



*(Current as of 07/02/2024)*  
**TOWNSHIP OF LONG BEACH  
LAND USE BOARD**

This Agenda is current as of the date indicated. However, it is a living document that is subject to constant change. Revisions and other factors dictate the need for continual review. As changes occur, the most current agenda will be posted on our website in a timely manner.

**LAND USE BOARD**

**AGENDA**

**July 10, 2024  
6:30 P.M.**

**REGULAR MEETING**

1. **FLAG SALUTE**
2. **OPENING STATEMENT**
3. **ROLL CALL**
4. **ADMINISTRATIVE ITEMS:**

- ❖ **OATH OF OFFICE FOR RE-APPOINTED MEMBER: VILMA APPEGATE**
- ❖ **APPROVAL OF MINUTES: MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE MAY 8, 2024, REGULAR MEETING, AND MAY 28, 2024, SPECIAL MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.**
- ❖ **APPROVAL OF MONTHLY BILLS: BOARD ATTORNEY & ENGINEER**

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5. **APPLICATIONS TO BE CONSIDERED:**

- (a) **# LUB-04-24** **HOLGATE (3 W TEBCO TERRACE)**  
**JAMES & ELIZABETH DOBROWOLSKI** **CARRIED FROM THE MAY 8, 2024, MEETING**  
OWNER & APPLICANT  
**BLOCK: 1.48 LOT(S): 17**

**ZONE: R-35 GENERAL RESIDENTIAL ZONE**

The applicant is proposing to construct first-floor addition by enclosing the existing covered porch on the southeast corner of the existing home and construct a new covered porch (12.5 x 3.8 feet) beyond the area of the existing covered porch, toward the front of the property. They are also proposing a roof top deck which does not require any variances. They are requesting variance relief from Township requirements for:

- **§205-58(C)(7): Lot Coverage.** 33.3% s required, existing is 32.4% and proposed is 33.9%
- **§205-58(C)(1): Lot Area.** Minimum required is 4,500sf, existing & proposed is 3,125sf which is a pre-existing nonconformity

- (b) **# LUB-06-24** **BRIGHTON BEACH (8511 LONG BEACH BOULEVARD)**  
**DOLORES SANTORO** **CARRIED FROM THE MAY 8, 2024, MEETING**  
OWNER & APPLICANT  
**BLOCK: 13.08 LOT(S): 1 & 17**

**APPLICANT TO SUBMIT REVISED SITE PLAN  
INCLUDE COMMERCIAL INTERIOR LAYOUT  
ZONE: C GENERAL COMMERCIAL ZONE**

The applicant was before the Board at the May 8, 2024, meeting, proposing to demolish the existing mixed-use building and garage and construct a new mixed-use building. Applicant was proposing commercial space on the ground floor and a two-story single family residential unit above. The applicant had originally proposed to utilize the commercial unit as a frozen yogurt store. However, the yogurt store is now being replaced with professional office space, as the applicants' husband, John Santoro, is a certified public accountant, and he will utilize the space as his accounting office. They are seeking Preliminary/Final Site Plan, Minor Subdivision approvals and they are requesting variance relief from Township requirements for:

- **§205-6: Vision Clearance on Corner Lots.** Two(2) of the eight (8) proposed parking spaces encroach into the site triangle where the Ordinance states: *“In any district in the Township of Long Beach, any corner lot, as that term is defined in this chapter, shall maintain a site triangle established by determining the point 25 feet removed from the point of intersection of the two lines constituting the streets or easements which intersect to form the corner lot and connecting those two points with a straight line. In the corner site triangle, no fence, sign or other structure, planting or other obstruction to vision higher than two feet six inches above the established grade at the center line of the intersecting street, streets, easement or easements shall be erected, placed, permitted or maintained.”*

(c) # **LUB-07-24**

**BRANT BEACH (6106 BAYVIEW AVENUE)**

**BRANT BEACH YACHT CLUB  
OWNER & APPLICANT  
BLOCK: 15.28 LOT(S): 1**

**ZONE:R-50-GENERAL RESIDENTIAL ZONE**

The applicant is seeking an interpretation from the board on §164-3-Necessity of Site Plan Review, as they are seeking a waiver from submitting a site-plan, so as to demolish the existing one-story structure and reconstruct a new two-story clubhouse structure.

**6. OLD BUSINESS: Revisions to the Technical Checklist**

- Motion to approve the revised Technical Checklist as Required In §18-13
- Motion to approve and adopt Special Resolution #10-2024 for the same

**7. NEW BUSINESS:** None

**8. CORRESPONDENCE:** None

**9. DISCUSSION: Frank Little-** on whether Chapter 172 Streets and Sidewalks should remain in General legislature in the Township Code or move it into the Zoning chapter of the Code.

**10. PUBLIC PARTICIPATION:**

**11. EXECUTIVE SESSION:**

- Motion to enter Executive Session to discuss pending litigation; Kelly, et.al vs. Lynne Schnell & the Land Use Board of Long Beach Township
- Motion to approve and adopt Resolution #21-23-REVISED for the same.

**12. ADJOURNMENT UNTIL AUGUST 14, 2024, AT 6:30 P.M.**

**UPCOMING 2024 Meeting Dates:**

August 14, 2024	September 11, 2024	October 9, 2024
November 13, 2024		December 11, 2024