



*(Current as of 04/30/2024)*  
**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**

**May 8, 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 APRIL 10, 2024, MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
  - ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER
5. **RESOLUTIONS OF MEMORIALIZATION:**
  1. #LUB-02-24- COOK
  2. #LUB-05-24- MCKINLEY AVENUE PROPERTIES, LLC.
  3. #LUB-11-23- REVISED FRONT YARD SETBACK- BURGAN

6. **APPLICATIONS TO BE CONSIDERED:**

- (a) **# LUB-04-24** **HOLGATE (3 W TEBCO TERRACE)**  
**JAMES & ELIZABETH DOBROWOLSKI**  
OWNER & APPLICANT  
**BLOCK: 1.48 LOT(S): 17**

**ZONE: R-35 GENERAL RESIDENTIAL ZONE**

The applicant is proposing to construct first-floor addition by enclosing the existing covered porch on the southeast corner of the existing home and construct a new covered porch (12.5 x 3.8 feet) beyond the area of the existing covered porch, toward the front of the property. They are also proposing a roof top deck which does not require any variances. They are requesting variance relief from Township requirements for:

- **§205-58(C)(7): Lot Coverage.** 33.3% s required, existing is 32.4% and proposed is 33.9%
- **§205-58(C)(1): Lot Area.** Minimum required is 4,500sf, existing & proposed is 3,125sf which is a pre-existing nonconformity

- (b) **# LUB-06-24** **BRIGHTON BEACH (8511 LONG BEACH BOULEVARD)**  
**DOLORES SANTORO**  
OWNER & APPLICANT  
**BLOCK: 13.08 LOT(S): 1 & 17**

**ZONE: C GENERAL COMMERCIAL ZONE**

The applicant is proposing to demolish the existing mixed-use building and garage and construct a new mixed-use building. Proposing commercial space on the ground floor and a two-story single family residential unit above. The applicant is seeking to utilize the commercial unit as a frozen yogurt store. They are seeking Preliminary/Final Site Plan, Minor Subdivision approvals and they are requesting variance relief from Township requirements for:

- **§205-6: Vision Clearance on Corner Lots.** Two(2) of the eight (8) proposed parking spaces encroach into the site triangle where the Ordinance states: *"In any district in the*

*Township of Long Beach, any corner lot, as that term is defined in this chapter, shall maintain a site triangle established by determining the point 25 feet removed from the point of intersection of the two lines constituting the streets or easements which intersect to form the corner lot and connecting those two points with a straight line. In the corner site triangle, no fence, sign or other structure, planting or other obstruction to vision higher than two feet six inches above the established grade at the center line of the intersecting street, streets, easement or easements shall be erected, placed, permitted or maintained.”*

- 7. **NEW BUSINESS:** None
- 8. **OLD BUSINESS:** None
- 9. **CORRESPONDENCE:** None
- 10. **DISCUSSION:** None
- 11. **PUBLIC PARTICIPATION:**
- 12. **EXECUTIVE SESSION:** None
- 13. **ADJOURNMENT UNTIL JUNE 12, 2024, AT 6:30 P.M.**

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**UPCOMING 2024 Meeting Dates:**

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