

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that Dolores Santoro (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and a bulk variance relative to proposed development at the property designated as Lots 1 and 17 in Block 13.08 on the Tax Map of the Township of Long Beach, located at 8511 Long Beach Boulevard in the Brighton Beach Section of Long Beach Township. The property is currently developed with a mixed-use building, the commercial portion of which was formerly known as Brighton Beach Surf Shop. The Applicant is seeking to demolish the existing mixed-use building and garage, and to construct a new mixed-use building. The application was carried from the May 8, 2024 Board meeting to allow the Applicant to submit revised plans. The proposed mixed-use building has commercial space on the ground floor, with a two-story single-family residential unit above. The application originally proposed a yogurt shop in the first-floor commercial space. The yogurt store use is being replaced with a professional office. John Santoro, the Applicant’s husband, is a certified public accountant, and the Applicant is now proposing that the commercial space be utilized as Mr. Santoro’s accounting office. The following variance is requested from the Long Beach Township Zoning Ordinance:

1. Two of the eight proposed parking spaces at the site encroach into the site triangle, required by Section 205-6 of the Long Beach Township Zoning Ordinance, at the southwest corner of the property.

Although the Applicant believes that no additional variances, waivers or exceptions are required, any additional variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for July 10, 2024 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township (609-361-6653) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours Monday through Thursday 9:00 a.m. to 3:00 p.m.

File #3634

James S. Raban
Attorney for the Applicant