



*(Current as of 10/06/2025)*  
**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**

**October 8, 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 SEPTEMBER 10, 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 (Approval) - LUB-18-25- SULLIVAN
2. Resolution of Memorialization (Approval) – LUB-19-25- ALFONSO

6. **FAILURE TO COMPLY:**

- ❖ **LUB #07-25- LBI BEACH HAIR, LLC.-** Applicant was granted Minor Site Plan with Variance approval at the May 14, 2025 meeting, and the Resolution was Memorialized at the June 11, 2025 meeting. The applicant, to date has not complied with the Resolution to supply the Board with revised plans (45 days from the date of the Resolution), nor have they complied with obtaining proper approvals from Ocean County Planning Board.

7. **APPLICATIONS**

- a.) **# LUB-16-25** **THE DUNES (12010 LONG BEACH BOULEVARD)**  
**LSH HOLDINGS, LLC.** **CARRIED FROM THE SEPTEMBER 10<sup>TH</sup> MEETING**  
**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 applicants have revised the plans to remove the majority of the proposed building from Long Beach Township's site triangle; only a thin-profiled handrail and an entry roof overhang, which is over eleven feet above the crown of the road, are now proposed in the site triangle. As a result of moving the building, the proposed mixed-use building requires variance relief from Township Zoning requirements for:

- **§205-59(C)(4):Area and Yard requirements:** *Every lot in this district shall be provided with a ten-foot rear yard.* The proposed rear yard setback is four (4) feet, where ten (10) feet is required and 43.7 feet is existing.

They are also seeking a waiver from the Township's Zoning requirements for:

- **§172-20(A)(2): Driveway Specifications:** *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.* The required maximum depressed curb is 27 feet, and they are proposing 34.22 feet.

b.) **#LUB-20-25**

**HOLGATE (27 STEVEN AVENUE)**

**CHRISTOPHER & JENNIFER BAXTER**

OWNER & APPLICANT

**BLOCK: 1.44 LOT(S): 18, 19**

**ZONE: R-35 GENERAL RESIDENTIAL ZONE**

The applicant is proposing to construct a residential elevator on the north side of the existing two-story single-family residential dwelling and are requesting variance relief from the Township requirements for:

- **§205-12(B)(1):** 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. Where the Long Beach Township Zoning Ordinance requires wider side yards, such side yards shall be provided to conform with the requirements of the ordinance, and the requirements herein set forth are minimum requirements only.* Where the existing combined side yard setback is 22 feet ( a pre-existing non-conformity) and proposed side yard setback is 21 feet.

c.) **#LUB-21-25**

**BRIGHTON BEACH (3 E. 86<sup>TH</sup> STREET- SEA GLASS LANE)**

**THOMAS & SUSAN STEFANY**

OWNER & APPLICANT

**BLOCK: 13.08 LOT(S): 2**

**ZONE:R-50- GENERAL RESIDENTIAL ZONE**

The applicants are seeking to construct a first and second floor addition on the rear of the existing home; remove the existing shed on the property and construct a new detached garage near the location of the existing shed. The applicants are requesting variance relief from the Township Zoning requirements for:

1. **§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 14.3' feet, which is pre-existing non-conformity that is not changing.
2. **§205-52(C)(6):** Area and yard requirements: *No accessory building shall be closer than four feet to any side or rear lot line, and no accessory structure, except pool filters, air-conditioning units or outside shower facilities, shall be less than five feet from an adjacent structure on the same lot.* The proposed westerly side yard setback to the proposed detached garage is 2 feet, and the proposed rear yard setback to the proposed detached garage is 2 feet.
3. **§205-52(C)(7):** Area and yard requirements: *All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.* The existing lot coverage is 29% and the proposed lot coverage is 34.6%.
4. **§205-51(D)(1):** Parking Requirements: *The minimum off-street parking spaces required is governed by the size of each dwelling unit at the property as set forth below and as calculated for tax assessment purposes, each off-street parking space shall be a minimum of 18 feet by*

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5. *nine feet, and a two-car or larger garage shall count as a maximum of one off-street parking space towards the minimum requirement. (a) Zero to 3,000 square feet: requires (3)three off-street parking spaces.* There is currently one (1) off street parking space on the property and there are two (2) off street parking spaces proposed. minimum required off-street parking spaces proposed.

d.) # **LUB-22-25** **BEACH HAVEN GARDENS (32 WEST SOUTH 32<sup>ND</sup> STREET)**  
**SUNSET HARBOR MARINA, LLC.** **REQUESTING TO CARRY TO THE NOVEMBER 12<sup>TH</sup> MEETING**  
OWNER & APPLICANT  
**BLOCK: 6.25 LOT(S): 1 QUAL: C0009**

**ZONE: MC- MARINE COMMERCIAL ZONE**

The applicants are seeking Preliminary and Final Site Plan approval with variance relief from the Township's Zoning requirements for:

- **§205-61(B)(3): Area and yard Requirements:** *The minimum front yard, all buildings, shall be 20 feet.* The existing and proposed front yard setback (bayfront) is 20.8 feet and is not changing.
- **§205-61(B)(4): Area and yard Requirements:** *The minimum side and rear yards, all buildings, shall be 10 feet each.* The existing rear yard setback is 49.5 feet, and 4.5 feet is proposed.
- **§205-61(B)(4): Area and yard Requirements:** *The minimum side and rear yards, all buildings, shall be 10 feet each.* The side yard setback to S. West 31<sup>st</sup> Street is 8.3 feet, and 5.1 feet is proposed. And, the existing and proposed side yard setback to S West 32<sup>nd</sup> Street is 8.3 feet.
- **§205-61(C)(1): Minimum off-street parking requirements:** *One off-street parking space for each two boat slips, plus one additional off-street parking space for each operational boat in use not moored in a slip, shall be provided.(56 Slips @ 1 space for every two (2) slips)* The required number of parking spaces is 28, existing are 24 parking spaces and 21 parking spaces are being proposed.

The applicant is proposing to construct a restroom in the parking lot of Sunset Harbor Marina, LLC.

8. **NEW BUSINESS:** Upcoming Meeting Dates/Holiday Conflict

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

10. **ADJOURNMENT UNTIL November 12, 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,

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**UPCOMING 2025 Meeting Dates:**

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|-------------------|-------------------|
| November 12, 2025 | December 10, 2025 |
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