



*(Current as of 4/6/2022)*  
**TOWNSHIP OF LONG BEACH  
LAND USE BOARD**

**LAND USE BOARD**

**AGENDA**

**APRIL 13, 2022**

**6:30 P.M.**

**1. OPENING STATEMENT**

**2. ROLL CALL**

**3. MOTION:** TO DISPENSE WITH THE READING OF THE MINUTES OF THE MARCH 9, 2022, MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.

**4. RESOLUTIONS OF MEMORIALIZATION:**

1. #LUB-08-22: URRIS, LLC
2. #LUB-09-22: LBI INVESTMENT GROUP, LLC
3. #LUB-10-22: VINCI

**5. APPLICATIONS TO BE CONSIDERED:**

- (a) **#LUB-11-22** **NORTH BEACH HAVEN (1511 LONG BEACH BOULEVARD)  
16<sup>TH</sup> STREET LBI, LLC.**  
OWNERS AND APPLICANTS  
**BLOCK 4.19 LOT 19**

Applicants are seeking minor site plan approval to convert the restaurant space to retail or office space and also requesting variance relief from the Township Code for lot area where 4,400 SF is proposed and 6,000 SF required; lot width, where 40 feet is proposed and 60 feet is required; combined side yard setbacks, where 12 feet is proposed and 15 feet is required; impervious coverage here 82.4% is proposed and 75% maximum is permitted; and setback to existing sign, where 1.5' feet encroachment into the right of way is proposed and 0' feet is required.

- (b) **LUB-12-22** **HOLGATE (11 LINCOLN AVENUE & 8 W CLEVELAND AVENUE)**  
**11 LINCOLN AVENUE PARTNERS. LLC** **DORIS CINOTTI**  
OWNER AND APPLICANT OWNER AND APPLICANT  
**BLOCK: 15.23 LOT(S): 6** **BLOCK: 1.04 LOT: 6**

Applicants are requesting minor subdivision approval so as to create three (3) single family residential lots, proposed lot 2.01 having an area of 7,300 sf, proposed lot 2.02 having an area of 6,050 sf and proposed lot 6.01 having an area of 6,000 sf and each will conform to applicable township building codes.

- (c) **#LUB-13-22** **HIGH BAR HARBOR (35 SUNSET BOULEVARD)**  
**HIGH BAR HARBOR YACHT CLUB**  
OWNERS AND APPLICANTS  
**BLOCK: 25.12 LOT(S): 3.01 & 3.02**

Applicants are requesting a waiver from the Township's bulkhead elevation requirement of six (6) foot above mean sea level, NAVD 1988. Due to the unique location being surrounded by wetlands, and the six (6) foot requirement would create a safety hazard to the members accessing their slips, the applicant is requesting to replace the current bulkhead system in kind.

6. **NEW BUSINESS:**  
HENDERLONG-LUB-19-21: Requesting an additional (90) ninety- day extension, to June 15, 2022, to have minor subdivision maps signed and filed.
7. **OLD BUSINESS:**
8. **CORRESPONDENCE:**
9. **DISCUSSION:** 2021 End of Year Recommendation Report
10. **PUBLIC PARTICIPATION:**
11. **BILLS:** ATTORNEY & ENGINEER BILLS
12. **EXECUTIVE SESSION:**
13. **ADJOURNMENT UNTIL MAY 11, 2022 AT 6:30 P.M.**