



*(Current as of 12/5/2024)*  
**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**

**December 11, 2024**

**REGULAR MEETING**

**6:30 P.M.**

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 SEPTEMBER 11, 2024, REGULAR MEETING, AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. **RESOLUTIONS OF MEMORIALIZATION:**

1. Resolution of Memorialization (Approval)- #LUB-12-24- PSM REAL ESTATE

6. **APPLICATIONS:**

- a) **#LUB-11-24** **HOLGATE (31 W SUSAN AVENUE)**

**CARL & KORAL OHLSSON**  
OWNERS & APPLICANTS  
BLOCK: 1.79 LOT: 1

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

The applicant is proposing to install an inground pool in the front yard adjacent to the newly constructed single-family dwelling. The applicant is requesting the Board's interpretation whether a variance is required.

- b) **# LUB-13-24** **BRANT BEACH (6212 OCEAN BLVD)**

**JOHN & KERRI SULES**  
OWNER & APPLICANT  
**BLOCK: 15.36 LOT(S):**

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

The applicant is proposing to install a generator on an elevated deck within the front yard setback to Ocean Boulevard. The applicant is requesting variance relief from Township requirements for:

1. **§205-5(A)- Accessory Buildings in Residence Districts:** They shall not be located in any required front yard, except that swimming pools shall be permitted in the front yard of properties immediately adjacent to the ocean, bay or lagoon, provided that such structure complies with all other zoning ordinances and setback requirements.

c) **#LUB-15-24** **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).

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. NEW BUSINESS:**

- **MEETING DATES FOR 2025**
- **END OF YEAR RECOMMENDATIONS**

**8. PUBLIC PARTICIPATION:** Open to the Public for Comment

**9. ADJOURNMENT UNTIL January 8, 2025, AT 6:30 P.M.**

In person on the first floor, in the Court Room of the James J. Mancini Administration Building, 6805 Long Beach Boulevard, Brant Beach, New Jersey,

**UPCOMING 2024 Meeting Dates:**

January 8, 2025	July 9, 2025
February 12, 2025	August 13, 2025
March 12, 2025	September 10, 2025
April 9, 2025	October 8, 2025
May 14, 2025	November 12, 2025
June 11, 2025	December 10, 2025