

BRANT BEACH, NEW JERSEY
MARCH 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. 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, 2018 as required by the Open Public Meeting Act."

Members of the Board present: **J.C. Konnor, E.J. Hummel as Mayor's Designee, R.S. VanBuren, and Mrs. L.J. Schnell presiding.**

Members of the Board absent: **Mrs. V.E. Applegate, R.H. Bayard, J.A. Leonetti, 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. Sicheri, Esq., Board Attorney, Mr. R. Ramano, P.E., sitting in for Mr. F.J. Little, Jr., P.E., P.P., Board Engineer, Mrs. L. C. Krueger, Secretary for the Board/Commission and Mrs. S. L. Bongiovani, Clerk.**

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(Tape #665 - Side 1)

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

1. #LUB-4-18: ROACH (Block 25.121, Lots 15 and 15.01) 1 D Sunset Boulevard, High Bar Harbor: Mr. Sicheri stated that the applicants proposed to construct an elevator tower on the existing single family home which required bulk variances for side yard setback and distance between structures.

2. #LUB-5-18: O'LEARY (Block 18.46, Lots 5.02 and 5.03) 1046 E Long Beach Boulevard, North Beach: Mr. Sicheri stated that the applicant proposed to consolidated the two lots, relocate the turnaround and decrease the easement along lot 5.03 to ten feet which required amended minor subdivision approval.

3. #LUB-6-18: ISLAND DREAM HOMES, LLC (Block 15.36, Lot 7) 6212 Ocean Boulevard, Brant Beach: Mr. Sicheri stated that the applicant proposed to demolish the existing single family home and construct a new single family home which required bulk variance for distance between structures. Mr. Sicheri noted that the lot size and width were grandfathered.

Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson & Yoder, Inc. was sworn and described the existing property to the Board. Mr. Brzozowski stated that the applicants were seeking approval to go back to the original subdivision as Mr. Visotcky had stated. Mr. Brzozowski stated that a five by five utility easement would also be provided for a fire hydrant. Mr. Brzozowski stated that he did not believe that any utilities were located in the portion of the easement to be vacated.

The Public Session was closed.

The Board stated that there was no negative impact caused by the proposal.

Roth moved, seconded by Jones to approve the application conditioned upon the applicant obtaining a quit claim deed from the other four property owners along the easement regarding the reduction of the easement. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Jones, Roth and Stewart all voted YES.**

Mr. Ramano stepped down from the Board for the remainder of the evening.

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(2) #LUB-4-18 HIGH BAR HARBOR

COLEMAN, JR. AND JANICE L. ROACH

Owners & Applicants

Block 25.121, Lots 15 and 15.01

Mr. Stuart Snyder, Esquire of Surf City, NJ represented the applicant and evidence was marked as follows: Application and Attachments, #A-1, Variance map prepared by Nelke/Tyszka Land Surveyors, LLC dated January 24, 2018 with a revision date of February 16, 2018, #A-2, and, two page architectural drawings prepared by Michael Pagnotta undated, #A-3. Mr. Snyder stated that the applicants proposed a thirty-one square foot elevator tower on the side of the existing single family home. He noted that the tower would not be any higher than the existing building.

Mr. Michael Pagnotta, Licensed Architect and Professional Planner in the State of New Jersey was sworn and described the unusually shaped property and the plans proposed for the property. Mr. Pagnotta stated that this was the only logical spot to locate the elevator. Mr. Pagnotta submitted an aerial photograph of the property, marked #A-4.

Mr. Coleman Roach, Jr. owner and applicant was sworn and testified that he had recently purchased the property and was requesting the elevator due to health reasons. Mr. Roach submitted photographs of the property, marked #'s **A-5 thru A-7.**

The Public session was closed.

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

The Board recognized the need for the elevator and noted that the location chosen was well

thought out.

Konnor moved, seconded by Hummel to approve the application as submitted. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Jones, Roth and Stewart** all voted **YES**.

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(3) #LUB-6-18 BRANT BEACH

ISLAND DREAM HOMES, LLC

Owner & Applicant

Block 15.36, Lot 7

Mr. James Raban, Esquire of Haven Beach, New Jersey represented the applicants and evidence was marked as follows: Application and Attachments, **#A-1**, Variance Map prepared by Dante Guzzi Engineering Associates dated February 8, 2018, **#A-2** and Three page Architectural drawings prepared by Craig W. Brearley, A.A.A. Architect dated February 8, 2018, **#A-3**. Mr. Raban stated that it was proposed to demolish the existing family home and construct a new single family home and that all existing nonconformities would be improved. Mr. Raban stated that only the side yard would be nonconforming with a nonconforming distance between structures. Mr. Raban noted that the lot was undersized and that the applicant would be willing to shift the house towards Goldsborough Avenue to allow for a greater distance between structures.

Mr. Dante Guzzi, P.E. with Dante Guzzi Engineering Associates of Medford, New Jersey was sworn and qualified. Mr. Guzzi addressed the existing nonconforming conditions on the property. He noted that the proposed structure would improve or eliminate the nonconforming conditions. He stated that the lot was exceptionally narrow.

(Tape #665 – Side 2)

Mr. Guzzi stated that if the house were shifted towards Goldborough Avenue to increase the distance between structures then the applicants would also require a variance for that setback.

Mr. and Mrs. John Muth of 6210 Ocean Boulevard, adjacent property owners were sworn and testified as to their concerns with elevation, drainage and the distance between structures. It was noted that the proposed new structure would have a smaller footprint than the existing structure.

The Public session was closed.

The Board noted that they would not be in favor of moving the structure closer to the street but were in favor of the new home as proposed noting that the lot coverage had been reduced.

Jones moved, seconded by Hummel to approve the application as submitted. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Jones, Roth and Stewart** all voted **YES**.

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(4) #LUB-7-18 BEACH HAVEN CREST

JOHN P. AND CLAIRE V. BORELLI

Owners & Applicants
Block 14.23, Lots 1.04 & 1.05

Mr. James Raban, Esquire of Haven Beach, New Jersey represented the applicants and evidence was marked as follows: Application and Attachments, #A-1, Variance map prepared by Horn, Tyson & Yoder, Inc. dated November 20, 2015 with the latest revision dated October 20, 2017, #A-2. Mr. Raban stated that the new swimming pool had not been installed in the proper location which required a bulk variance for setback. Mr. Raban stated that the pool fence that had been installed was five feet high, where four feet was required and had been relocated to be within the property line. He noted that the location of the pool was beyond the end of the cul-de-sac and screened by trees.

Mr. James Brzozowski, P.E., P.P. with the firm of Horn, Tyson & Yoder, Inc., was sworn and described the existing property to the Board. Mr. Brzozowski submitted a set of photographs to the Board, marked #A-3 and a shaded Variance Map, marked #A-4. Mr. Brzozowski stated that the pool encroached into the front yard setback by 2.2 feet and located past the end of the street. He noted that the location of the pool caused no impact to the neighbors and was actually further from the closest adjacent property. Mr. Brzozowski stated that the fence was wrought iron and fifty percent open.

Mr. John Borelli, owner and applicant was sworn and testified that he had purchased the home in 2015, renovated the home and installed a pool. He stated that when he applied for the final approval for the pool it was discovered that the pool was too close to the property line.

The Public Session was closed.

The Board felt that the location of the pool was not a detriment to the adjoining property owners and that they preferred a fence five feet in height for safety reasons as long as it remained open. The Board noted that a stockade type fence not be allowed and if the pool was ever replaced that the pool maintain proper setback from Lavenia Avenue.

Konnor moved, seconded by VanBuren to approve the application with the condition that the applicants file a deed restriction that the fence be maintained as an open fence and that if the pool is ever destroyed that the proper setbacks be maintained. The following roll call vote was recorded: **Konnor, Hummel, Schnell, VanBuren, Jones, Roth and Stewart** all voted **YES.**

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Under **Correspondence**, the Board discussed Ordinance #18-12C which was recently passed, as well as Resolution #18-0305.02 which removed from the Ordinance the sections regarding curbing. No action was required by the Board.

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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 8:15 P.M.

LYNNE J. SCHNELL
CHAIRMAN

JEFFREY C. KONNOR
VICE CHAIRMAN