



(Current as of 12/07/2023)
TOWNSHIP OF LONG BEACH
LAND USE BOARD

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LAND USE BOARD **AGENDA** **December 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 NOVEMBER 8, 2023, MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
 - ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER
 - ❖ **LUB #34-22: GEORGE & MATA NIKIAS-** REQUESTING EXTENSION OF PERMIT DEADLINE FROM OCTOBER 11, 2023, TO MARCH 12, 2024
5. **APPLICATIONS TO BE CONSIDERED:**
 - (a) **# LUB-18-23** **BEACH HAVEN GARDENS (13601 LONG BEACH BOULEVARD)**
HSR COMPANY, INC. **BRENNAN FUEL LLC.**
APPLICANT OWNER
BLOCK: 6.27 LOT(S): 1 & 13

ZONE: C-GENERAL COMMERCIAL
Applicants are requesting Preliminary and Final major Site Plan approval so as to convert the existing commercial building on the property to a two-story mixed-use building, with a convenience/retail store on the first story and two (2) single-family apartments on the second story. Also requesting variance relief from Township requirements for dimensions off-street parking spaces §205-51(D)(1)-minimum dimensions of 18' feet x 11' feet wide. The applicant is proposing 18' feet x 9' feet wide. The retail fueling station will remain.
 - (b) **# LUB-19-23** **BEACH HAVEN PARK (10415 BEACH AVENUE)**
CHARLES & ERIN PESANT
OWNER and APPLICANTS
BLOCK: 11.09 LOT(S): 1

ZONE: R-50 GENERAL RESIDENTIAL ZONE
Applicants are requesting variance relief from the Township requirements in the R-50 Residential Zone, §205-55(C)(7) *Area & Yard Requirements*: "All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot." The applicant is proposing lot coverage of 35.7% so as to construct a 20' ft. x 10'ft. accessory shed on the property that is currently under construction.
 - (c) **# LUB-20-23** **BRIGHTON BEACH (18 E. RHODE ISLAND AVENUE)**
ROBERT & LILLIAN SHIFRIN
OWNER and APPLICANTS

BLOCK: 13.17 LOT(S): 11

ZONE: R-50 GENERAL RESIDENTIAL ZONE

Applicants are requesting variance relief from the Townships requirements in §205-55C(4)(a) for Combined Side-yard Setbacks; “Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.” and in §205-55C(7)) for Lot Coverage, “All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.” so as to raise the existing dwelling, construct a new two-story addition to the rear of the dwelling and install a driveway.

(d) # **LUB-21-23** **BRANT BEACH (4807 LONG BEACH BOULEVARD)**

LYNNE SCHNELL

OWNER and APPLICANTS

BLOCK: 15.90 LOT(S): 1

ZONE: R-50 GENERAL RESIDENTIAL ZONE

Applicant is requesting Minor Subdivision approval and variance relief from the Township Zoning requirements in the R-50 residential Zone, §205-55(C)(4) Lot Area Requirements; §205-55(C)(5)(a) Lot depth requirements; This variance is a pre-existing non-conformity. The applicant is seeking to have the existing single-family dwelling be situated on proposed lot #1.01 and create a single-family building lot to be developed in the future on proposed lot #1.02. Any construction on proposed lot 1.02 will conform to all bulk zoning requirements of Long Beach Township.

7. NEW BUSINESS:

(a) **ORDINANCE ~ 23-25:** This Ordinance is amending:

- § 205-59A (18) C General Commercial Zone- Added defined standards and conditions for Mixed-Use in this Zone
- § 205-61A (1) (o) Marine Commercial Zone- Added defined standards and conditions for Mixed- Use in this Zone

(b) **2023 END OF YEAR REPORT:** For Review and discussion

8. OLD BUSINESS: None

9. CORRESPONDENCE: None

10. DISCUSSION: 2024 MEETING DATES

11. PUBLIC PARTICIPATION:

12. EXECUTIVE SESSION: None

13. ADJOURNMENT UNTIL JANUARY 10, 2024, AT 6:30 P.M. (Re-Organization)

2024 Meeting Dates:

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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

