



TOWNSHIP OF LONG BEACH
LAND USE BOARD

Posted 12/1/2021

LAND USE BOARD AGENDA

DECEMBER 8, 2021

7:00 P.M.

1. PLEDGE TO THE FLAG
2. OPENING STATEMENT
3. ROLL CALL
4. MOTION: TO DISPENSE WITH THE READING OF THE MINUTES OF THE NOVEMBER 10, 2021, MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.

5. RESOLUTIONS OF MEMORIALIZATION:

1. #LUB-16-21: HIGH BAR HARBOR YACHT CLUB
2. #LUB-24-21: KAPNICK/GLASSER

6. APPLICATIONS TO BE CONSIDERED:

- (a) **#LUB-22-21** **BRANT BEACH (5409 LONG BEACH BOULEVARD)**
RICHARD & RUTH LEINHAUSER *(CARRIED FROM THE NOVEMBER 10TH MEETING)*
OWNER AND APPLICANT
BLOCK: 15.68 LOT(S): 19

Requesting variance relief for lot area and lot width so as to demolish the existing two-family dwelling and construct a new two-family dwelling.

- (b) **#LUB-25-21** **BEACH HAVEN TERRACE (13201 LONG BEACH BOULEVARD)**
TOBY SWEENEY-APPLICANT
FINNEGAN JACOB ENTERPRISES, LLC.- OWNER
BLOCK: 7.04 LOT(S): 11,12,13

Requesting variance relief for side yard setback, accessory structure within front yard, and off-street commercial parking requirements so as to maintain the accessory structure for outdoor dining and create a commercial parking lot.

- (c) **#LUB-26-21** **HOLGATE (5404 S LONG BEACH BOULEVARD)**
BOWKER'S SOUTH BEACH GRILL, LLC.
EILEEN BOWKER
OWNER AND APPLICANT
BLOCK: 1.10 LOT: 7

Requesting approval to allow four (4) parking spaces in the rear of the property for occupants of the residential unit and employees of the deli; installing curb and sidewalk in the front along Long Beach Boulevard and installing a gate on the north side in the driveway to close off when the rear parking becomes too full. Also requesting variance relief from providing customer parking for their store/deli.

(d) **#LUB-23-21** NORTH BEACH (18 E. 51ST STREET)
ALBERT & GAIL VINCI
OWNER AND APPLICANT
BLOCK: 15.78 LOT: 11

Requesting variance relief for lot coverage, so as to enclose the existing 170 SF first story deck and construct a new 219 SF deck on the second floor above a portion of the new enclosed first floor area.

(e) **#LUB-28-21** PEAHALA PARK (120 E MERMAID LANE)
120 88TH STREET, LLC
OWNER AND APPLICANT
BLOCK: 12.24 LOT: 9

Requesting variance relief for the side yard setback to Mermaid Lane (11 feet is proposed where 15 feet is required, and 7.8 feet is existing); and variance for the rear yard setback (15.1 feet is proposed where 20 feet is required, and 13.8 feet is existing to the first-floor mechanical room). Applicant is seeking to demolish the existing two-story, single-family dwelling and construct a new single-family in its place.

7. NEW BUSINESS:

11. PUBLIC PARTICIPATION

8. OLD BUSINESS:

12. BILLS: ATTORNEY & ENGINEER BILLS

9. ~~CORRESPONDENCE:~~

13. ~~CLOSED SESSION~~

10. DISCUSSION:

14. ADJOURNMENT P.M. UNTIL JANUARY 12, 2022