

**BRANT BEACH, NEW JERSEY  
NOVEMBER 12, 2014**

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, 2014 as required by the Open Public Meeting Act.”

Members of the Board present: **J. A. Leonetti, R. Pingaro, D.S. Southwick, R. S. VanBuren and J. C. Konnor presiding.**

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

Alternate members of the Board present: **R. L. Jones and E. J. Hummel.**

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

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

**(Tape #579 - Side 1)**

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

**(1) #LUB-44-14: ZAKRZESKI (Block 18.22, Lot 4) 7 Windward Road, North Beach:** Mrs. Sicheri stated that applicants proposed to construct a two story addition on the single family home as well as an addition on the detached garage. Mrs. Sicheri noted that bulk variances were required for lot coverage and side yard setback from the accessory structure.

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Minutes of the meeting held October 8, 2014 were presented for approval. **Southwick** moved, seconded by **Pingaro** for adoption. **Konnor, Leonetti, Pingaro, Southwick, VanBuren and Hummel all voted YES.**

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Mr. Konnor listed the following **Resolutions of Memorialization:**

1. **#LUB-27-14-PF(C): VERIZON NEW JERSEY, INC.** – Resolution of Approval moved by **VanBuren**, seconded by **Hummel**. The following roll call vote was recorded: **Konnor, Leonetti, Pingaro, VanBuren, and Hummel** all voted **YES**.
2. **#LUB-39-14: TOFANI** - Resolution of Approval moved by **Pingaro**, seconded by **Southwick**. The following roll call vote was recorded: **Leonetti, Pingaro, Southwick and VanBuren** all voted **YES**.
3. **#LUB-40-14: TROOST HOLDINGS, INC.** – Resolution of Approval moved by **Southwick**, seconded by **VanBuren**. The following roll call vote was recorded: **Leonetti, Pingaro, Southwick and VanBuren** all voted **YES**.
4. **#LUB-41-14: BERKMAN** – Resolution of Approval moved by **VanBuren**, seconded by **Leonetti**. The following roll call vote was recorded: **Leonetti and VanBuren** both voted **YES**.
5. **#LUB-42-14: CUMMINGS** - Resolution of Approval moved by **Southwick**, seconded by **VanBuren**. The following roll call vote was recorded: **Leonetti, Southwick and VanBuren** all voted **YES**.
6. **#LUB-43-14: KONNOR** - Resolution of Approval moved by **Pingaro**, seconded by **VanBuren**. The following roll call vote was recorded: **Leonetti, Pingaro, VanBuren and Hummel** all voted **YES**.

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**Mr. Konnor noted that there was one application to be considered, as follows:**

(1) **#LUB-44-14** **NORTH BEACH**

**GARY J. & PATRICIA E. ZAKRZESKI**  
 Owners and Applicants  
 Block 18.22, Lot 4

**Ms. Deidre M. Martin, Esquire, represented the applicants and evidence was marked as follows:** Application and Attachments, **#A-1**, Variance Map prepared by Nelke/Tyszka Land Surveyors, LLC dated August 18, 2014, **#A-2**, two page architectural drawing prepared by Craig W. Brearley, Architect dated August 7, 2014, **#A-3**, and letter to Board from Deidre M. Martin, Esquire, dated November 5, 2014, **#A-4**. Ms. Martin stated that the applicants were before the Board for a lot coverage variance and to extend the nonconforming side yard setback of the existing detached garage. Ms. Martin stated that the applicants proposed a second floor addition on the main structure that would be open below and a four foot extension of the existing garage. Ms. Martin submitted photographs of the property, marked **#A-5 and #A-6**.

**Mr. Leon Tyszka, Surveyor, with the firm of Nelke/Tyszka Land Surveyors, LLC** was sworn and described the existing and proposed conditions of the property.

Mr. Craig Brearley, registered Architect in the State of New Jersey, was sworn and described the proposed renovation to the Board. Mr. Brearley stated that the proposed second floor addition would add a master bedroom over the existing open porch. Mr. Brearley stated that the proposed addition would infill an “L” shaped area at the rear of the home.

Mr. Gary Zakrzeski, Applicant was sworn and testified that he and his wife planned to retire to this home.

Ms. Martin stated that the proposed addition would allow for open space below, be an enhancement to the property and would have little impact to the neighbors. Ms. Martin stated that the size and shallowness of the lot caused the hardship. Ms. Martin requested that the application be approved as submitted.

**The Public Session was closed.**

The Board noted that that the lot was undersized for the zone and felt that the proposal was modest and in keeping with the neighborhood. The Board noted that the proposed addition would not significantly impact on the free flow of light and air or density.

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

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The Board discussed the meeting dates, as proposed, for 2015. **Southwick moved, seconded by Jones to approve the 2015 meeting dates.** The motion carried by voice vote.

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The Board discussed the New Jersey Permit Extension Act which will be expiring at the end of 2014. The Board discussed a request from Dr. David Gamache, (LUB-9-09) for an extension of time of his approval. It was noted that the approval was valid until June 30, 2015 and that no action was required of the Board at this time.

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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 7:40 P.M.

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