



(Current as of 02/03/2025)
TOWNSHIP OF LONG BEACH
LAND USE BOARD

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LAND USE BOARD

AGENDA

February 12, 2025

REGULAR MEETING

6:30 P.M.

1. **FLAG SALUTE**
2. **OPENING STATEMENT**
3. **OATH OF OFFICE FOR RE-APPOINTED MEMBERS:** Southwick and Ducker
4. **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	

5. **ADMINISTRATIVE ITEMS:**

- ❖ **APPROVAL OF MINUTES:** MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE JANUARY 8, 2025 REGULAR MEETING, AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

6. **RESOLUTIONS OF MEMORIALIZATION:**

1. Resolution of Denial Memorialization- #LUB-14-24- GIARRAPUTO
2. Resolution of Approval Memorialization- #LUB-16-24- DUBOIS
3. Resolution of Approval Memorialization- #LUB-17-24- WHITTINGHAM WORLDWIDE LLC.

7. **APPLICATIONS:**

- a) **# LUB-19-24** **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 Amended PF Major Site Plan approval with variance relief from the Townships Zoning requirements for:

§205-11(C)(1) Rear Yard Setback: 15 feet is required, and 10 feet is required to the waterline and, zero (0) feet is existing and proposed.

§205-51(D)(1) Parking Requirements: 98 total parking spaces, and 87 parking spaces are existing and proposed.

*Design Waivers were previously approved as to the size of the 30 parking spaces that currently exist and encroach into the right of way on Bayview Avenue

*A variance was previously granted for the front yard setback to the South Harbor Sailing Center, where 20 feet setback is required and the existing is 18.6 feet.

The applicant is seeking to demolish the existing clubhouse and construct a new two-story clubhouse within the same footprint as the existing clubhouse, which constitutes an expansion of a non-conforming use, which requires a Special Reasons Use Variance.

b) **#LUB-01-25** **BRANT BEACH (4807 LONG BEACH BOULEVARD)**
CHURCHVIEW PROPERTY, LLC.
OWNER & APPLICANT
BLOCK: 15.90 LOT(S): 1

ZONE:R-50-GENERAL RESIDENTIAL ZONE

The applicant is seeking Minor Subdivisional approval so as to demolish the existing single-family dwelling and subdivide the lot into two single-family buildable lots. Each lot will be 5,625sf, where 5,000sf is the minimum required. Each lot will be developed with a two-story, single-family dwelling with an inground swimming pool. Each lot will meet all current bulk requirements R-50 General Residential Zone.

c) **#LUB-02-25** **HOLGATE (2804 WEST AVENUE)**
2804 WEST END, LLC.
OWNER & APPLICANTS
BLOCK: 1.91 LOT(S): 8

ZONE: R-35 GENERAL RESIDENTIAL ZONE

The site is currently developed with a two- family dwelling which are not a permitted use in the R-35, General Residential Zone, therefore, a Special Reasons/"D" Variance is required. The applicant is seeking variance relief from the Township requirements for:

- §205-58(B): Two-family dwellings are not permitted in the R-35 General Residential Zone; this is a pre-existing nonconformity that is not changing.
- §205-58(C)(2)(b): The minimum required lot area is 5,000sf, where 4,924.66sf is existing and proposed.
- §205-58(C)(3): The minimum required front yard setback is 20 feet, where existing is 21.1 feet and proposed is 14.2 feet.

The applicant is proposing to remove the existing front wood landing and paver patio, and to reconstruct a covered porch in its place.

The applicant is also requesting a waiver from the required submission of architectural drawings for the proposed front porch, as they have submitted drawings by their contractor in lieu of the required drawings from a licensed architect.

d.) **#LUB-03-25** **NORTH BEACH HAVEN (1501 LONG BEACH BOULEVARD)**
25 W. 16th STREET, LLC.
OWNER & APPLICANT
BLOCK: 4.23 LOT(S): 1

ZONE:R-50-GENERAL RESIDENTIAL ZONE

The applicant is seeking Minor Subdivisional approval so as to demolish the existing improvements on the lot and subdivide the lot into two single-family buildable lots. Each of the proposed lots will have the required lot area of 5,000sf and will conform to all current bulk zoning requirements.

8. NEW BUSINESS: Land Use Board Application Fees

9. PUBLIC PARTICIPATION: Open to the Public for Comment

10. ADJOURNMENT UNTIL March 12, 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:

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