

AMENDED  
**APPLICATION TO THE LONG BEACH  
TOWNSHIP LAND USE BOARD**

Do not write below - for official use only

Project Name: 1412 Long Beach Boulevard  
Block: 4.12 Lot(s): 6.01  
Property Address: 1412 Long Beach Boulevard

Date Received: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Escrow Fee: \$ \_\_\_\_\_  
Docket Number: \_\_\_\_\_

**CHECK ALL THAT APPLY:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Bulk Variance   | <input type="checkbox"/> Minor Subdivision (Exempt)             |
| <input checked="" type="checkbox"/> Use Variance    | <input type="checkbox"/> Major Subdivision/Preliminary          |
| <input type="checkbox"/> Interpretation             | <input type="checkbox"/> Major Subdivision Final Major          |
| <input type="checkbox"/> Informal                   | <input checked="" type="checkbox"/> Site Plan/Preliminary Major |
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Site Plan/Final             |

**ANSWER ALL QUESTIONS. IF NOT APPLICABLE INDICATE WITH 'N/A' OR 'None'  
DO NOT LEAVE BLANKS. INCOMPLETE APPLICATIONS WILL NOT BE  
ACCEPTED OR WILL BE DEEMED INCOMPLETE**

1. **Applicant Name:** Elm H Holdings LLC  
**Address:** **Street:** 490 Route 33 West, Unit 1 **City:** Millstone, NJ **Zip:** 08535  
**Phone:** (609) 572-7544 **e-mail:** c/o atty ntalvacchia@cooperlevenson.com

**Applicant is :** ☐ Owner ☐ Agent ☐ Corporation ☐ Partnership ☒ LLC

If applicant and/or owner is a corporation, LLC or partnership set forth the names addresses of all stockholders, partners or members having 10% or more interest on a separate paper. Corporations must be represented by a New Jersey licensed attorney and include a Resolution authorizing the Application.

2. **Owner's Name:** Same as Applicant  
**Address:** **Street:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_ **e-mail:** \_\_\_\_\_


**All owners must be identified and sign application. (Use additional pages if necessary)**

3. **Attorney:** Nicholas F. Talvacchia, Esquire of Cooper Levenson, P.A.  
**Address:** **Street:** 1125 Atlantic Avenue, Third Floor **City:** Atlantic City **Zip:** 08401  
**Phone:** (609) 572-7544 **e-mail:** \_\_\_\_\_

4. **Planner/Surveyor:** James D. Brzozowski, P.E., P.P. of Horn, tyson & Yoder, Inc.  
**Address:** **Street:** 8510 Long Beach Boulevard **City:** Long Beach Twp **Zip:** 08008  
**Phone:** (609) 492-5050 **e-mail:** jimb.hty@gmail.com


5. Architect: David A. Gaffin, Architect of Studio Tagland Designs LLC  
Address: Street: 3 West Delaware City: Beach Haven Tn Zip: 08008  
Phone: (609) 361-8128 e-mail: \_\_\_\_\_

*Attache additional sheets if necessary.*

6. Location of property:  
Zone: C and R-50 Lot Area: 13,502.1 SF Lot Dimensions: 121.97 x 130.10 

7. Is the property located on a county road? Yes

8. Current Use: Parking Lot  
No. of Dwelling Units: N/A No. of Commercial Units: N/A

9. Proposed Use: Mixed use building with 3,300 SF of retail on 1st and 2nd floors and two (2) 

10. When was the property purchased? 10/31/2020

11. Date of Last Certificate of Occupancy: \_\_\_\_\_ Attach Copy

12. Date of last construction, alteration or addition: \_\_\_\_\_ Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: _____	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back <u>5.20</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>24.00</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>4.50</u>	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back <u>49.50</u>	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage _____	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage <u>69.10</u>	<input checked="" type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures <u>1.00</u>	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width <u>106.46</u>	<input type="checkbox"/>		

14. Existing Restrictions:  
(A) Deed Restrictions: Yes (Attach Copies) ☐ None  
(B) Easements: Access Easement (Attach Copies) ☐ None  
(C) Condominium: \_\_\_\_\_ (Attach Copies) ☐ None

15. Proposed Restriction: ☒ None

**16. Variances and Waivers:**

**(A) List Required Variances: (Include Ordinance Number)**

☐ None

Combined side yard setback 205-12.B;  
Setback to impervious surfaces 205-33.B(4);  
Structure above the 2.5 ft. in site triangle 205-6; and  
Use variance 205-55A.

**On a separate paper provide legal theory supporting variance relief.**

**(B) List of Requested Waivers:**

☒ None

**17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials. ☐ None**

See attached list.

**18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.**

See attached list.

ALL OWNERS OF RECORD AND APPLICANT MUST SIGN APPLICATION. (ATTACH ADDITIONAL PAGES IF NECESSARY.)

Dates: 05/27, 2025

ELM H HOLDINGS LLC

By: 

Sean Maxwell, Manager, Owner  
(Print name under signature)

Dates: \_\_\_\_\_

\_\_\_\_\_, Owner  
(Print name under signature)

Applicant Signature (if different from owner):

Dates: \_\_\_\_\_

Same as Owner  
\_\_\_\_\_, Applicant  
(Print name under signature)

Dates: \_\_\_\_\_

Same as Owner  
\_\_\_\_\_, Applicant  
(Print name under signature)

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

## **AMENDED PROJECT NARRATIVE**

1412 Long Beach Boulevard  
Block 4.12, Lot 6.01  
Long Beach Township, County of Ocean, State of New Jersey  
June 5, 2025

Elm H Holdings LLC (“Applicant”) seeks preliminary and final major site plan approval, conditional use approval, and variance relief for the property located at 1412 Long Beach Boulevard, also identified as Block 4.12, Lot 6.01 on the Tax Map of the Long Beach Township (the “Property”) to develop a 3-story mixed use building with 3,300 s.f. of retail on the 1<sup>st</sup> and 2<sup>nd</sup> floors, and two (2) residential apartments on the 3<sup>rd</sup> floor and will provide a total of 15 parking spaces (6 residential parking spaces and 9 commercial parking spaces), where 13 parking spaces are required. The Property is currently a parking lot.

The Property is split zoned between the General Residential (R-50) where parking and mixed use buildings are not permitted and the General Commercial (C) zoning districts where mixed used buildings and parking are permitted. Part of the proposed parking lot is within the R-50 zoning district while the balance of the proposed development, including the mixed use building, is within the C zoning district. Accordingly, Applicant is seeking d(1) use variance relief to permit a mixed use building and parking lot within the R-50 zoning district.

Applicant requests variance relief for the following: (a) combined side yard setback where 31.9 ft. is required and 28.5 ft. is proposed; (b) setback to impervious surfaces where 1.5 ft. is required and 0 ft. is proposed; and (c) 3<sup>rd</sup> floor deck encroachment above the 2.5 ft. site triangle.

The Applicant also requests any waivers, variances, exceptions or other relief that the Long Beach Township Land Use Board may deem necessary and/or appropriate.

**DISCLOSURE STATEMENT**

**LIST OF NAMES AND ADDRESSES OF OFFICERS, DIRECTORS,  
AND INDIVIDUALS OR ENTITIES  
OWNING 10% OR MORE INTEREST IN THE APPLICANT  
(N.J.S.A. 40:50D-48.1)**

**ELM H HOLDINGS LLC**

The persons or entities with a 10% or greater interest in Applicant, **ELM H HOLDINGS LLC**:

Sean Maxwell  
89 Meirs Road  
Cream Ridge, NJ 08514

Brian Shapson  
80 Leesville Road  
Jackson, NJ 08527

CJ Davies  
31 White Oak Lane  
Little Egg Harbor, NJ 08087

17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials.

Ocean County Planning Board

18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.

Site Plan dated 06/03/2025 prepared by James D. Brzozowski, PE, PP of Horn, Tyson & Yoder, Inc.

Architectural renderings dated 05/27/2025 prepared by David A. Gaffin of Studio Tagland Designs LLC.