

**BRANT BEACH, NEW JERSEY
JULY 13, 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: **Mrs. V. E. Applegate, Commissioner R. H. Bayard, Mrs. M. P. Cleary, J. C. Konnor, J. A. Leonetti, R. R. Monaco, Mayor's Designee, D. A. Southwick, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **Mayor J. H. Mancini.**

Alternate members of the Board present: **P. M. Moran and J. J. Ternyila.**

Alternate member of the Board absent: **R. L. Jones.**

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

(Tape #499 - Side 1)

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

(1) #LUB-15-11: PIZZO (Block 5.07, Lot 1) 2101 Atlantic Avenue, Spray Beach: Mrs. Sicheri noted that the applicants proposed to demolish the existing structure and construct a new single family home which required a bulk variance for setback from the street.

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Minutes of the meeting held June 8, 2011 were presented for approval. **Moran** moved, seconded by **Applegate** for adoption. The following roll call vote was recorded: **Applegate,**

for front yard setback. Mr. Brzozowski submitted photographs of the existing home and adjoining properties, marked #A-5. Mr. Brzozowski noted that the proposed front yard setback would not have a negative impact on any of the adjoining properties and that the proposed structure would improve existing nonconformities.

Mr. David Gaffin, Architect, with the firm of Studio Tagland Designs, L.L.C., was sworn and described the proposed plans to the Board. Mr. Gaffin noted that the proposed structure would be an aesthetic improvement.

Mrs. Diane Lattanzio of 123 East 21st Street was sworn and testified as to her concerns with drainage and impervious coverage. Mr. Brzozowski stated that the proposed impervious coverage was 56.8% and 75% was permitted. Mrs. Lattanzio also noted her concerns with how the street parking would be impacted with the proposed curb cuts. Mr. Brzozowski noted that the curb cuts were spaced over twenty feet apart to allow for a parking space and maximize the parking on the street.

The Public Session was closed.

The Board felt that the proposed structure would be an improvement noting that existing nonconformities would be eliminated or improved. It was also noted that the lot was encumbered by the structure to the north.

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

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Under **Discussion** the Board discussed the proposed Year End Report. Mr. Konnor requested that the Board take note of parking in the Township so it could be addressed in the next Year End Report. The Board discussed parking.

(Tape #499 – Side 2)

The Board asked that a request be made to have **Section 180-5 (Fences)** become part of the Zoning Ordinance for clarification and regulation. It was noted that this request should be included in the cover letter of the Year End Report. **Applegate moved, seconded by Moran to approve the Year End Report.** The following roll call vote was recorded: Applegate, Cleary, Konnor, Leonetti, Monaco, Schnell, Southwick, VanBuren, Moran and Terynla all voted **YES**. Bayard **ABSTAINED**.

The Board discussed proposed Ordinance **#11-19C**. The Board approved of the Ordinance, as written, 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 7:55 P.M.

LYNNE J. SCHNELL
CHAIRMAN

JEFFREY C. KONNOR
VICE CHAIRMAN