



(Current as of 9/11/2023)

**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

September 13, 2023

6:30 P.M.

REGULAR MEETING

1. FLAG SALUTE

2. OPENING STATEMENT

3. ROLL CALL

4. ADMINISTRATIVE ITEMS:

❖ **APPROVAL OF MINUTES:** MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE AUGUST 9, 2023, MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.

❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. RESOLUTIONS OF MEMORIALIZATION:

1. #LUB-12-23- PAULUS

APPLICATIONS TO BE CONSIDERED:

(a) # <u>LUB-13-23</u>	<u>BRANT BEACH (3200 LONG BEACH BOULEVARD)</u>
MEYER SHORE, LLC.	LUIGI & PROVIDENZA IAMUNNO
APPLICANT	OWNERS
BLOCK: 15.147 LOT(S): 2	

APPLICANTS REQUESTING HOLDOVER TO THE OCTOBER 11, 2023, MEETING

Applicants are requesting minor subdivision approval to subdivide the property into two (2) conforming lots. Requesting Preliminary and Final Major Site Plan approval so as to construct mixed use buildings on each of the new lots, consisting of office/retail use on the first floor and two (2) apartments above the commercial use. If required by the Board, the applicants will request bulk variance relief for side yard setbacks for proposed lots 2.01 and 2.02. Having proposed 4.34' feet per side on each of the two new lots Township Code §205-12(B) requires every building shall have side yards totaling not less than 30% of the lot frontage but in no event less than a total of 15 feet with a minimum of four feet on one side. Also, if required by the Board, applicant will request variance relief from Township Code §205-12(C), for distance between buildings where 15' feet is required and 8.68' feet is proposed.

(b) # <u>LUB-14-23</u>	<u>HAVEN BEACH (11902 LONG BEACH BOULEVARD)</u>
HENRY STREET TRUST	HELEN L. DAHN, TRUSTEE
APPLICANT	OWNER
BLOCK: 10.06 LOT(S): 9	

Applicants are requesting a Special Reasons/'D' Variance relief from the Township's requirements for permitted uses and buildings in the C-General Commercial Zone, so as to permit a recording studio on the property. The applicant is seeking to demolish the existing building and construct a new mixed-use building. The applicant is not seeking site plan approval at this time, but in the

event, this use variance is approved, the Applicant will return to the Board at a later date with a preliminary and final major site plan application.

6. NEW BUSINESS:

(a) ORDINANCE ~ 23-23C

This Ordinance is amending:

- §205-10F(6)(a) and (b) is being repealed and replaced by amending and clarifying the height and setback requirements relating to elevator towers.
- §205-10F (7) is being added to clarify the height requirements relating Air Conditioning and Ventilating Units.

(b) HOLDOVER/CONTINUANCE POLICY DISCUSSION

7. OLD BUSINESS: None

8. CORRESPONDENCE: None

9. DISCUSSION: None

10. PUBLIC PARTICIPATION:

11. EXECUTIVE SESSION: None

12. ADJOURNMENT UNTIL OCTOBER 11, 2023, AT 6:30 P.M.

Upcoming Meetings in 2023:

October 11, 2023

November 8, 2023

December 13, 2023

2024 Meeting Dates:

January 10, 2024 (Re-Organization)	July 10, 2024
February 14, 2024	August 14, 2024
March 13, 2024	September 11, 2024
April 10, 2024	October 9, 2024
May 8, 2024	November 13, 2024
June 12, 2024	December 11, 2024