



(Current as of 09/04/2025)
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
REGULAR MEETING

September 10, 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 AUGUST 13, 2025 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. RESOLUTIONS OF MEMORIALIZATION:

1. Resolution of Memorialization (Denial) - LUB-14-25- ELM H. HOLDINGS, LLC.
2. Resolution of Memorialization (Denial) - LUB-17-25- ELM H. 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

APPLICATION WAS CARRIED FROM THE AUGUST 13TH, 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-16-25

THE DUNES (12010 LONG BEACH BOULEVARD)

LSH HOLDINGS, LLC.

OWNER & APPLICANT

BLOCK: 8.17 LOT(S): 15

ZONE: C- GENERAL COMMERCIAL ZONE

The applicants are seeking preliminary and final Major Site Plan approvals to demolish all existing improvements on the site and construct a new three- story mixed-use building. The proposed mixed-use building requires variance relief from Township Zoning requirements for:

- **§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.* The proposed building is located within the Township sight triangle, but doesn't encroach into the American Association of State Highway and Transportation Officials (AASHTO) sight triangle.
- **§205-33(B)(3)(a): Impervious Lot Coverage:** *On lots adjacent to a paved roadway approved impervious lot coverage shall not exceed 75% of the entire lot area nor 75% of any yard setback area. On lots fronting the Atlantic Ocean, the foregoing 75% calculation shall be calculated only on the area of the lot lying westward of the oceanfront building line.* The existing impervious coverage on the property is 98.82% and the proposed impervious coverage is 86.43%.
- The applicant is also seeking a waiver from the Township Streets and Sidewalk Ordinance

c.) # LUB-19-25

BEACH HAVEN PARK (110 E CALIFORNIA AVENUE)

MICHAEL & MELISSA ALFONSO

OWNER & APPLICANT

BLOCK: 11.22 LOT(S): 13

ZONE: R-50-GENERAL RESIDENTIAL ZONE

The applicant is seeking variance relief from the Township requirements for:

- **§205-55(C)(3) Area and Yard Requirements:** *No principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on one side to the street line.* The existing and proposed front yard setback is 15 feet, which is a pre-existing non-conformity that is not changing.
- **§205-55(C)(4): Lot Area & Yard Requirements:** *Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.* The existing and proposed easterly side yard setback is 5.3 feet, which is not changing; The existing westerly side yard setback is 15 feet and the proposed westerly side yard setback is 6.7 feet; the existing combined side yard setback is 20.3 feet and the proposed combined side yard setback is 12 feet; the existing and proposed distance between the existing single-family dwelling and the adjacent dwelling on Lot 12 to the east is 8.6 feet, which is a preexisting nonconformity that is not changing.

The applicant is seeking to construct a new two-story addition in the westerly side yard to accommodate an elevator, as well as the relocation of the pantry on the second floor.

September 10, 2025

Page 2 of 3

CHRISTOPHER & JENNIFER BAXTER

OWNER & APPLICANT

BLOCK: 1.44 LOT(S): 18, 19**REQUESTING TO CARRY TO THE OCTOBER 8TH, 2025 MEETING****ZONE: R-35 GENERAL RESIDENTIAL ZONE**

The applicant is seeking to construct a residential elevator to the existing single-family dwelling and are requesting 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.* Here, the existing combined side yard setback is 22' feet which is a pre-existing non-conformity and the proposed is 21' feet.

7. **PUBLIC PARTICIPATION:** Open to the Public for Comment

8. **ADJOURNMENT UNTIL October 8, 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:

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