

**BRANT BEACH, NEW JERSEY
AUGUST 10, 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. M. P. Cleary, J. A. Leonetti, D. A. Southwick, 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, Mayor J. H. Mancini and R. R. Monaco, Mayor's Designee.**

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, Mr. F. J. Little, Jr., P.E., Board Engineer, Mrs. L. C. Krueger, Secretary Board/Commission and Mrs. B. M. Bielawne, Senior Clerk.**

(Tape #500 - Side 1)

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

(1) #LUB-16-11-PF: OCCHIPINTI AND HEISSLER (Block 1.84, Lots 1 and 1.01) 128 West Osborn Avenue, Holgate: Mrs. Sicheri noted that the applicants were requesting preliminary and final site plan as well as bulk and special reasons variance approval. She stated that the applicants proposed to demolish the existing structure and the construct a new duplex with a marina office and bathroom on the first floor. Mrs. Sicheri stated that the applicants would also have to comply with the terms of the Engineer's review letter and that a waiver for the curbs and sidewalks was also required.

of the variances would not impact the light or air of the surrounding properties. Mr. Brzozowski noted that a height variance was also required for the proposed height of thirty-two feet. He stated that the marine commercial zone was the only zone in the Township that had a height limitation of thirty feet as all other zones were thirty-two feet.

Mr. Craig W. Brearley, Architect, was sworn and described the proposed plans to the Board. Mr. Brearley noted that the proposed structure was a side by side duplex with marina offices and baths on the ground floor.

Mr. Richard Heissler, applicant and one of the owners of the property was sworn and testified that they ran the marina because they enjoyed it and noted that they could not make a living from twenty-four boat slips. He stated that he and Mr. Occhipinti may both retire there.

The Public Session was closed.

Mr. Rue requested that the application be approved as submitted.

(Tape #500 – Side 2)

The Board felt that there was ample space for the two units plus the marina facilities on the oversized property. The Board noted that the outdoor showers should be hooked into the water and drainage system and that the approval should be contingent upon the finishing of the renovations to the marina facilities.

Moran moved, seconded by Southwick to approve the application with the following conditions: 1. that the handicapped parking space be moved to the north side of the building, 2. that the waiver of curbs and sidewalks be granted, 3. that the showers be drained into the city sewer, 4. that the marina be completed prior to the building permit being issued for the new duplex building, and 5. that if the DEP eliminated the requirement for the fifteen foot public easement, no approval would be required from the Board for the elimination of the access easement. The following roll call vote was recorded: Cleary, Leonetti, Schnell, Southwick, VanBuren, Moran and TERNYLA all voted **YES**.

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Under **Old Business**, the Board discussed the revised plans of the **Burkhart application (LUB-20-09)** and found them to be satisfactory.

Mrs. Sichei discussed the **Moeller application (LUB-4-11-PF)** with the Board. Mrs. Sichei noted that the application would be coming back to the Board once the Consent Order was received.

Mrs. Sichei discussed the Rothenberg application **(LUB-4-11-PF)** with the Board.

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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 8:20 P.M.

LYNNE J. SCHNELL
CHAIRMAN

JEFFREY C. KONNOR
VICE CHAIRMAN