

AMENDED

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

Do not date below - for official use only

Project Name: Elm H. Holdings LLC
Block: 4.06 Lot(s): 5
Property Address: 1300 L.B.B.

Date Received: 7.31.25
Application Fee: \$ 500.00
Escrow Fee: \$ 1000.00
Docket Number: LUB #17-25

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: ntalvacchia@cooperlevenson.com

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: ntalvacchia@cooperlevenson.com

Cell#: 609-412-8051

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) 592-5050 e-mail: jimb@htyoder.com; jimb.hty@gmail.com

Amended APPLICATION

EXHIBIT # A-6

5. Architect: David Griffin of Studio Tagland Designs LLC
Address: Street: 3 West Delaware City: Beach Haven, N.J. Zip: 08008
Phone: (609) 361-8128 e-mail: dave@studiotagland.com

Attache additional sheets if necessary.

6. Location of property:
Zone: C and R-50 Lot Area: 25,563.98 s.f. Lot Dimensions: _____

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

8. Current Use: Retail
No. of Dwelling Units: N/A No. of Commercial Units: 1

9. Proposed Use: 3-story mixed use building with retail (gr fl) & 24 residential units (1 & 2 fl) and

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>25.00</u> 13th St.	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back <u>20.00</u> 14th St.	<input checked="" type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back <u>0.70</u> LBB	<input checked="" type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back <u>20.00</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"/>	Building % Lot Coverage <u>46.80</u>	<input checked="" type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage <u>74.70</u>	<input 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>200.00</u>	<input type="checkbox"/>		

14. Existing Restrictions:
(A) Deed Restrictions: _____ (Attach Copies) ☒ None
(B) Easements: _____ (Attach Copies) ☒ None
(C) Condominium: _____ (Attach Copies) ☒ None

15. Proposed Restriction: _____ ☒ None

16. Variances and Waivers:

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

☐ None

Building coverage 205-59.A(17).(a).[1];
Front yard setbacks 205-59.A(17).(a).[2];
Conditions 205-59.A.(17);
Use variance 205-55A;
Roof top swimming pool 205-22(A); and
Two principal uses on one lot 205-2.

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.

AMENDED PROJECT NARRATIVE

1300 Long Beach Boulevard
Block 4.06, Lot 5
Long Beach Township, County of Ocean, State of New Jersey
July 24, 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 1300 Long Beach Boulevard, also identified as Block 4.06, Lot 5 on the Tax Map of the Long Beach Township (the “Property”) to develop a 3-story, 24-unit hotel with retail space on the ground floor and a rooftop pool. The hotel units will be comprised of sixteen 1-bedroom units and eight 2-bedroom units.

The Property is split zoned across two zoning districts, General Commercial (C) and General Residential (R-50). Part of the proposed parking lot is within the R-50 zoning district while the balance of the proposed development, including the hotel, is within the C zoning district. Hotels and parking lots are not permitted in the R-50 zoning district. Accordingly, Applicant is seeking d(1) use variance relief to permit a hotel and parking lot within the R-50 zoning district.

Applicant is also seeking d(1) use variance relief to permit the two principal uses of hotel and retail on one lot where two principal uses are not permitted on a single lot pursuant to § 205-2.

In accordance with §205-59.(17) hotels are conditionally permitted in the C zoning district. Applicant is requesting a conditional use permit as well as requesting d(3) conditional variance relief from the following conditions: (A) building coverage where 33 1/3% is permitted pursuant to §205-59.(17)(a)(1) and 46.8% is proposed; (B) front yard setback on 14th Street where 25 feet is required pursuant to §205-59.(17)(a)(2) and 20 feet is proposed; and (C) front yard setback along Long Beach Boulevard where 25 feet is required pursuant to §205-59.(17)(a)(2) and .7 feet is proposed.

Applicant is also seeking variance relief to permit a roof top swimming pool where pursuant to §205-22(A) it is prohibited.

Applicant will provide a total of 44 parking spaces in accordance with §205-59.A.(17)(b) and (c) and an enclosure for the trash dumpsters in accordance with §205-59.A.(17)(d).

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

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The Property is split zoned across two zoning districts, General Commercial (C) and General Residential (R-50). Part of the proposed parking lot is within the R-50 zoning district while the balance of the proposed development, including the hotel, is within the C zoning district.

In accordance with §205-59.(17) hotels are conditionally permitted in the C zoning district. Applicant is requesting a conditional use permit as well as requesting d(3) conditional variance relief from the following conditions: (A) building coverage where 33 1/3% is permitted pursuant to §205-59.(17)(a)(1) and 46.8% is proposed; (B) front yard setback on 14th Street where 25 feet is required pursuant to §205-59.(17)(a)(2) and 20 feet is proposed; and (C) front yard setback along Long Beach Boulevard where 25 feet is required pursuant to §205-59.(17)(a)(2) and .7 feet is proposed. Applicant will provide a total of 44 parking spaces in accordance with §205-59.A.(17)(b) and (c) and an enclosure for the trash dumpsters in accordance with §205-59.A.(17)(d). Applicant is also seeking variance relief to permit a roof top swimming pool where pursuant to §205-22(A) it is prohibited.

Hotels and parking lots are not permitted in the R-50 zoning district. Accordingly, Applicant is seeking d(1) use variance relief to permit a hotel and parking lot within the R-50 zoning district.

Finally, Applicant is seeking d(1) use variance relief to permit the two principal uses of hotel and retail on one lot where two principal uses are not permitted on a single lot pursuant to §205-2.

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.