

RABAN & RABAN

— LLC —

Attorneys at Law

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN*▲

**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

MEMBER OF NJ BAR *

MEMBER OF PA BAR ▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

June 30, 2025

Via Hand Delivery & Email jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: LSH Holdings LLC Preliminary and Final Major Site Plan
Block 8.17, Lot 15
12010 Long Beach Blvd., Long Beach Township

Dear Jackie:

Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application
- (x) 15 copies of Site Plan prepared by InSite Engineering LLC;
- (x) 15 copies of Floor Plans prepared by Handline Architect;
- (x) 15 copies of Highlighted Tax Map;
- (x) 15 copies of Color Photos (4);
- (x) W-9;
- (x) Affidavit of Ownership;
- (x) Checklist;
- (x) Technical Checklist;
- (x) Proposed Public Notice;
- (x) Application Fee check # 3801 Amount \$3,150.00;
- (x) Escrow Account Deposit check #3802 Amount \$4,500.00;
- (x) Please consent and/or approve for public hearing on the next available date.

Jackie Fife, Secretary

June 30, 2025

Page 2

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,



JAMES S. RABAN

JSR/dh

Encl.

cc: LSH Holdings LLC (via email)
InSite Engineering, LLC (via email)
Handline Architect (via email)
Frank Little, Jr., P.E., P.P., C.M.E. (via email and regular mail)
Robin La Bue, Esq. (via email and regular mail)



LONG BEACH TOWNSHIP LAND USE BOARD
CHECKLIST FOR INITIAL SUBMISSION
****INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED****

PLEASE READ

INSTRUCTIONS:

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

Robin La Bue, Esq.

~~Kevin Quinlan, Esq.~~

- ☒ 1 Copy of Complete Application
- ☒ 1 Copy Variance Plan, Site Plan, or Subdivision Map
- ☒ 1 Copy of Architectural Plans
- ☒ 1 Copy of Zoning Denial Letter (if applicable)
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with Property Block & Lot highlighted
- ☒ 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- ☒ 1 Copy of this Checklist
- ☒ 1 Copy of Proposed Notice to Property Owners and for Publication
- ☒ Mailed to ~~Kevin Quinlan 287 W. Main Street, Tuckerton, NJ 08087~~
Robin La Bue, Esq. Rothstein, Mandell, Strohm, Halm & Cipriani, P.A. 98 East Water Street, Toms River, NJ 08753

Frank Little, P.E., P.P.

- ☒ 1 Copy of Complete Application
- ☒ 1 Copy Variance Plan, Site Plan, or Subdivision Map
- ☒ 1 Copy of Architectural Plans
- ☒ 1 Copy of Zoning Denial Letter (if applicable)
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with Property Block & Lot highlighted
- ☒ 1 Copy of COMPLETED Technical Check List
- ☒ Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:

1 ORIGINAL of each of the following:

- ☒ Application ☐ Variance Plan ☒ Site Plan ☐ Subdivision Plan ☒ Architectural Plan(s)
- ☒ Tax Map ☒ Color Photos ☒ T-W-9 ☐ Zoning Denial ☒ Signed Checklist
- ☒ Technical Checklist ☒ Affidavit of Ownership, Consent, Authorization and Non-Collusion
- ☒ 1 Copy of Proposed Notice to Property Owners and for Publication
- ☒ Electronic copy PDF format of all the above emailed to jfife@longbeachtownship.com
- ☐ Check for Application Fee \$ _____ Check # _____
- ☐ Check for Escrow Fee \$ _____ Check # _____

Board Member Packets (COLLATED):

- ☒ 14 Copies of Complete Application including:
- ☒ 14 Copies Variance Plan, Site Plan, or Subdivision Map
- ☒ 14 Copies of Architectural Plans
- ☒ 14 Copies of Zoning Denial Letter (if applicable)
- ☒ 14 Copies of Color Photos
- ☒ 14 Copies of Tax Map with Property Block & Lot highlighted

Applicant Signature

James S. Raban

Print Name

Attorney for Applicant

Date

6/30/25

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)

APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: LSH Holdings LLC
Block: 8.17 Lot(s): 15
Property Address: 12010

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 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: LSH Holdings LLC (John Casale, Sole Member)
Address: Street: 28 Rodeo Drive City: West Creek Zip: 08092
Phone: (732) 580-6628 e-mail: john@jsproconstruction.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: James S. Raban, Esq.
Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: InSite Engineering, LLC
Address: Street: 1955 Route 34, Suite 1A City: Wall Zip: 07719
Phone: (732) 531-7100 e-mail: Doug@insiteeng.net

5. Architect: Handline Architect
Address: Street: 128 Bartlett Ave. City: West Creek Zip: 08092
Phone: (609) 879-6264 e-mail: office@handlinearchitect.com

Attache additional sheets if necessary.

6. Location of property:
Zone: C Lot Area: 7,986 sq. ft. Lot Dimensions: 80' x 100'

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

8. Current Use: Retail (Building is currently unoccupied)
No. of Dwelling Units: 0 No. of Commercial Units: 0

9. Proposed Use: Mixed-Use +

10. When was the property purchased? 5/22/24

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: <u>18.00</u>	<input type="checkbox"/>	Building Height: <u>33.64</u>	<input type="checkbox"/>
Front Yard Set Back <u>4.00</u>	<input type="checkbox"/>	Front Yard Set Back <u>0.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>3.30</u>	<input type="checkbox"/>	Side Yard Set Back <u>3.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>44.40</u>	<input type="checkbox"/>	Side Yard Set Back <u>67.57</u>	<input type="checkbox"/>
Rear Yard Set Back <u>43.70</u>	<input type="checkbox"/>	Rear Yard Set Back <u>10.01</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 <u>98.82</u>	<input checked="" type="checkbox"/>	% Impervious Coverage <u>86.43</u>	<input checked="" type="checkbox"/>
No. Principal Structures <u>1.00</u>	<input type="checkbox"/>	No. Principal Structures <u>1.00</u>	<input type="checkbox"/>
No. Accessory Structures <u>0.00</u>	<input type="checkbox"/>	No. Accessory Structures <u>0.00</u>	<input type="checkbox"/>
Lot Width <u>100.00</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**

See attached Application Supplement

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

☐ **None**

See attached Application Supplement

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

To be supplied if applicable.

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

- Preliminary and Final Major Site Plan prepared by InSite Engineering LLC
- Architectural Drawings prepared by Handline Architect
- 4 photographs of the subject property

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

Dates: 05/30/2025



John Casale obo LSH Holdings LLC , Owner
(Print name under signature)

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

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

APPLICATION SUPPLEMENT

LSH Holdings LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and bulk variances relative to proposed development at the property designated as Lot 15 in Block 8.17 on the Tax Map of the Township of Long Beach, located at 12010 Long Beach Boulevard in the Dunes Section of Long Beach Township. The property is currently developed with a one-story commercial building. The Applicant is seeking to demolish all existing improvements at the site and to construct a new three-story mixed-use building, with a commercial retail unit on the ground floor, and two two-story single-family residential dwelling units above the commercial space. Parking for the site will be to the west of the proposed building, with access to the parking lot being provided via W. Mac Evoy Lane. The following variances are requested from the Long Beach Township Zoning Ordinance:

1. Section 205-6: In any district in the Township of Long Beach, any corner lot, as that term is defined in this chapter, shall maintain a sight 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 sight 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.
 - a. Here, a portion of the proposed building is located within the Long Beach Township sight triangle.

2. Section 205-33(B)(3)(a): 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.

- a. The existing impervious coverage at the property is 98.82%. The proposed impervious coverage is 86.43%.

The Applicant is also seeking the following waiver from the Long Beach Township Streets and Sidewalks Ordinance:

1. Section 172-20(A)(2): Corner lots shall be permitted one depressed curb cut with a maximum width of 27 feet or one depressed curb per street with a maximum total combined width of both depressed curb cuts of 30 feet. Here, there is one depressed curb along W. Mac Evoy Lane, with a proposed width of 34.22 feet.

While the proposed building encroaches into the Long Beach Township sight triangle, it does not encroach into the American Association of State Highway and Transportation Officials ("AASHTO") sight triangle, and therefore does not pose any safety risk.

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that LSH Holdings LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and bulk variances relative to proposed development at the property designated as Lot 15 in Block 8.17 on the Tax Map of the Township of Long Beach, located at 12010 Long Beach Boulevard in the Dunes Section of Long Beach Township. The property is currently developed with a one-story commercial building. The Applicant is seeking to demolish all existing improvements at the site and to construct a new three-story mixed-use building, with a commercial retail unit on the ground floor, and two two-story single-family residential dwelling units above the commercial space. Parking for the site will be to the west of the proposed building, with access to the parking lot being provided via W. Mac Evoy Lane. The following variances are requested from the Long Beach Township Zoning Ordinance:

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Although the Applicant believes that no additional variances, waivers or exceptions are required, any additional variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for August 13, 2025 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component. Notice was previously provided for this meeting, but due to scheduling conflicts of the Applicant, the application has not yet been heard by the Board.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a

meeting format change. It is up to you to check the Township website or call the Township (609-361-6637) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours Monday through Thursday 9:00 a.m. to 3:00 p.m.

File #3697

James S. Raban
Attorney for the Applicant

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

Owner: LSH Holdings LLC Phone # 732-580-6628 Email: john@jsproconstruction.com

Applicant: Same as Owner Phone #: _____ Email: _____

Address: 12010 Long Beach Boulevard

Block: 8.17 Lot(s): 15 Date: 6/30/25

****This checklist MUST be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review.****

****Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.****

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
PLAT SPECIFICATIONS									
For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
All Plans MUST provide current information and be dated within one (1) year of the hearing date. (ADDED 7.10.24)	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Each sheet numbered and titled	X	X	X	X	X	X	X	X	(P) (W) (N/R)
GENERAL INFORMATION									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	(P) (W) (N/R)

REVISED JULY 10, 2024

SPECIAL RESOLUTION #10-2024

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Zone boundaries, tax map sheet, lot and block number and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Date of original and all revisions.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Written and graphic map scale.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
North arrow with reference meridian.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Area of the tract and of each lot.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X	X	X	X	X	(P) (W) (N/R)
NATURAL FEATURES									
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 50 FT			X	X					(P) (W) (N/R)
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 200 FT					X	X	X	X	(P) (W) (N/R)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			X	X	X	X	X	X	(P) (W) (N/R)
The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	(P) (W) (N/R)

REVISED JULY 10, 2024

SPECIAL RESOLUTION #10-2024

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE MUST BE COMPLETED
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	
MAN-MADE FEATURES									
Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Building coverage and lot coverage calculations.	X	X	X		X	X			(P) (W) (N/R)
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			X	X	X	X	X	X	(P) (W) (N/R)
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.					X	X	X	X	(P) (W) (N/R)
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P) (W) (N/R)

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LAND USE BOARD
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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Off street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
STREET									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
MISCELLANEOUS									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							(P) (W) (N/R)
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Commercial Space; including counters, seating, equipment, etc. (ADDED 7.10.24)			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Residential Units showing all floors, room dimensions and proposed use of each area. (ADDED 7.10.24)	X	X		X	X	X	X	X	(P) (W) (N/R)

PUBLIC NOTICE

LONG BEACH TOWNSHIP

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1. Section 205-6: In any district in the Township of Long Beach, any corner lot, as that term is defined in this chapter, shall maintain a sight 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 sight 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.
 - a. Here, a portion of the proposed building is located within the Long Beach Township sight triangle.

2. Section 205-33(B)(3)(a): 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.

a. The existing impervious coverage at the property is 98.82%. The proposed impervious coverage is 86.43%.

The Applicant is also seeking the following waiver from the Long Beach Township Streets and Sidewalks Ordinance:

1. Section 172-20(A)(2): Corner lots shall be permitted one depressed curb cut with a maximum width of 27 feet or one depressed curb per street with a maximum total combined width of both depressed curb cuts of 30 feet. Here, there is one depressed curb along W. Mac Evoy Lane, with a proposed width of 34.22 feet.

Although the Applicant believes that no additional variances, waivers or exceptions are required, any additional variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for August 13, 2025 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component. Notice was previously provided for this meeting, but due to scheduling conflicts of the Applicant, the application has not yet been heard by the Board.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a

meeting format change. It is up to you to check the Township website or call the Township (609-361-6637) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours Monday through Thursday 9:00 a.m. to 3:00 p.m.

File #3697

James S. Raban
Attorney for the Applicant