

**BRANT BEACH, NEW JERSEY  
MARCH 9, 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. 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, 2011 as required by the Open Public Meeting Act.”

Members of the Board present: **Commissioner R. H. Bayard, Mrs. M. P. Cleary, J. A. Leonetti, and R. S. VanBuren** presiding.

Members of the Board absent: **Mrs. V. E. Applegate, J. C. Konnor, Mayor J. H. Mancini, R. R. Monaco, Mayor’s Designee, Mrs. L. J. Schnell and D.A. Southwick.**

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

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

**(Tape #492 - Side 1)**

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

**(1) #LUB-5-11: PEDINI (Block 5.24, Lot 13) 116 East 26<sup>th</sup> Street, Spray Beach:** Mrs. Sicheri noted that the applicants proposed to extend the existing front porch across the entire width of the dwelling. She stated that bulk variances were required for the extension of the nonconforming front yard setback as well as lot coverage.

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Minutes of the meeting held February 9, 2011 were presented for approval. **Ternyila** moved, seconded by **Cleary** for adoption. The following roll call vote was recorded: **Cleary, Leonetti, VanBuren, Ternyila and Jones all voted YES.**

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

1. **#LUB-1-11: GROISSER** - Resolution of Approval moved by **Cleary** seconded by **Jones**. The following roll call vote was recorded: **Cleary, Leonetti, VanBuren and Jones all voted YES.**
2. **#LUB-3-11: MEISNER** - Resolution of Approval moved by **Cleary** seconded by **Ternyila**. The following roll call vote was recorded: **Cleary, Leonetti, VanBuren and Ternyila all voted YES.**
3. **#LUB-4-11-PF: MOELLER** - Resolution of Denial moved by **Ternyila** seconded by **Leonetti**. The following roll call vote was recorded: **Leonetti, VanBuren and Ternyila all voted YES.**
4. **#LUB-8-10-PFA2: JEWISH COMMUNITY CENTER OF LONG BEACH ISLAND** – Resolution of Approval moved by **Jones** seconded by **Ternyila**. The following roll call vote was recorded: **Cleary, Leonetti, VanBuren, Ternyila and Jones all voted YES.**

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

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(1) **#LUB-5-11** **SPRAY BEACH**

**KENNETH AND CHRISTINE PEDINI**

Owners & Applicants  
Block 5.24, Lot 13

**Mr. Reginald J. Raban, Esquire represented the applicants and evidence was marked as follows:** Application and Attachments, **#A-1**, Variance Map prepared by O'Donnell, Stanton and Associates, Inc., dated February 1, 2011, **#A-2**, Survey of property prepared by O'Donnell, Stanton and Associates, Inc. dated September 13, 2010 bearing the latest revision date of February 2, 2011, **#A-3**, and sketch by James E. Kennard, Building Contractor dated November 16, 2010, **#A-4**. Mr. Raban stated that the applicants would like to have the benefit of the increased area of the proposed porch extension across the front of the house. Mr. Raban stated that the expansion would provide a substantial aesthetic benefit. He noted that the extension of the pre-existing front yard setback and the slight increase of the lot coverage would not have any impact on the neighborhood.

**Mrs. Christine Pedini, applicant** was sworn and testified that the addition would improve the look of the house.

**The Public Session was closed.**

The Board felt that the proposal would be an improvement to the existing home.

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

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Under **New Business**, Mrs. Sichei updated the Board on the **Rothenberg (LUB-21-09A)** litigation.

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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 7:20 P.M.

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**ROBERT S. VANBUREN**  
**ACTING CHAIRMAN**