



(Current as of 08/04/2025)
**TOWNSHIP OF LONG BEACH
LAND USE BOARD**

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LAND USE BOARD

**AGENDA
REGULAR MEETING**

**August 13, 2025
6:30 P.M.**

- 1. **FLAG SALUTE**
- 2. **OPENING STATEMENT**
- 3. **ROLL CALL:**

Nathan Colmer, Class I Mayors Designee	Robert B. Roth, Jr., Class IV
Ronald Pingaro, Class II~ Secretary	David A. Southwick, Jr., Class IV
Alexander Meehan, Class III	Patricia M. Caplicki, Alt #1
E. Joseph Hummel, Class IV ~ Chairman	Kristin Ducker, Alt.#2
Vilma E. Applegate, Class IV	Scott Zoladz, Alt #3
Richard L. Jones, Class IV	Dave Seegers, Alt.#4
Robert S. VanBuren, Class IV~ Vice Chairman	

4. **ADMINISTRATIVE ITEMS:**

- ❖ **APPROVAL OF MINUTES:** MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE JULY 9, 2025 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. **RESOLUTIONS OF MEMORIALIZATION:**

- ❖ Resolution of Memorialization (Approval) - LUB-05-25- KANE.
- ❖ Resolution of Memorialization (Approval) - LUB-12-25- PSM REAL ESTATE, LLC.
- ❖ Resolution of Memorialization (Denial) - LUB-13-25- JAMES & KIMBA OCCHIPINTI
- ❖ Resolution of Memorialization (Approval) - LUB-15-25- LSH HOLDINGS, LLC.

6. **APPLICATIONS:**

- a.) # **LUB-18-25** **NORTH BEACH (1068A LONG BEACH BOULEVARD)**
BARRY AND JANET SULLIVAN
OWNER & APPLICANT
BLOCK: 18.68 LOT(S): 1

REQUESTING TO CARRY TO THE SEPTEMBER 10TH, 2025 MEETING

ZONE:R-10E- SINGLE FAMILY RESIDENTIAL

The applicants are seeking construct a 10'FT X 3.3' FT deck extension to an already existing deck on the rear of the property. The applicants are requesting variance relief from the Township Zoning requirements for:

- 1. **§205-52(C)(2):** Area and yard requirements: *No principal or accessory building shall be closer than 20 feet to the street or easement line, including both streets of a corner lot or existing setback factor.* The existing and proposed front yard setback is 19.2' feet, which is pre-existing non-conformity that is not changing.
- 2. **§205-52(C)(4):** Area and yard requirements: *No principal building shall be closer than 20 feet to a rear lot line.* The existing rear yard setback is 20.3' feet and 17.8' feet is proposed.

- b.) # **LUB-14-25** **NORTH BEACH HAVEN (1412 LONG BEACH BOULEVARD)**
ELM H. HOLDINGS, LLC.
OWNER & APPLICANT

BLOCK: 4.12 LOT(S): 6.01

ZONE:C-GENERAL COMMERCIAL ZONE AND -R50 ZONE

The applicant is seeking Preliminary and Final Major Site Plan approval on an existing parking lot, that spans two zoning districts: General Commercial (C) and General Residential R-50, so as to develop a three-story mixed-use building, with a 3,300 square foot retail store on the first and second floors, and two (2) residential apartments on the third (3rd) floor. They are seeking a Special Reasons “D” Variance for both the parking and the mixed-use development within the R-50 one. They are also seeking variance relief from the Township requirements for:

- **§205-12(B):** Minimum side and rear yard requirements for all lots.: *In all areas of Long Beach Township 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. Where the Long Beach Township Zoning Ordinance⁴ requires wider side yards, such side yards shall be provided to conform with the requirements of the ordinance, and the requirements herein set forth are minimum requirements only.* Here, 31.9 feet is required, and 28.5 feet is proposed.
- **§205-33(B)(4):** Impervious lot coverage: *A pervious surface area with a minimum width of 18 inches shall be provided between any impervious surface and the side yard and rear yard property lot lines. The eighteen-inch pervious area is not required for driveways with a minimum six-inch-high curbline along the side of a driveway abutting a property lot line.* Here, the required setback to impervious surfaces is 1.5 feet and 0 feet is proposed.
- **§205-6:** Vision clearance on corner lots: *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.* Here, the third (3rd) floor deck encroaches above the 2.5-foot site triangle.

c.) **# LUB-17-25** **NORTH BEACH HAVEN (1300 LONG BEACH BOULEVARD)**

ELM H. HOLDINGS, LLC.

OWNER & APPLICANT

BLOCK: 4.06 LOT(S): 5

ZONE:C-GENERAL COMMERCIAL ZONE and R-50 ZONE

The applicant is seeking Preliminary and Final Major Site Plan approval, so as to demolish the existing commercial building (The Hands Store) and construct a new three-story, 24-unit hotel with ground floor retail space and a rooftop pool. The hotel will consist of sixteen (1) one-bedroom units and (8) two-bedroom units. The applicant seeks a Special Reasons “D” Variance relief for both the hotel and parking lot as they are in the R-50 Zone and these are not permitted uses in that zone; as well as a Special Reasons “D” Variance to allow two principal uses (hotel and retail) on a single lot that is not permitted.

Hotels are also conditional uses in the C-Zone and therefore, the applicant requests conditional use approval and variance relief from the Township requirements for:

- Building Coverage: 46.8% is proposed and 33.3% is permitted
- Front Yard Setback (14th Street): 20ft. is proposed and 25ft is required
- Front Yard Setback (Long Beach Blvd.): 0.7ft is proposed and 25ft is required
- Variance for rooftop pool

7. NEW BUSINESS:

8. PUBLIC PARTICIPATION: Open to the Public for Comment

9. ADJOURNMENT UNTIL September 10, 2025, AT 6:30 P.M.

In person on the first floor, in the Court Room of the James J. Mancini Administration Building, 6805 Long Beach Boulevard, Brant Beach, New Jersey,

UPCOMING 2025 Meeting Dates:

September 10, 2025	October 8, 2025	November 12, 2025	December 10, 2025
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