

BRANT BEACH, NEW JERSEY
September 9, 2015

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. 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, 2015 as required by the Open Public Meeting Act."

Members of the Board present: **J. C. Konnor, J. A. Leonetti, E. J. Hummel as Mayor's Designee, R. Pingaro, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **V. E. Applegate, Commissioner R.H. Bayard, D. A. Southwick, and Mayor J. H. Mancini.**

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

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

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

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(Tape #604 - Side 1)

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

1. #LUB-38-15: GRISSONI (Block 18.08, Lot 4) 1008D Long Beach Boulevard, (aka: 20 Sherwood Way) North Beach: Mrs. Sicheri stated that applicants proposed to demolish the existing detached garage and construct additions and renovations to the existing single family home utilizing part of the footprint of the removed garage. Mrs. Sicheri stated that a bulk variance for rear yard setback was required.

2. #LUB-39-15: ATALESE/SKOCZYLAS (Block 8.28, Lot 11) 1 West Ramapo Lane, Dunes: Mrs. Sicheri stated that the applicants were seeking bulk variance approval to permit the raising of the existing single family dwelling along with the construction of additions and renovations. Mrs. Sicheri stated that bulk variances were required for front and rear yard setbacks as well as lot coverage.

3. #LUB-40-15: BOESCHL (Block 14.07, Lot 18) 114 West Jeanette Avenue, Beach Haven Crest: Mrs. Sicheri stated that the applicants proposed to remove the existing front deck and construct a new larger deck across the front of the home and replace the remaining decks

Architectural drawings prepared by Craig Brearley, AIA Architect dated July 27, 2015, #A-3, Doctors progress note on applicants son, Matthew Grissoni dated July 14, 2015, #A-4. Mr. Raban stated that the applicant proposed to utilize the existing garage space to build an addition on the house so that the owner's son may have a separate living space. He noted that the home would remain a single family home. Mr. Raban stated that attaching an addition that would conform would interfere with the use of the pool which was the reason for the proposed setback. Mr. Raban stated that it was requested to amend the application to provide a seven foot rear yard setback instead of ten feet as previously proposed. He stated that if the structure were at the proposed ten foot rear yard setback the view of the pool would be blocked by the proposed structure.

Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson & Yoder, Inc. was sworn and described the existing property. Mr. Brzozowski noted that the property fronted on a private easement and that the existing garage was 2.8 feet off of the property line which abutted a private access easement to the north. He noted that it was proposed to demolish the existing garage and construct a structure that would improve the rear yard setback. He stated that the new building would be attached to the principal structure by decks and be considered part of the principal structure. Mr. Brzozowski stated that except for the proposed rear yard setback, all other bulk requirements were being met.

Mr. Craig Brearley, Architect, was sworn and described the proposed architectural plans to the Board. Mr. Brearley stated that a seven foot rear yard setback was proposed to allow more visibility towards the pool area. The Board noted that the only view that would be impeded was that from the bedroom window. The Board stated their concerns with the possibility of the creation of a duplex. Mr. Raban stated that the proposal was designed and defined as a single family home. The Board noted that technology would allow for viewing outdoor areas.

Mrs. Roberta Grissoni, Owner was sworn and testified that the proposed addition would block her bedroom if the setback was ten feet. She stated that a seven foot setback would allow her more light and air. Mrs. Grissoni submitted a packet of information including photographs and layout by the architect, marked #A-5. Mrs. Grissoni stated that the addition would allow her son an area of his own. The Board noted that there would be nine feet of space between the outside bedroom wall and the addition.

(Tape #604 – Side 2)

MaryAnn Schmid of 1010D Long Beach Boulevard directly to the north of the property stated that she was in support of the application. She stated that the proposal would be an improvement to the neighborhood.

The Public Session was closed.

Mr. Raban stated that the proposed seven foot setback would be preferred but that the applicant was flexible. Mr. Raban stated that the situation was unique in that there was a twenty foot easement adjacent to the rear yard where the variance was required and another twenty feet to the structure to the rear. He stated that there would be ample open space and that the proposed structure would have no negative impact while benefiting the property.

Most members of the Board felt that they would be in support of the application noting that the proposal would improve the rear yard setback, that there was ample space between the proposed structure and the adjacent structure across the easement and that the removal of the garage would be an aesthetic improvement. It was noted that the lot coverage would be less than that allowed

and stairs to gain access into the house. They noted that the decks were not included in the coverage calculations while at the grade level but had to be included in lot coverage when the structures were raised, thereby increasing lot coverage.

Leonetti moved, seconded by Konnor to approve the application with the stipulation that the applicants remove any landscaping from the site triangle in accordance with the Long Beach Township Ordinance. The following roll call vote was recorded: **Konnor, Leonetti, Hummel, Pingaro, Schnell, VanBuren, Moran and Jones** all voted **YES**.

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(3) #LUB-40-15 BEACH HAVEN CREST

ROBERT & DONNA BOESCHL

Owners and Applicants

Block 14.07, Lot 18

Ms. Deidre Martin, Esquire, represented the applicants and evidence was marked as follows: Applications and Attachments including list of exhibits: (A thru G) photographs, (H) map showing subject lot, (I) easements and restrictions and (J) report on the structural integrity of the home, **#A-1**, Variance Map prepared by Horn, Tyson & Yoder, Inc. dated July 9, 2015, **#A-2**, Two page Architectural plans prepared by Azmy Architects, LLC dated January 6, 2015, **#A-3**.

Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson & Yoder, Inc. was sworn and described the existing property to the Board. Mr. Brzozowski stated that the applicants proposed to raise the existing home to provide a garage area underneath which would provide two off street parking spots where none currently existed. He noted that in conjunction with the house raise, the front deck would be enlarged which would further extend the nonconforming front and side yard setbacks.

Ms. Martin noted that the lot was undersized, that the proposal was more aesthetically pleasing and that the shed would be removed. Mr. Brzozowski stated that there would not be any negative impact to the surrounding properties and would be in keeping with the neighborhood. Mr. Brzozowski stated that the soils and foundation were good so it was proposed to raise the house in place.

The Public Session was closed.

Ms. Martin stated that the applicants had sustained damage during Super Storm Sandy and while the house was being raised to comply with the new flood zone requirement they proposed to modify the structure to make it more aesthetically pleasing and functional.

The Board felt that the proposed front yard setback was excessive and should remain as existing but that the deck should be allowed to extend across the front of the house.

Hummel moved, seconded by Konnor to approve the application with the stipulation that the applicants maintain the front yard setback of 4.40 feet, as existing. The following roll call vote was recorded: **Konnor, Leonetti, Hummel, Pingaro, Schnell, VanBuren, Moran and Jones** all voted **YES**.

The Board took a 5 minute recess.

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(4) #LUB-41-15 PEAHALA PARK

MICHAEL J. & MICHELE SEVRET

Owners and Applicants

Block 12.22, Lot 3

Ms. Deidre Martin, Esquire, represented the applicants and evidence was marked as follows: Application and Attachments including list of exhibits: (A thru E) photographs, (F) map showing lot location and (G) FEMA deed restriction, #A-1, Plot plan and area map prepared by John W. Lord, P.E., L.S., P.P dated June 25, 2015 with revision dated August 20, 2015, #A-2, Three page Architectural plans prepared by Adamson Riva & Lepley Architects, AIA dated December 24, 2014, #A-3. Ms. Martin stated that the applicants proposed to demolish the existing structure and construct a new single family home above the base flood elevation. Ms. Martin stated that the proposal required a bulk variance for distance between structures on one side of the home but that the proposed new setback would be an improvement. Ms. Martin stated that several existing nonconformities would be brought into compliance. She noted that the house to the east had an approximate 2.5 foot side yard setback which created a hardship with complying with the fifteen feet between structures.

The Public Session was closed.

Ms. Martin requested that the application be approved noting that one variance was requested and that would be an improvement over what was existing.

The Board felt that the proposal was an improvement over what currently existed noting that setbacks would be improved and that the proposed structure was an aesthetic improvement with no detriment to the neighborhood.

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

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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 8:55 P.M.

LYNNE J. SCHNELL
CHAIRMAN

JEFFREY C. KONNOR
VICE CHAIRMAN