



(Current as of 10/11/2023)
**TOWNSHIP OF LONG BEACH
LAND USE BOARD**

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LAND USE BOARD

AGENDA

October 11, 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 FROM SEPTEMBER 13, 2023, MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.

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

5. RESOLUTIONS OF MEMORIALIZATION:

1. #LUB-14-23- HENRY STREET TRUST

6. PROCLAMATION TO DAVID A. SOUTHWICK

NOTE: Funeral Arrangements for Dave will be held on Wednesday, October 25, 2023 (Dave's birthday). Visitation is at 10:00 A.M. and Service at 11:00 A.M. at the First Methodist Church ~ 101 E. New Jersey Avenue, Beach Haven Gardens.

7. APPLICATIONS TO BE CONSIDERED:

(a) # **LUB-13-23**

BRANT BEACH (3200 LONG BEACH BOULEVARD)

MEYER SHORE, LLC.

LUIGI & PROVIDENZA IAMUNNO

APPLICANT

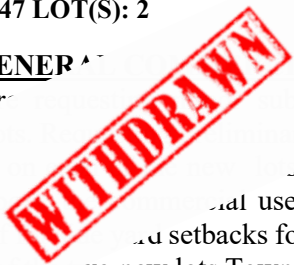
OWNERS

BLOCK: 15.147 LOT(S): 2

CARRIED FROM THE AUGUST 9, 2023, MEETING

ZONE: C-GENERAL

Applicants are requesting approval to subdivide the property into two (2) conforming lots pursuant to the Final Major Site Plan approval so as to construct mixed use lots, consisting of office/retail use on the first floor and two (2) apartment units on the second floor. If required by the Board, the applicants will request bulk variance relief from Township Code §205-12(B) requires every building shall have side setbacks for proposed lots 2.01 and 2.02. Having proposed 4.34' feet per side on each lot. 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) # **LUB-15-23**

LOVELADIES (93 A & B LONG BEACH BOULEVARD)

ROBERT & TRACY ROSS

OWNER and APPLICANTS

BLOCK: 20.104 LOT(S): 1 & 2

ZONE: R-10- SINGLE FAMILY RESIDENTIAL ZONE

Applicants are requesting Minor Subdivision approval relative to the proposed development on the vacant lots. The applicant has demolished the existing improvements and is proposing to relocate the property line separating Lots 1 and 2 by shifting the property line 10 feet to the east, which would create the following new lot dimensions: Lot #1: 125' feet by 135' feet and Lot #2: 125' feet by 587' feet +/- . The new lots will be single-family building lots, and any new construction will conform to all zoning requirements.

(c) # **LUB-16-23** **HOLGATE (31 W. SUSAN AVENUE)**

CARL & KORAL OHLSSON

OWNER and APPLICANTS

BLOCK: 1.79 LOT(S): 1

ZONE: R-35- SINGLE FAMILY RESIDENTIAL ZONE

Applicants are requesting variance relief from the Townships requirements in §205-11E(1)(a) for setbacks in developed neighborhoods, "On any corner lot, the owner of such lot may determine upon which street he or she wishes the main building to front," and in §205-33B(3)(a) for impervious coverage, "On lots adjacent to a paved roadway approved impervious lot coverage shall not exceed 75% of the entire lot area nor 60% of any yard setback area," so as to install a swimming pool in the front yard adjacent to the single-family dwelling that is nearing completion of construction.

(d) # **LUB-17-23** **BEACH HAVEN PARK (4 E. JEROME AVENUE)**

SAMUEL GIORDANO & TALYA SPIVACK

OWNER and APPLICANTS

BLOCK: 11.29 LOT(S): 18

ZONE: R-50 – SINGLE FAMILY RESIDENTIAL ZONE

Applicants are requesting variance relief from the Township Zoning requirements in the R-50 Residential Zone, §205-55(C)(4) Side-yard requirements; §205-55(C)(1) Lot width requirements; §205-55(C)(2) Lot area requirements. These variances are pre-existing non-conformities. The applicant is seeking to renovate the existing single-family dwelling by adding first and second floor additions, a roof-top deck and bring the garage up to meet the existing front porch setback.

8. **NEW BUSINESS:** None

9. **OLD BUSINESS:** None

10. **CORRESPONDENCE:**

In the case of BI 8200, LLC. (Kubels) v. Land Use Board of Long Beach Township. The Supreme Court of New Jersey has ordered that the Plaintiff's petition for certification is denied.

11. **DISCUSSION:** None

12. **PUBLIC PARTICIPATION:**

13. **EXECUTIVE SESSION:** None

14. **ADJOURNMENT UNTIL NOVEMBER 8, 2023, AT 6:30 P.M.**

Upcoming Meetings in 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