



*(Current as of 1/03/2025)*  
**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**

**January 8, 2025**

**REORGANIZATION & REGULAR MEETING**

**6:30 P.M.**

**RE-ORGANIZATION MEETING:**

1. Open Public Meeting Statement
2. Oath of Office for Re-appointed Members, COLMER, MEEHAN, SOUTHWICK, PINGARO, DUCKER & SEEGER
3. Roll Call
4. Nomination and Election of Chair
5. Nomination and Election of Vice-Chair
6. Nomination and Election of Secretary
7. Appointment of Board Officers, Special Resolution #01-2025
8. Appointment of Board Attorney, Special Resolution #02-2025
9. Appointment of Board Engineer, Special Resolution #03-2025
10. Establish 2025 Meeting Dates, Special Resolution #04-2025
11. Designate Official Newspapers, Special Resolution #05-2025
12. Appointing Litigation Attorney, Special Resolution #06-2025
13. Adopting 2024 End of Year Report, Special Resolution #07-2025
14. Appointing of Professional Planner for Affordable Housing & Development, Special Resolution #08-2025

**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 DECEMBER 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 Denial Memorialization- #LUB-11-24- OHLSSON
2. Resolution of Approval Memorialization- #LUB-13-24- SULES
3. Resolution of Denial Memorialization- #LUB-15-24- 123 E MARYLAND LLC.

**6. APPLICATIONS:**

a) **#LUB-14-24** **BRANT BEACH (5208 OCEAN BOULEVARD)**  
**LEONARD & LYNDA GIARRAPUTO**  
OWNERS & APPLICANTS  
BLOCK: 15.74 LOT: 6

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

The applicant is requesting variance relief from Township requirements for §205-11(E)(1)(a)- Front Yard setbacks. The applicants installed an inground swimming pool with a setback of 2.5-feet where four (4) feet is required. They are requesting a variance to allow the pool to remain in its current location.

b) **#LUB-16-24** **NORTH BEACH (4 LAGOON DRIVE NORTH)**  
**BYRON & DENISE DUBOIS**  
OWNER & APPLICANT  
**BLOCK: 18.116 LOT(S): 2**

**ZONE:R-10E-GENERAL RESIDENTIAL ZONE**

The applicant is seeking variance relief from the Townships requirements for:

§205-52(C)(1) Minimum Lot Area: 10,000 square feet is required and ,200 square feet is existing and proposed.

§205-52(C)(1) Minimum Lot Width: 75 feet is required, and 65 feet is existing and proposed.

§205-52(C)(3) Distance Between Adjacent Houses: 30 feet is required; 29.4 feet is existing, and 19.8 feet is proposed.

§205-52(C)(6) Lot Coverage:25% is the maximum; existing is 31.2% and 29.98% is proposed.

The applicant is proposing to demolish the existing single-family dwelling and construct a new single-family dwelling.

c) **#LUB-17-24** **NORTH BEACH HAVEN (1501 LONG BEACH BOULEVARD)**  
**WHITTINGHAM COFFEE SHOP**  
APPLICANT  
**BLOCK: 4.19 LOT(S): 1.01**

**ZONE:C-GENERAL COMMERCIAL ZONE**

The applicant is seeking to revise the current site plan on the property to allow for a change of use from a take-out only donut shop to a coffee shop with both indoor and outdoor seating along with a studio apartment on the second floor above.

They are requesting variance relief from the Township requirements for:

- §205-59(E)2: PARKING REQUIREMENTS: For restaurants and other public eating establishments, one off-street parking space for each six seats shall be provided.

The Applicant is providing 11 parking spaces where 12 are required.

**7. NEW BUSINESS:**

**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,

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**UPCOMING 2025 Meeting Dates:**

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