 2013, #A-3. Mrs. Sicheri noted that the application was for two living units on an undersized lot which required all bulk variances, except for height, as well as a special reasons variance.

**Mr. Bruce Jacobs, Professional Engineer and Professional Planner in the State of New Jersey with the firm of Gravatt Consulting Group,** was sworn and testified that a portion of the lot was located in the Borough of Beach Haven.

The Board discussed the many aspects of the application.

The Board suggested that the applicants may want to seek counsel to represent them as the application had so many different factors.

The applicants requested that the application be held over to allow time for them to obtain an attorney.

**Southwick moved, seconded by Konnor to carry the application, without a fee.** The following roll call vote was recorded: Konnor, Leonetti, Pingaro, Schnell, Southwick, VanBuren and Andreotta all voted **YES**.

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**(Tape #541 – Side 3)**

**Mrs. Sicheri announced that the Grande Application (LUB-27-13) heard earlier this evening would be carried to the September 11, 2013 meeting.**

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Under **New Business**, Mrs. Sicheri discussed a new State law providing a limited exemption from Zoning and Planning Regulations as to height and stairways for those who are raising their homes in place.

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Under **Discussion**, the Board discussed proposed Ordinance #13-28C. The Board was in support of the Ordinance, as written, and approved of it by voice vote.

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The Board discussed the proposed Checklist and the proposed Year End Report.

**(Tape #541 – Side 4)**

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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 9:34 P.M.

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

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