

**BRANT BEACH, NEW JERSEY  
FEBRUARY 14, 2018**

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.

**Mr. A. P. Sichiari, 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, 2018 as required by the Open Public Meeting Act."

Members of the Board present: **R.H. Bayard, J.A. Leonetti, R. S. VanBuren and Mrs. L. J. Schnell presiding.**

Members of the Board absent: **Mrs. V.E. Applegate, J.C. Konnor, E.J. Hummel as Mayor's Designee, R. Pingaro, D.S. Southwick and Mayor J.H. Mancini.**

Alternate members of the Board present: **R.L. Jones, R.B. Roth, Jr. and R.J. Stewart.**

Alternate members of the Board absent: **None.**

Also present were the following: **Mr. A.P. Sichiari, Esq., Board Attorney and Mrs. S. L. Bongiovani, Clerk.**

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**(Tape #664 - Side 1)**

Mrs. Schnell noted that Commissioner Bayard had been reappointed to the Board and sworn in.

Mr. Sichiari gave a brief overview of the applications to be considered:

**1. #LUB-2-18: CLIFFORD (Block 8.28, Lot 5) 13 West Ramapo Lane, Dunes:** Mr. Sichiari stated that the applicant was seeking an addition of an open front porch on the existing single family home which required variances for front yard setback and lot coverage.

**2. #LUB-3-18: ALFONSO (Block 11.22, Lot 13) 110 East California Avenue, Beach Haven Park:** Mr. Sichiari stated that the applicants were seeking to raise the existing single family home and requesting a variance for a pre-existing non-conforming front yard setback. He noted that the applicants also proposed to construct an addition in the rear of the premises which required a variance for distance between structures. Mr. Sichiari stated that a garage straddled the lot line and that the portion on the applicants' property would be demolished.

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Minutes of the meeting held January 10, 2018 were presented for approval. **VanBuren** moved, seconded by **Jones** for adoption. **Leonetti, Schnell, VanBuren and Jones** all voted **YES**.

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Mrs. Schnell listed the following **Resolution of Memorialization**:

**1. #LUB-1-18: SHOLEVAR** – Resolution of Approval moved by **VanBuren**, seconded by **Jones**. The following roll call vote was recorded: **Leonetti, Schnell, VanBuren and Jones** all voted **YES**.

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Mrs. Schnell noted that there were two applications to be considered, as follows:

(1) **#LUB-3-18** **BEACH HAVEN PARK**

**MICHAEL AND MELISSA ALFONSO**

Owners & Applicants

Block 11.22, Lot 13

**Mr. Richard Visotcky, Esquire represented the applicants and evidence was marked as follows:** Application and Attachments, **#A-1**, As Built Survey prepared by Horn, Tyson & Yoder dated April 6, 2002, **#A-2**, Map showing Survey prepared by Horn, Tyson & Yoder dated January 25, 2018, **#A-3** and Two page Architectural Drawings prepared by Rob Roth Architects. Site Plan dated July 2013 with the latest revision dated March 25, 2015 and Elevations dated January 2017, **#A-4**. Mr. Visotcky stated that the existing single family home had a full basement which would be filled in once the home was raised to allow for two garage spaces underneath the home. Mr. Visotcky stated that the existing non-conforming shared garage would be demolished. Mr. Visotcky noted that the proposed addition in the rear of the home would require a variance for distance between structures.

Mr. Sicheri asked Mr. Visotcky to clarify if the applicant has the permission of the neighbor to knock down the garage. Mr. Visotcky stated that only the applicant's portion of the garage would be demolished and stabilized with a new wall.

**Mr. Robert B. Roth Jr., A.I.A Licensed in the State of New Jersey** was sworn and qualified. Mr. Roth described the unique property which has a garage positioned on the property line and shared by both properties. He noted that removing the garage from the property would lower the lot coverage. Mr. Roth described the proposed addition which would square off the existing home and require a bulk variance for distance between dwellings. Mr. Roth stated that the basement of the existing home would be filled in after the home was raised to create 2 parking spaces underneath the home. Mr. Visotcky submitted a packet of photographs of the home and garage, marked **#A-5**. Mr. Roth described the photographs.

**Mr. Daniel White of 114 East California Avenue** was sworn and stated that he has no issue with the application.



**Leonetti moved, seconded by Bayard to approve the application as submitted with the stipulation that the porch never be enclosed. The following roll call vote was recorded: Bayard, Leonetti, Schnell, VanBuren and Roth all voted YES. Jones and Stewart voted NO. The motion carried.**

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Under **New Business**, the Board discussed proposed Ordinance **#18-12C** and voted by voice vote to approve the Ordinance as written.

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Under **Discussion**, the Board discussed Ordinance **#18-03C** which was recently passed regarding Land Use Board escrow fees. No vote was needed on this ordinance.

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The Board approved the payment of the Board Attorney and Board Engineer bills.

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The meeting was adjourned at 7:43 P.M.

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**LYNNE J. SCHNELL  
CHAIRMAN**