



(Current as of 08/08/2024)
TOWNSHIP OF LONG BEACH
LAND USE BOARD

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LAND USE BOARD

AGENDA

August 14, 2024

6:30 P.M.

REGULAR MEETING

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

Nathan Colmer, Class I Mayors Designee	Robert B. Roth, Jr., Class IV
Ronald Pingaro, Class II~ Secretary	David A. Southwick, Jr., Class IV
Alexander Meehan, Class III	Patricia M. Caplicki, Alt #1
E. Joseph Hummel, Class IV ~ Chairman	Kristin Ducker, Alt.#2
Vilma E. Applegate, Class IV	Scott Zoladz, Alt #3
Richard L. Jones, Class IV	Dave Seegers, Alt.#4
Robert S. VanBuren, Class IV~ Vice Chairman	

4. **ADMINISTRATIVE ITEMS:**

- ❖ **APPROVAL OF MINUTES:** MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE JULY 10, 2024, REGULAR MEETING, AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. **REQUEST TO EXTEND MAP FILING DEADLINE:**

#LUB-22-23- BI8200 LLC.

8200 LONG BEACH BOULEVARD:

APPLICANT HAS SUBMITTED A WRITTEN REQUEST TO EXTEND THE REQUIRED DEADLINE DATE TO FILE THEIR SUBDIVISION MAP. UNDER N.J.S.A. 40:55D-47(D), THE APPLICANT IS REQUIRED TO FILE A SUBDIVISION MAP WITH THE OCEAN COUNTY CLERK'S OFFICE WITHIN 190 DAYS FROM THE DATE OF THE RESOLUTION. IN THIS CASE THE DEADLINE IS AUGUST 22, 2024. THE APPLICANT IS CURRENTLY WAITING ON FEEDBACK FROM OCEAN COUNTY PLANNING BOARD. IF THE COUNTY REQUIRES REVISIONS TO BE MADE TO THE PLAN, THE APPLICANT WILL BE UNABLE TO MAKE REVISIONS IN TIME TO MEET THE REQUIRED DEADLINE. THE APPLICANT IS REQUESTING TO EXTEND THE MAP FILING DEADLINE FOR ONE HUNDRED AND NINETY (190) DAYS BEYOND THE ORIGINAL DEADLINE TO FEBRUARY 28, 2025.

RESOLUTIONS OF MEMORIALIZATION:

1. **(IF EXTENSION IS APPROVED)** #LUB-22-23- BI8200 LLC.- RESOLUTION OF MAP FILING DEADLINE EXTENSION
2. #LUB-06-24- SANTORO- RESOLUTION OF DENIAL

6. **APPLICATIONS TO BE CONSIDERED:**

(a) **# LUB-04-24**

JAMES & ELIZABETH DOBROWOLSKI
OWNER & APPLICANT
BLOCK: 1.48 LOT(S): 17

HOLGATE (3 W TEBCO TERRACE)

**CARRIED FROM THE
JULY 10, 2024, MEETING**

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-09-24 **BEACH HAVEN TERRACE (123 E MARYLAND AVENUE)**
123 E MARYLAND LLC.
OWNER & APPLICANT
BLOCK: 7.11 LOT(S): 6

ZONE:R-50-GENERAL RESIDENTIAL ZONE

The applicant is seeking to demolish the existing single-family structure and garage, and to subdivide the lot into two (2) single-family building lots. Proposed lot 6.01 will be: 41.50' feet by 100.01' feet (4,087.51 square feet) and Proposed lot 6.02 will be: 41 feet by 100 feet (4,100 square feet). The applicant is seeking waivers from the requirement to submit floor plans and elevations for the proposed homes as conforming homes can easily be constructed on the proposed lots.

They are requesting variance relief from the Township requirements for:

- **§205-55(C)1: LOT AREA-** Residential lots shall have a minimum lot area of 5,000 square feet. Proposed lot area for proposed lot 6.01 is 4,087.51 square feet and the proposed lot area for proposed lot 6.02 is 4,100 square feet.
- **§205-55(C)1: LOT WIDTH-** Residential lots shall have a minimum width of 50 feet at the street line or on the ocean or bay. Proposed lot width for proposed lot 6.01 is 41.50 feet square feet and the proposed lot width for proposed lot 6.02 is 41 square feet.

7. OLD BUSINESS: None

8. NEW BUSINESS:

- Ordinance #24-24C: Amending Chapter 205
 - ❖ Clarifying the existing mixed-use regulations
 - ❖ Adding mixed-use as a permitted use in the Marine Commercial Zone
 - ❖ Adding mixed-use as a permitted use in the R-36 General Residential Zone
 - ❖ Clarifying the existing zoning regulations pertaining to the front-yard and pools.

9. CORRESPONDENCE:

10. DISCUSSION: Requirements for Granting or Denying a Variance

11. PUBLIC PARTICIPATION: Open to the Public for Comment

12. EXECUTIVE SESSION: N/A

13. ADJOURNMENT UNTIL SEPTEMBER 11, 2024, AT 6:30 P.M.

UPCOMING 2024 Meeting Dates:

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