

# KELLY & VISOTCKY, L.L.C.

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## NOTICE OF HEARING

**PLEASE TAKE NOTICE** that Meyer Shore, LLC has made application to the Long Beach Township Land Use Board for minor Subdivision approval so as to subdivide their property into two conforming lots. In addition, Applicant also seeks Preliminary and Final Major Site Plan approval so as to construct a mixed use building consisting of office/retail use on the 1<sup>st</sup> floor and 2 apartments above the commercial use on each of the two new lots. The property is the location of the current LaBamba Restaurant at 3200 Long Beach Boulevard, Brant Beach, New Jersey, a/k/a Block 15.147, Lot 2 on the Official Long Beach Township Tax Map.

The proposed new lots will be known as Lots 2.01 and 2.02, Block 15.147 on the Long Beach Township Tax Map.

If required by the Board, Applicant will seek Bulk Variances for side yard setback for proposed Lots 2.01 and 2.02, having proposed 4.34 ft. per side on each of the two new lots, whereas Long Beach Township Zoning Code 205-12(B) requires every building to have side yards totaling not less than 30% of the lot frontage, but in no event less than 15 ft. with a minimum of 4 ft. on each side. Applicant is proposing a total of 8.68 ft. side yard setbacks for each new lot (22.5 ft. required for each lot). Applicant will also seek a variance, if required, for distance between buildings in accordance with Long Beach Township Zoning Code 205-12(c) having proposed 8.68 ft. (15 ft. required between houses).

Applicant will seek any other variances that may be required by the Long Beach Township Land Use Board at the time said Applicant is heard at the public hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for Wednesday, September 13, 2023 at 6:30 p.m. in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in person meeting only. There will be no virtual component.

**Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township (609.361.6653) during normal business hours on the day of the hearing for any change from in person to virtual meeting.**

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours Monday through Friday 9:00 a.m. to 3:00p.m.

Kelly & Visotcky, LLC

Dated: August 22, 2023

By: \_\_\_\_\_  
Richard P. Visotcky, Esquire  
Attorney for Applicants