

**BRANT BEACH, NEW JERSEY
DECEMBER 14, 2011**

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. Sichiri, 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, 2011 as required by the Open Public Meeting Act.”

Members of the Board present: **R. R. Monaco, Mayor’s Designee, R. Pingaro, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

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

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

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

(Tape #506 - Side 1)

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Mrs. Sichi

ri gave a brief overview of the applications to be considered:

(1) #LUB-25-11: MADONNA (Block 20.123, Lot 1.04) 127D Long Beach Boulevard, Loveladies: Mrs. Sichi

ri stated that the applicants proposed additions and renovations to the existing single family home which included the installation of an elevator. Mrs. Sichiri noted that bulk variances were required for setback from the easement and lot coverage.

(2) #LUB-26-11: IRVINE (Block 1.17, Lot 10) 5209 South Bay Avenue, Holgate: Mrs. Sichi

ri stated that the applicant proposed to demolish the existing single family home and construct a new single family home which required bulk variances for side yard setback and rear yard setback .

(3) #LUB-27-11: BURTIS (Block 20.170, Lot 7) 33 Holly Drive, Loveladies: Mrs.

was proposed to fit in with the circulation of the house and would access the stairwell area. Mr. Gaffin noted that the existing home was positioned at an angle and that the setback from the easement to the closest corner of the elevator would be 21.2 feet. He stated that lot coverage would increase to 26.2 percent.

Mr. Michael Madonna, Owner was sworn and testified that the home had multi levels and that the elevator was necessary for medical reasons. Mr. Madonna noted that the proposed location for the elevator was the most logical location.

The Public Session was closed.

Mr. Raban requested that the application be approved as submitted noting that the addition would not have a visual impact on the neighborhood.

The Board felt that the request was minor and reasonable.

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

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(2) #LUB-26-11 HOLGATE

ROBERT IRVINE
Owner & Applicant
Block 1.17, Lot 10

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 September 27, 2011, **#A-2**, and, architectural plans prepared by Studio Tagland Designs, L.L.C. dated November 15, 2011, **#A-3**. Mr. Raban stated that the applicant had purchased the property in 1986 and since then, the zoning had changed to require eleven foot side yards on oceanfront properties. Mr. Raban noted that a conforming house on the lot would be only eighteen feet wide. Mr. Raban stated that proposal for the new home improved the setbacks from the home that currently existed.

Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson and Yoder, Inc., was sworn and submitted photographs of the property, marked **#A-4**. Mr. Brzozowski described the oceanfront property and noted that the applicant proposed to remove the existing home noting that the nonconforming setbacks would be improved. Mr. Brzozowski stated that the proposed home was modest and well under allowable lot coverage.

Mr. David Gaffin, Architect with Studio Tagland Designs of Beach Haven Terrace, was sworn and described the proposed plans to the Board.

The Public Session was closed.

Mr. Raban requested that the application be approved as submitted, noting the improvement in the nonconformities.

The Board felt that the request was reasonable.

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

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(3) **#LUB-27-11** LOVELADIES

DONALD D. AND DARYL C. BURTIS

Owners & Applicants
Block 20.170, Lot 7

Mr. Richard P. Visotcky, 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 May 10, 2011 and bearing the latest revision date of November 22, 2011, **#A-2**, four page architectural drawing prepared by Jay Madden, Architect dated November 23, 2011, **#A-3**, and note from JoAnne Tallon, Zoning Officer, **#B-1**. Mr. Visotcky stated that the applicants proposed to extend the second floor as well as construct additional deck space in the rear of the property. Mr. Visotcky stated that the proposed deck and spiral stair required a bulk variance for rear yard setback.

Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson and Yoder, Inc., was sworn and described the current conditions on the property to the Board. Mr. Brzozowski stated that the existing deck was located ten feet off of the bulkhead. Mr. Brzozowski stated that the applicants proposed to construct a second floor addition over the center portion of the house and deck additions to extend the first floor deck. Mr. Brzozowski stated that the proposed spiral stair would access the second floor deck and would be within 6.8 feet of the bulkhead.

Mr. Visotcky submitted a packet of photographs, marked **#A-4**. Mr. Brzozowski described the photographs. Mr. Brzozowski noted that there was vegetation along both side yards of the property and that the deck extension and stairs would not encumber anybody's view of the lagoon. He stated that the proposed spiral stairs was the only means of egress from the second floor other than going through the house.

(Tape #506 – Side 2)

Mr. Jay Madden, Architect of Harvey Cedars was sworn and described the proposed architectural plans. Mr. Madden stated that the spiral stair addressed safety concerns and noted that the stairs could be relocated.

The Board stated their concerns with the location of the proposed spiral stair getting too close to the understructure of the existing bulkhead. The Board noted that the stairs should be relocated in a westerly direction to allow for a ten foot setback from the bulkhead.

Mr. Donald D. Burtis, Owner was sworn and testified that the reason for the proposed spiral stair was for safety and as a means of egress from the second floor.

The Public Session was closed.

The Board felt that the proposal was reasonable with the relocation of the spiral stair.

Moran moved, seconded by Pingaro to approve the application with the following conditions: 1. That the spiral stairs be relocated to maintain a ten foot setback from the bulkhead, 2. That revised plans be submitted, and, 3. That sewer fees be paid. The following roll call vote was recorded: Monaco, Pingaro, Schnell, VanBuren, Moran, Ternyila and Jones all voted **YES**.

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Under **New Business**, the Board discussed proposed Ordinance **#11-47C**. The Board approved of the Ordinance, as written, by voice vote.

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Under **Correspondence** the Board addressed a note from the Board Engineer, Frank Little, noting that the Ocean County Master Plan was consistent with the General Goals and Objectives of the Long Beach Township Master Plan.

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The Board discussed the **2012 Meeting Dates** and decided to convene meetings on the second Wednesday of each month. The motion carried by voice vote.

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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 8:30 P.M.

LYNNE J. SCHNELL
CHAIRMAN