



(Current as of 04/02/2024)

**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**

**April 10, 2024**

**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 MARCH 13, 2024, MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
  - ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER
5. **RESOLUTIONS OF MEMORIALIZATION:**
  1. #LUB-03-24- MALINOWSKI
6. **APPLICATIONS TO BE CONSIDERED:**
  - (a) **# LUB-02-24** **THE DUNES (12011 OCEAN BOULEVARD)**  
**JUDITH COOK**  
OWNER & APPLICANT  
**BLOCK: 8.26 LOT(S): 4**  
  
**ZONE: R-50 GENERAL RESIDENTIAL ZONE**  
The applicant is proposing to construct a new (2) two-story deck addition on the northerly side of the existing single-family dwelling. They are requesting variance relief from Township requirements for:
    - **§205-12(B):** Minimum Side and Rear Yard Requirements
    - **§205-33(B)(3)(a):** Impervious Lot Coverage- (Pre-existing non-conformity)
  - (b) **# LUB-05-24** **HOLGATE (11 W MCKINLEY AVENUE)**  
**MCKINLEY AVENUE PROPERTIES, LLC**  
OWNER & APPLICANT  
**BLOCK: 1.10 LOT(S): 22**  
  
**ZONE: R-50 GENERAL RESIDENTIAL ZONE**  
The applicant is proposing to demolish the existing single-family home and the property and to subdivide the property into two (2) conforming lots of 40 x 100 feet each (4,000sf). In accordance with Township Code §176-27(A)(1): “A minor subdivision located entirely within a single residential zone may be approved without a variance where the lots created conform in lot frontage, depth, and square footage to the majority of the lots located on both sides of the street on which the new lots front located within 200 feet of the exterior boundary line of the land to be subdivided. That is to say, a minor subdivision may be created having lot dimensions and lot size conforming to the size and frontage of more than 50% of the lots located on both sides of said street on which the subdivision fronts within 200 feet of the exterior boundary line of the land being subdivided.”
7. **NEW BUSINESS: ORDINANCE #24-12C**
8. **OLD BUSINESS: None**

- 9. **CORRESPONDENCE:** None
  - 10. **DISCUSSION:** None
  - 11. **PUBLIC PARTICIPATION:**
  - 12. **EXECUTIVE SESSION:** None
  - 13. **ADJOURNMENT UNTIL MAY 8, 2024, AT 6:30 P.M.**
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**UPCOMING 2024 Meeting Dates:**

May 8, 2024	September 11, 2024
June 12, 2024	October 9, 2024
July 10, 2024	November 13, 2024
August 14, 2024	December 11, 2024