

**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](mailto:jraban@regraban.com)**

October 21, 2025

Via Hand Delivery & Email [jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com)

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Brennan Preliminary and Final Site Plan, Special Reasons and Bulk Variance  
Block 10.10 Lot 11  
11801 Long Beach Blvd., Haven Beach, NJ 08008

Dear Jackie:

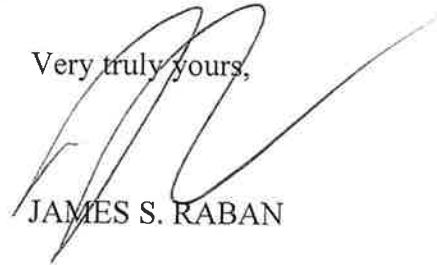
Enclosed please find the following with regard to the above referenced matter:

- (x) 15 copies of Land Use Development Application;
- (x) 15 copies of floor plans prepared by David Gaffin of Studio Tagland Designs, LLC;
- (x) 15 copies of site plan prepared by James Brzozowski of Horn, Tyson & Yoder, Inc.;
- (x) 15 copies of highlighted tax map;
- (x) 15 copies of color photos (4);
- (x) W-9;
- (x) Checklist;
- (x) Technical Checklist;
- (x) Affidavit of Ownership;
- (x) Proposed Public Notice;
- (x) Application Fee                      check # 4056    Amount \$3,650.00
- (x) Escrow Account Deposit            check # 4057    Amount \$5,500.00
- (x) Please consent and/or approve for public hearing November 12, 2025 at 6:30 p.m.

Jackie Fife, Secretary  
October 21, 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,

A handwritten signature in black ink, appearing to be 'JR' with a long, sweeping horizontal line extending to the right.

JAMES S. RABAN

JSR/dh  
Encl.

cc: John Brennan (via email)  
David Gaffin (via email)  
James Brzozowski, P.E., P.P. (via email)  
Frank Little, Jr., P.E., P.P. (via email and regular mail)  
Robin LaBue, 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.:

- ☒ 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
- ☒ Mailed to Robin La Bue 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
- ☒ Electronic copy PDF format of all the above emailed to [jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com)
- ☒ Check for Application Fee \$ 3,650.00 Check # 4056
- ☒ Check for Escrow Fee \$ 5,500.00 Check # 4057

### Board Member Packets (COLLATED):

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

Applicant Signature

Date

Print Name

Approved

Denied

James S. Egan  
Attorney for Applicant

10/21/25

# APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Nardi's LLC Site Plan  
Block: 10.10 Lot(s): 11  
Property Address: 11801 Long Beach Boulevard

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 checked="" 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: John Brennan and Patricia Brennan  
Address: Street: 11801 Long Beach Blvd. City: Long Beach Twp Zip: 08008  
Phone: (609) 548-8827 e-mail: brennanfuel@comcast.net

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: Horn, Tyson & Yoder, Inc.  
Address: Street: 8510 Long Beach Blvd. City: Long Beach Twp Zip: 08008  
Phone: (609) 492-5050 e-mail: jimb.hty@gmail.com

5. Architect: Studio Tagland Designs LLC  
Address: Street: 3 W. Delaware Ave. City: Long Beach Twp Zip: 08008  
Phone: (609) 361-8128 e-mail: dave@studiotagland.com

*Attache additional sheets if necessary.*

6. Location of property:  
Zone: C and R-35 Lot Area: 20,876.7 sq ft Lot Dimensions: 100' x 150' (irreg)

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

8. Current Use: Mixed-Use Building with Bar/Restaurant and Two Single-Family Apartments  
No. of Dwelling Units: 2 No. of Commercial Units: 1

9. Proposed Use: Mixed-Use Building with Bar/Restaurant and One Single-Family Apartment ☒

10. When was the property purchased? 1/6/2006

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>31.80</u>	<input type="checkbox"/>	Building Height: <u>31.80</u>	<input type="checkbox"/>
Front Yard Set Back <u>(Blvd.)</u> <u>2.00</u>	<input type="checkbox"/>	Front Yard Set Back <u>0.20</u>	<input type="checkbox"/>
Front Yard Set Back <u>(Nevada)</u> <u>86.30</u>	<input type="checkbox"/>	Side Yard Set Back <u>64.40</u>	<input type="checkbox"/>
Front Yard Set Back <u>(Colorado)</u> <u>2.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>2.00</u>	<input type="checkbox"/>
Rear Yard Set Back <u>48.60</u>	<input type="checkbox"/>	Rear Yard Set Back <u>48.60</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>N/A</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>N/A</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>N/A</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>N/A</u>	<input type="checkbox"/>
% Lot Coverage <u>N/A</u>	<input type="checkbox"/>	% Lot Coverage <u>N/A</u>	<input type="checkbox"/>
% Impervious Coverage <u>91.60</u>	<input checked="" type="checkbox"/>	% Impervious Coverage <u>91.70</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>1.00</u>	<input type="checkbox"/>	No. Accessory Structures <u>1.00</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

While the Applicant does not anticipate any new waivers being required, the Applicant reserves the right to request any waivers that may be required at the time of the hearing.

**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**

See attached Application Supplement.

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

- Site Plan prepared by Horn, Tyson & Yoder, Inc.
- Architectural Drawings prepared by Studio Tagland Designs LLC
- 4 photographs of the subject property

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

Dates: 10-21-2025

John Brennan, Owner  
(Print name under signature)

Dates: 10-21-2025

Patricia Brennan, 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**

John Brennan and Patricia Brennan (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board (the “Board”) for amended preliminary and final major site plan approval, bulk variances, and special reasons variances relative to proposed development at the property designated as Lot 11 in Block 10.10 on the Tax Map of the Township of Long Beach, located at 11801 Long Beach Boulevard in the Haven Beach Section of Long Beach Township.

The property is currently developed with a mixed-use building, which contains a bar/restaurant, Nardi’s Tavern, and two single-family residential apartments. 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 of the bar/restaurant would be reconfigured, and one of the apartments on the second story would be eliminated. A new elevator is also proposed in the northwesterly corner of the building. The Applicant is not seeking to increase the overall seating; the total amount of proposed seats is 150, which was previously approved by the Board. 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 preexisting nonconforming use, the expansion of which requires a special reasons variance. The property is also partially located in the C General Commercial Zone, and partially located in the R-35 General Residential Zone. A portion of the existing garage at the property, and a portion of the parking, are located within the R-35 General Residential Zone, which also results in a special reasons variance being required.

The Applicant requests the following bulk variances from the Long Beach Township Zoning Ordinance:



1. Section 205-33(B)(3)(a): The maximum permitted impervious coverage at the site is 75%. The existing impervious coverage is 91.6%; the proposed impervious coverage is 91.7%.
2. Section 205-59(C): The minimum rear yard (easterly) setback to the existing garage at the property is 10 feet. The existing and proposed rear yard setback to the existing garage is 8 feet.

#### PRIOR APPLICATIONS FOR DEVELOPMENT AT THE SITE

In a Resolution dated April 6, 2006 under Application Number LUB-08-06P, the Board granted preliminary major site plan approval to the Applicant, along with bulk variances and special reasons variances, to permit additions and renovations to the mixed-use building. 150 seats were approved for the bar/restaurant. In a Resolution dated December 7, 2006 under Application Number LUB-08-06PF, the Board granted final site plan approval to the Applicant.

The Applicant returned to the Board in 2009 for amended final site plan approval. In a Resolution dated January 14, 2009 under Application Number LUB-08-06PFA, the Board granted amended final site plan approval and variances relative to the installation of a first-story outdoor deck/patio area.

**APPROVED**  
**LAND USE BOARD**

APPLICATION NO. LUB 08-06P

**LONG BEACH TOWNSHIP LAND USE BOARD**  
**RESOLUTION OF MEMORIALIZATION**

Date April 6, 2006

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by JOHN BRENNAN and PATRICIA BRENNAN, the owners of the lands and premises known and designated as Lots 1, 11 and 12 in Block 10.10 on the Official Tax Map of Long Beach Township, which premises are located at 11801 Long Beach Boulevard, Haven Beach, New Jersey, for preliminary major site plan approval together with bulk variances and special reasons variances to permit additions and renovations to the existing tavern/restaurant use;

**WHEREAS**, the jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') feet of the property in question and notice of this application has been duly published in the Beach Haven Times, the official newspaper of the Township, all as required by law; and

**WHEREAS**, the Long Beach Township Land Use Board, after carefully considering the application, plans, exhibits and testimony presented by the applicants, as well as the representations of the applicants' attorney, Steven Pepe, Esquire, and members of the public, at the hearing conducted on March 2, 2006 has made the following findings of fact:

(1) The premises are a flag shaped lot having the dimensions of 130 feet by 125 feet and 40 feet by 70 feet for a total lot area of 20,877 square feet

(2) The premises are located at 11801 Long Beach Boulevard, Haven Beach, and are in both the C General Commercial Zone and R 35 Residential zone;

(3) The premises are currently improved by an existing tavern on the first floor and two (2) residential apartments on the second floor;

(4) The Board incorporates herein by reference the plans prepared by Horn, Tyson & Yoder, Inc., entitled "Major Site Plan Lots 1, 11 & 12, Block 10.10 Tax Map Sheet #12 Long Beach Township, Ocean County, New Jersey" dated 11/14/2005, bearing no revision date and the Architectural plans prepared by Joseph A. Courter, Jr., AIA, entitled, "Preliminary Architectural Plan Nardi's Tavern & Grill" dated 12/23/05, bearing no revision date;

(6) The Board accepts the reports of its Engineer, Frank Little, Jr., dated February 21, 2006, and hereby incorporates same herein by reference.

(7) The applicants propose to construct a two story addition to the existing structure thereby enlarging the tavern but not making any changes to the residential apartments;

(8) The applicants require the bulk variances for the construction as proposed since they are extending the existing nonconforming setback from Long Beach Boulevard 25 feet in a southerly direction;

(9) The Board notes that the existing nonconforming setbacks from Colorado Avenue is pre-existing and is not being altered and no variance is required for that setback as the existing condition is grandfathered;

(10) The Applicants further require Special Reasons Variances because the addition may be considered an expansion of a preexisting nonconforming use in that the existing apartments on the second floor and the tavern on the first floor are preexisting non conforming uses;

(11) In addition, a special reasons variance is required because the proposed use is located both in the commercial zone and in the residential zone;

(12) The Board finds that in the R35 zone there is currently located a garage where the existing tavern maintains a freezer and machine equipment and is utilized for storage. The applicants propose to relocate the said freezer, the commercial equipment and storage to the principal structure which is located totally in the commercial zone, thereby decreasing the impact on the adjacent residential properties;

(13) The balance of the property located in the residential zone is to be utilized for off-street parking, but the applicants propose an access drive to be alongside the adjacent residential lot together with an additional 24 foot buffer between the parking spaces and the residential property. In addition, the applicants will construct a fence and will plant shrubs and trees as an additional buffer. The fence detail as well as the planting details will have to be provided to the Board at the time of the final approval.

(14) The Board specifically finds that the fence, planting area and the location of the drive as depicted on the Site Plan submitted to the Board as well as delineated parking spaces, is a substantial improvement over the conditions which currently exists and specifically holds that the off street parking and access way to the said parking is the least intensive use of the portion of the property which is located in the R35 zone;

(15) The Board finds that the applicants are establishing 150 seats at the proposed site and that complies with the zoning requirements for off street parking is as follows:

Restaurant 1 space per 5 seats (150 seat)	30 spaces required
1 space per 1,000 square feet of area	6 spaces required
Residential use -- 2 apartments	4 spaces required
Total Spaces Required and Provided:	40 spaces

(16) The proposed development will significantly reduce the impact on the adjacent residential properties by moving the noisy mechanical equipment currently in the garage to the main building located solely in the commercial zone and providing for an adequate buffer to the adjacent properties;

(17) The Board specifically incorporates herein by reference the Major Site Plan prepared by Horn, Tyson & Yoder, Inc, entitled, "Major Site Plan Lots 1, 11, & 12 Block 10.10 Tax Map Sheet #12 Long Beach Township Ocean county, dated 11/14/2005 and bearing no revision date and the Architectural Plans prepared by Joseph A Courter, AIA entitled, "Nardi's Tavern and Grill 11801 Long Beach Blvd. Long Beach Township, Haven Beach, NJ" dated 12/23/2005 bearing no revision date;

(18) The Board specifically finds that the proposed development satisfies a need in Long Beach Township to develop larger commercial uses to benefit its citizens and the uses proposed are permitted in the commercial zone;

(19) The Board wants to make sure that the subject premises remain a commercial property as commercial properties are needed in the resort community;

(20) The Board notes that a bar/tavern use has existed on this site for more than sixty (60) years and that the neighbors who voiced objections knew that the tavern was there at the time they purchased their respective dwellings;

(21) The proposed addition and site improvements will be a substantial improvement over the existing conditions and the expansion of the tavern/restaurant will have a minimal impact on the surrounding properties and will present a significant aesthetic improvement and will result in a better utilization of the site.

**NOW THEREFORE, BE IT RESOLVED**, this 6th day of April, 2006 by the Long Beach Township Land Use Board that:

1. The application of JOHN BRENNAN and PATRICIA BRENNAN, for preliminary site plan approval, and bulk and special reasons variance application to permit additions and renovations to the existing Nardi's Tavern is hereby granted in accordance with the application and plans as submitted by the applicants. The relief granted, however is subject to the following conditions:

2. That the applicants will submit at the time of the final approval, a landscaping and fence detail for the Board's approval;

3. That the applicants consolidate by Deed lots, 1, 11, and 12 in Block 10.10;

4. That the applicants provide signs for no left hand turning on exits along Nevada Avenue so as to direct traffic to the traffic light on Long Beach Boulevard;

5. That all mechanical equipment and freezers be removed from the garage and relocated to the main structure located in the commercial zone;

6. The applicants shall comply with all requirements of the Long Beach Township Engineer, as set forth in the Township Engineer's Report dated February 21, 2006, and such further requirements that the Long Beach Township Engineer may require during the course of construction;

7. Any Deeds or other documents required by these conditions be approved in advance of recording in the Ocean County Clerk's Office by the attorney for the Long Beach Township Land Use Board and the Township Engineer and proof of recording with the County Clerk shall be filed with this Board;

8. The applicants obtain the following approvals:

- a. Ocean County Planning Board;
- b. Long Beach Township Tax Assessor;
- c. Long Beach Island Soil Conservation District;
- d. Long Beach Township Sewer Authority; and
- e. Such other outside agency approval, as may be required;

9. If another governmental agency grants a waiver or variance of a regulation effecting this approval of the conditions attached to it, then this Board shall have the right to review that issue, as it relates to this approval and these conditions, and may modify or amend the same;

10. The applicants post any and all required performance bonds and/or maintenance guarantees, as well as any and all inspection fees required by the Township Engineer, the Construction Code Official, the Building Officer and/or as required by the Land Use Ordinances of the Township of Long Beach; the amounts of the said bonds and inspection fees shall be determined by the Township Engineer and shall be in the forms approved by the Township Attorney;

11. All Codes and Ordinances be complied with, other than as varied herein.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of March 2, 2006.

**APPROVED**

LAND USE BOARD

APPLICATION NO. LUB 08-06PF

**LONG BEACH TOWNSHIP LAND USE BOARD**  
**RESOLUTION OF MEMORIALIZATION**

Date Dec 7, 2006

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by JOHN BRENNAN and PATRICIA BRENNAN, the owners of the lands and premises known and designated as Lots 1, 11 and 12 in Block 10.10 on the Official Tax Map of Long Beach Township, which premises are located at 11801 Long Beach Boulevard, Haven Beach, New Jersey, for Final Major Site Plan approval for the renovations to the existing tavern/restaurant use;

**WHEREAS**, the jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that no notice of this application was necessary to be given: and

**WHEREAS**, the Long Beach Township Land Use Board, after carefully considering the application, plans, exhibits and testimony presented by the applicants, as well as the representations of the applicants' attorney, Howard Butensky, Esquire, and members of the public, at the hearing conducted on November 2, 2006 has made the following findings of fact:

(1) The premises are a flag shaped lot, having the dimensions of 130 feet by 125 feet and 40 feet by 70 feet for a total lot area of 20,877 square feet

(2) The premises are located at 11801 Long Beach Boulevard, Haven Beach, and are in both the C General Commercial Zone and R 35 Residential zone;

(3) The premises are currently improved by an existing tavern on the first floor and two (2) residential apartments on the second floor;

(4) The Board incorporates herein by reference the plans prepared by Horn, Tyson & Yoder, Inc., entitled "Major Site Plan Lots 1, 11 & 12, Block 10.10 Tax Map Sheet #12 Long Beach Township, Ocean County, New Jersey" dated 11/14/2005, bearing the latest revision date of 5/11/06 date;

(6) The Board accepts the reports of its Engineer, Frank Little, Jr., dated October 19, 2006, and hereby incorporates same herein by reference.

(7) The applicant received Preliminary Major Site Plan Approval pursuant to Resolution of Memorialization LUB 08-06P on April 6, 2006;

(8) The proposed development of the premises fully complies with the Preliminary Site Plan Approvals, variances, design waivers granted except as set forth on the Board Engineer's letter of October 19, 2006;

(9) The Board specifically finds that the proposed development satisfies a need in Long Beach Township to provide commercial uses to benefit the citizens and the uses proposed are permitted in the commercial zone;

**NOW THEREFORE, BE IT RESOLVED**, this 7th day of December, 2006 by the Long Beach Township Land Use Board that:

1. The application of JOHN BRENNAN and PATRICIA BRENNAN, for the lands and premises known and designated as Lots 1, 11 and 12 in Block 10.10 on the Official Tax Map of Long Beach Township, which premises are located at 11801 Long Beach Boulevard, Haven Beach, New Jersey, for Final Major Site Plan approval to renovate the existing tavern/restaurant is hereby granted in accordance with the application and plans as submitted by the applicant;

2. The applicant comply with all requirements of the Long Beach Township Engineer, as set forth in the Township Engineer's Report dated October 19, 2006, and such further requirements that the Long Beach Township Engineer may require during the course of construction;

3. That the applicant comply with all of the requirements of the Preliminary Approval;

4. Any Deeds or other documents required by these conditions be approved in advance of recording in the Ocean County Clerk's Office by the attorney for the Long Beach Township Land Use Board and the Township Engineer and proof of recording with the County Clerk shall be filed with this Board;

5. The applicant obtain all required outside agency approvals, including, but not limited to:

- a. Ocean County Planning Board;
- b. Long Beach Island Soil Conservation District;
- c. Such other outside agency approval, as may be required;

6. If another governmental agency grants a waiver or variance of a regulation effecting this approval of the conditions attached to it, then this Board shall have the right to review that issue, as it relates to this approval and these conditions, and may modify or amend the same;

7. The applicant post any and all required performance bonds and/or maintenance guarantees, as well as any and all inspection fees required by the Township Engineer, the Construction Code Official, the Building Officer and/or as required by the Land Use Ordinances of the Township of Long Beach; the amounts of the said bonds and inspection fees shall be determined by the Township Engineer and shall be in the forms approved by the Township Attorney;

8. All Codes and Ordinances be complied with, other than as varied herein.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of November 2, 2006.

Moved by: **TERNYILA**

Seconded by: **MORAN**

ROLL CALL VOTE:

Ayes: **LEONETTI, VANBUREN, WARD, MORAN AND TERNYILA**

Nays: **NONE**

Certified to be a true copy of a Resolution adopted at a Regular Meeting of the Land Use Board held on December 7, 2006.

Dated: December 7, 2006

  
David G. Ward, Secretary

PUBLICATION DATE: **DECEMBER 13, 2006**



**APPROVED**

LAND USE BOARD

APPLICATION NO. LUB 08-06PFA

**LONG BEACH TOWNSHIP LAND USE BOARD**  
**RESOLUTION OF MEMORIALIZATION**

Date Jan. 14, 2009

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by JOHN BRENNAN, the owner of the lands and premises known and designated as Lots 1, 11 and 12 in Block 10.10 on the Official Tax Map of Long Beach Township, which premises are located at 11801 Long Beach Boulevard, Haven Beach, New Jersey, for Amended Final Major Site Plan approval for the renovations to the existing tavern/restaurant use;

**WHEREAS**, the jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') feet of the property in question and notice of this application has been duly published in the Beach Haven Times, an official newspaper of the Township, all as required by law; and

**WHEREAS**, the Long Beach Township Land Use Board, after carefully considering the application, plans, exhibits and testimony presented by the applicants, as well as the representations of the applicants' attorney, Howard Butensky, Esquire, and members of the public, at the hearing conducted on December 10, 2008 has made the following findings of fact:

1. The premises are an irregular "L" shaped tract having a total lot area of 20,877 square feet, with 130 feet of frontage along Long Beach Boulevard, 125 feet along Colorado Avenue and 150 feet along Nevada Avenue.
2. The premises are located at 11801 Long Beach Boulevard, Beach Haven Terrace, and are located in both the C General Commercial Zone and R 35 Residential zone;
3. The premises are currently improved by an existing tavern on the first floor and two (2) residential apartments on the second floor;
4. The Board incorporates herein by reference the plans prepared by Horn, Tyson & Yoder, Inc., entitled "Amended Major Site Plan Lots 1, 11 & 12, Block 10.10 Tax Map Sheet #12 Long Beach Township, Ocean County, New Jersey" dated 11/14/2005, bearing the latest revision date of 11/26/08;
5. The Board accepts the reports of its Engineer, Frank Little, Jr., dated December 2, 2008, and hereby incorporates same herein by reference.
6. The applicant received Final Major Site Plan Approval pursuant to Resolution of Memorialization LUB 08-06PF on December 7, 2006, which Resolution is incorporated herein and made a part hereof as if fully restated herein at length;

7. The applicant is seeking to amend his prior Site Plan Approval by requesting the following changes to the site:
  - A. Permitting the impervious coverage to be 85% of the lot where 75% is permitted;
  - B. Permitting the existing freezer/storage equipment on the northeast corner to remain where it is located and not relocated to the portion of the lot located in the Commercial Zone as required by the prior approval;
  - C. A reduction in the number of parking space from the previously approved 40 spaces to 33 spaces;
  - D. The addition of a first story outdoor deck which measures 20 feet by 20 feet;
  - E. The installation of three flagpoles; and
  - F. A freestanding sign of 40 square feet.
8. The Applicant requires a Special Reasons Variance to make the changes as proposed because the addition of the deck and reducing the amount of parking spaces is considered an expansion of a preexisting nonconforming use. In addition, a Special Reasons Variance is required because the proposed use is located both in the commercial zone and in the R35 residential zone.
9. The Board notes that the recent changes to the impervious coverage requirements were meant more to control the coverage of residential properties and not existing commercial enterprises.
10. The Board specifically finds that for safety of those utilizing the premises, each parking space in the entire parking lot should be clearly designated by striping and therefor, the Board specifically grants the Applicant's request for the impervious coverage to be 85% of the lot where 75% is permitted.
11. The Board notes, that as part of the prior approvals granted by this Board as memorialized in LUB 08-06PF on December 7, 2006 the mechanical equipment and freezers were to be removed from the garage and relocated to the main structure located in the commercial zone and there is no reason to grant the applicant's request to amend that part of the prior Site Plan approval.

12. The applicant is requesting a reduction in the off-street parking. The Board is mindful of the fact that the current ordinance would require 23 off site parking spaces for two residential units and the proposed restaurant use, but notes that the applicant is also proposing office use in addition to the residential and restaurant uses proposed.
13. The Board specifically finds that although there may be 150 total seats in the premises, the entire occupancy of the premises is much greater and, therefore, there should be no further reduction in the off street parking spaces permitted. The applicant shall maintain the four (4) off street parking spaces located in the garage and shall have no less than thirty-three (33) off street parking spaces, two (2) of which will be designated as handicapped spaces, for a total of thirty-seven (37) off street parking spaces.
14. The Board notes that the premises currently utilizes an outdoor seating area which measures 20 feet by 20 feet on a temporary basis and the Board specifically finds that the said outdoor seating shall remain only on a temporary basis, subject to the terms and requirements of local ordinances affecting outdoor seating. The Board however, requires, so long as the outdoor seating area remains, the applicant installs a buffer area for the occupants safety from the motor vehicles in the adjacent parking area of a nature to be determined by the Township Engineer.
15. The applicant shall be permitted to install up to (3) three flagpoles provided, however, that these flagpoles display no advertisements and only display the American flag, the flag of the State of New Jersey and/or the flag of Long Beach Township.
16. The applicant shall be permitted to install a free - standing sign which measures 40 square feet in an area to be approved by the Township Engineer and that a detail of the sign be supplied to the Board for the Board's review.
17. The applicant will be required to install mature Leland Cyprus trees as a landscape buffer zone around the garage area of the premises, as determined by the Township Engineer.
18. The Board specifically finds that the proposed development satisfies a need in Long Beach Township to retain commercial uses to benefit the citizens in Long Beach Township.

**NOW THEREFORE, BE IT RESOLVED**, this 14<sup>th</sup> day of January, 2009 by the Long Beach Township Land Use Board that:

The application of JOHN BRENNAN, for the lands and premises known and designated as Lots 1, 11 and 12 in Block 10.10 on the Official Tax Map of Long Beach Township, which premises are located at 11801 Long Beach Boulevard, Haven Beach, New Jersey, for Amended Final Major Site Plan approval. The variances and other relief granted is subject to the following conditions:

1. The applicant comply with all requirements of the Long Beach Township Engineer, as set forth in the Township Engineer's Report dated December 2, 2008, and such further requirements that the Long Beach Township Engineer may require during the course of construction;
2. That the applicant comply with all of the requirements of the Preliminary Approval and the Final Approval memorialized by Resolution LUB 08-06PF except as hereinafter stated;
3. That the applicant submit a revised Site Plan consistent with this Approval to the Land Use Board containing the sign detail;
4. Any Deeds or other documents required by these conditions be approved in advance of recording in the Ocean County Clerk's Office by the attorney for the Long Beach Township Land Use Board and the Township Engineer and proof of recording with the County Clerk shall be filed with this Board;
5. The applicant obtain all required outside agency approvals, including, but not limited to:
  - a. Ocean County Planning Board;
  - b. Long Beach Island Soil Conservation District;
  - c. Such other outside agency approval, as may be required;
6. If another governmental agency grants a waiver or variance of a regulation effecting this approval of the conditions attached to it, then this Board shall have the right to review that issue, as it relates to this approval and these conditions, and may modify or amend the same;
7. The applicant post any and all required performance bonds and/or maintenance guarantees, as well as any and all inspection fees required by the Township Engineer, the Construction Code Official, the Building Officer and/or as required by the Land Use Ordinances of the Township of Long Beach; the amounts of the said bonds and inspection fees shall be determined by the Township Engineer and shall be in the forms approved by the Township Attorney;

8. All Codes and Ordinances be complied with, other than as varied herein.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of December 10, 2008.

Moved by: **MORAN**

Seconded by: **KONNOR**

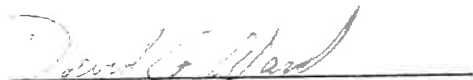
ROLL CALL VOTE:

Ayes: **KONNOR, LEONETTI, SOUTHWICK, VANBUREN, WARD, MORAN AND  
TERNYILA**

Nays: **NONE**

Certified to be a true copy of a Resolution adopted at a Regular Meeting of the Land Use Board held on January 14, 2009.

Dated: January 14, 2009



David G. Ward, Secretary

**PUBLICATION DATE: JANUARY 21, 2009**

**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

PLEASE TAKE NOTICE that John Brennan and Patricia Brennan (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board (the “Board”) for amended preliminary and final major site plan approval, bulk variances, and special reasons variances relative to proposed development at the property designated as Lot 11 in Block 10.10 on the Tax Map of the Township of Long Beach, located at 11801 Long Beach Boulevard in the Haven Beach Section of Long Beach Township.

The property is currently developed with a mixed-use building, which contains a bar/restaurant, Nardi’s Tavern, and two single-family residential apartments. 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 of the bar/restaurant would be reconfigured, and one of the apartments on the second story would be eliminated. A new elevator is also proposed in the northwesterly corner of the building. The Applicant is not seeking to increase the overall seating; the total amount of proposed seats is 150, which was previously approved by the Board. 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 preexisting nonconforming use, the expansion of which requires a special reasons variance. The property is also partially located in the C General Commercial Zone, and partially located in the R-35 General Residential Zone. A portion of the existing garage at the property, and a portion of the parking, are located within the R-35 General Residential Zone, which also results in a special reasons variance being required.

The Applicant requests the following bulk variances from the Long Beach Township Zoning Ordinance:

1. Section 205-33(B)(3)(a): The maximum permitted impervious coverage at the site is 75%. The existing impervious coverage is 91.6%; the proposed impervious coverage is 91.7%.
2. Section 205-59(C): The minimum rear yard (easterly) setback to the existing garage at the property is 10 feet. The existing and proposed rear yard setback to the existing garage is 8 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 November 12, 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.

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 #3726

James S. Raban  
Attorney for the Applicant



Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,  
and NON-COLLUSION

STATE OF \_\_\_\_\_ :  
COUNTY OF \_\_\_\_\_ : ss.

I, John and Patricia Brennan being duly sworn according to law,  
(Print owner(s) name(s))  
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 11801 Long Beach Blvd.,  
(Street Address)  
Haven Beach, Ocean County, New Jersey known as :

Block	<u>10.10</u>	Lot	<u>11</u>
Block	_____	Lot	_____
Block	_____	Lot	_____

As shown on the Official Tax Maps of the Township of Long Beach.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize James Raban, Esq. (Agent), to make application on my/our  
(Print agent name)  
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 10-21-2025

[Signature]  
Signature of Owner

John Brennan

Print Name above

[Signature]  
Signature of Owner

Patricia Brennan

Print name above

Sworn and Subscribed to before me  
this 21 day of October, 2025.

[Signature]  
Notary Public

DENISE LAWLOR-HAMOUDA  
Notary Public, State of New Jersey  
My Commission Expires 5/18/2028