



*(Current as of 11/26/2025)*  
**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**

**December 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 NOVEMBER 12, 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-24-25- BRENNAN/NARDIS, LLC.
2. Resolution of Memorialization (Denial) – LUB-25-25- PATEL

6. **APPLICATIONS**

- a.) # **LUB-23-25** **BRANT BEACH (9 SEAGULL LANE)**  
**ROY MARTIN** **CARRIED FROM THE NOVEMBER 12<sup>TH</sup> MEETING**  
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-26-25** **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; with a commercial retail unit on the ground floor , and two (2) two-story single -family residential units above the commercial space. The proposed development will meet all current bulk zoning requirements.

c.) **# LUB-27-25** **NORTH BEACH HAVEN (7 E. 18<sup>TH</sup> STREET)**  
**7 E. 18<sup>TH</sup> STREET, LLC.**  
**OWNER & APPLICANT**  
**BLOCK: 4.36 LOT(S): 4**

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

The applicant is seeking to demolish the existing two-family dwelling and construct a new single-family dwelling.

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

- **§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 width is 37 feet, which is a pre-existing non-conformity that is not changing.
- **§205-59(C):Area and Yard Requirements in the C- General Commercial Zone:** *The minimum required lot area is 5,000 square feet.* The existing and proposed lot area is 4,010 square feet, which is a pre-existing non-conformity that is not changing.

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

8. **ADJOURNMENT UNTIL January 14, 2026, 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 Meeting Dates:**

January 14, 2026