

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

Do not write below - for official use only

Project Name: 1412 Long Beach Boulevard

Date Received: _____

Block: 4.12 Lot(s): 6.01

Application Fee: \$ _____

Property Address: 1412 Long Beach Boulevard

Escrow Fee: \$ _____

Docket Number: _____

CHECK ALL THAT APPLY:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt) |
| <input 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 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 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); and
Structure above the 2.5 ft. in site triangle 205-6.

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.

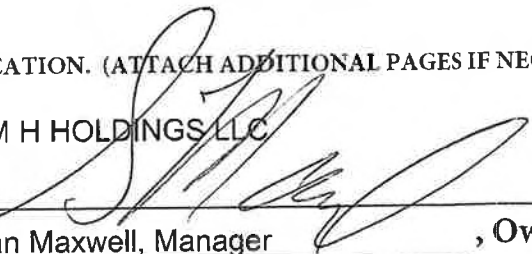
18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.

See attached list.

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

ELM H HOLDINGS LLC

Dates: 05/27, 2025

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

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Same as Owner
_____, Applicant
(Print name under signature)

Dates: _____

Same as Owner
_____, Applicant
(Print name under signature)

Dates: _____

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

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.

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 and variance relief to develop a 3-story mixed use building with 3,300 s.f. of retail on the 1st and 2nd floors, and two (2) residential apartments on the 3rd 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 located in the General Commercial (C) zoning district where mixed used buildings are permitted. The property is located at 1412 Long Beach Boulevard, also identified as Block 4.12, Lot 6.01 on the Tax Map of the Long Beach Township.

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) 3rd 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