



**TOWNSHIP OF LONG BEACH  
LAND USE BOARD**

**LAND USE BOARD AGENDA**

**MAY 12, 2021**

**7:00 P.M. VIA ZOOM**

**Meeting ID: 992 53901298**

**Passcode: 188919**

1. **OPENING STATEMENT**
2. **ROLL CALL**
3. **CAUCUS**
4. **MOTION:** TO DISPENSE WITH THE READING OF THE MINUTES OF THE APRIL 14, 2021 MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
5. **RESOLUTIONS OF MEMORIALIZATION:**
  1. **#LUB-09-21: SELTZER**
6. **APPLICATIONS TO BE CONSIDERED:**
  - (a) **#LUB-06-21** **NORTH BEACH HAVEN (18 W 18<sup>TH</sup> STREET)**  
**CARRIED FROM THE APRIL 14, 2021 MEETING**  
MARILYN A. HOUSER- APPLICANT  
KAREN A. ROSANIA & SCOTT E. PACE- OWNERS  
BLOCK 4.29 LOT: 7  
  
REQUESTING MINOR SUBDIVISION APPROVAL SO AS TO DEMOLISH STRUCTURES CURRENTLY ON THE SITE AND SUBDIVIDE THE PROPERTY INTO (2) TWO SINGLE-FAMILY RESIDENTIAL LOTS. PROPOSED LOT 7.01 (70X 100) AND PROPOSED LOT 7.02 (60X100.08) IRREGULAR, TO BE IMPROVED WITH CONFORMING SINGLE-FAMILY HOMES.
  - (b) **#LUB-07-21** **BEACH HAVEN PARK (124 E LOUISIANA AVENUE)**  
  
**RALPH & JENNIFER DESIMONE**  
OWNER AND APPLICANT  
BLOCK 11.06 LOT 10  
  
REQUESTING TO APPEAL THE FEBRUARY 5, 2021 ZONING OFFICER DETERMINATION, SEEKING TO APPEAL THE ISSUANCE OF A ZONING PERMIT FOR THE ADJACENT PROPERTY LOCATED AT 120 E LOUISIANA AVENUE (BLOCK 11.06 LOT 8) AS WELL AS REQUESTING C VARIANCE RELIEF FROM THE ZONING ORDINANCE'S 15 FOOT DISTANCE REQUIREMENT BETWEEN ADJACENT HOMES.

(c) **#LUB-10-21** **BRIGHTON BEACH (8200 LONG BEACH BOULEVARD)**

**BARRIER ISLAND 8200, LLC. (KUBELS TOO)**  
OWNER AND APPLICANT  
**BLOCK 13.16 LOT 9.01**

REQUESTING MAJOR SUBDIVISION APPROVAL TO DEMOLISH ALL EXISTING IMPROVEMENTS ON THE PROPERTY AND CREATE SIX (6) RESIDENTIAL SINGLE-FAMILY BUILDING LOTS; THREE (3) OF THE PROPOSED LOTS WILL FRONT RHODE ISLAND AVENUE AND THREE (3) WILL FRONT CONNECTICUT AVENUE.

(d) **#LUB-11-21** **BRANT BEACH (4114 LONG BEACH BOULEVARD)**

**4114 LONG BEACH BOULEVARD, LLC. (HAGLER'S MARINA)**  
OWNER AND APPLICANT  
**BLOCK 15.111 LOT 1**

REQUESTING MAJOR SITE PLAN APPROVAL SO AS TO PUT A 6-SIX FOOT BY 10-TEN FOOT FOOD TRUCK ON THE NORTHERLY FRONT PORTION OF THE PREMISES.

**7. NEW BUSINESS:**

**ORDINANCE 20-15C:** Amending Chapters 18, 164, 176 and 205 to add, amend, clarify, and reformat the regulations pertaining to the expiration of variances, the expiration of site plan and subdivision approvals, a clarification of impervious coverage bond requirements, regulations relating to non-conforming lots, buildings and uses, and regulations relating to zoning permits.

**ORDINANCE 21-13C:** Amending Chapter 205(ZONING), prohibiting all classes of cannabis business in the Township of Long Beach

**8. OLD BUSINESS:**

- (a) FINALIZE AMENDING LAND USE APPLICATION & CHECKLIST
- (b) FINALIZE LAND USE RULES & REGULATIONS

**9. CORRESPONDENCE:**

**10. DISCUSSION:**

**11. PUBLIC PARTICIPATION:**

**12. BILLS: ATTORNEY & ENGINEER BILLS**

**13. CLOSED SESSION**

**14. ADJOURNMENT P.M. UNTIL JUNE 9, 2021**



