



*(Current as of 11/05/2025)*  
**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**

**November 12, 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 OCTOBER 8, 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-16-25- LSH HOLDINGS, LLC.
2. Resolution of Memorialization (Approval) – LUB-19-25- BAXTER
3. Resolution of Memorialization (Approval) – LUB-21-25- STEFANY

**6. APPLICATIONS**

- a.) **# LUB-23-25 BRANT BEACH (9 SEAGULL LANE)**  
**ROY MARTIN**  
OWNER & APPLICANT  
**BLOCK: 15.03 LOT(S): 14**

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

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

1. **Under §205-55(C)(4): Area and 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 combined side yard setback is 17.6 feet, required is 15 feet and proposed is 11.9 feet. The existing side yard setback to one side is 6.6 feet, required is 4 feet and proposed is 0.9 feet.
2. **Under §205-33 (B)(4): Impervious Lot Coverage:** A pervious surface area with a minimum width of 18 inches shall be provided between any impervious surface and the side yard and rear yard property lot lines. The proposed elevator encroaches into the required 18 inches area as it is only 0.9 feet off the property line, and the existing paver area abuts the other side property line.
3. **Under §205-55(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 existing and proposed rear yard setback to the existing garage is 2.9 feet where 4 feet is required; this is a pre-existing non-conformity that is not changing, and the existing and proposed side yard setback to the existing garage is 3.1 feet where 4 feet is required; this is a pre-existing non-conformity that is not changing.

4. **Under §205-55(C)(1): Area and Yard Requirements:** Residential lots shall have a minimum lot area of 5,000 square feet and a minimum width of 50 feet at the street line or on the ocean or bay. The existing and proposed lot area is 4,130SF which is a pre-existing non-conformity that is not changing; and the existing and proposed lot width is 46.38 feet is a pre-existing non-conformity that is not changing. The applicant is seeking to construct a new elevator and shaft to the existing single-family, two-story raised dwelling.

b.) # **LUB-22-25** **BEACH HAVEN GARDENS (32 WEST SOUTH 32<sup>ND</sup> STREET)**  
**SUNSET HARBOR MARINA, LLC.** **CARRIED FROM THE OCTOBER 8<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.

c.) # **LUB-24-25** **HAVEN BEACH (11801 LONG BEACH BOULEVARD)**  
**JOHN & PATRICIA BRENNAN ~ NARDI'S LLC.**  
OWNER & APPLICANT  
**BLOCK: 10.10 LOT(S): 11**

**ZONE:C- GENERAL COMMERCIAL AND R-35-GENERAL RESIDENTIAL ZONE**

The applicant is seeking to construct a 57.8 foot by 22-foot second story open deck on the southerly side of the existing building. The second-floor space would be reconfigured, and one of the apartments would be eliminated. A new elevator is being proposed in the north westerly corner of the building. The applicant is not seeking to increase the overall seating; on the second-floor seating will be moved from inside to outside and outside to inside depending on the weather; with the overall number of seats on both floors not to exceed 150. The existing nightclub use at the property is a pre-existing non-conforming use. The proposed expansion requires a special reasons variance. The property is also partially located in the C-General Commercial Zone and the R-35 General Residential Zone. A portion of the existing garage on the property and a portion of the current parking lot are located in the R-35 Zone, which results in a special reasons variance being required.

The applicant is requesting variance relief from the Township's Zoning requirements for:

- **§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 is 91.6% and the proposed impervious coverage is 91.7%.

- **§205-59(C):Area and Yard Requirements in the C- General Commercial Zone:** *Every lot in this district shall be provided with a ten-foot rear yard.*

The existing and proposed rear yard setback to the existing garage is eight (8) feet.

The applicant has prior site plan approvals from 2006 and 2009 for this property.

d.) # **LUB-25-25**

**BRANT BEACH (3501 OCEAN BOULEVARD)**

**CHIRAG PATEL & SONALI AMIN**

**OWNER & APPLICANT**

**BLOCK: 15.134 LOT(S): 3**

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

The applicant is seeking to demolish the existing dwelling and construct a new three-story single-family dwelling with a garage. The applicant is requesting variance relief from the Township's Zoning requirements for:

- **§205-55(C)(4):Area and 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 distance to the proposed dwelling and the adjacent dwelling to the south is 10.45 feet.

\*This variance request is for the distance to the adjoining home to the south only as it relates to the elevator tower on the adjoining dwelling. The majority of the applicant's home will comply with the required 15-foot distance between dwellings.\*

c.) **PUBLIC PARTICIPATION:** Open to the Public for Comment

d.) **ADJOURNMENT UNTIL December 10, 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:**

December 10, 2025
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