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October 31, 2025

**Chairman and Members**  
**Long Beach Township Land Use Board**  
6805 Long Beach Blvd.  
Brant Beach, NJ 08008

**Re: LUB Docket No.: LBLUB-24-25 – Preliminary/Final Major Site Plan**  
**Special Reasons/"D" Variance**  
**Applicant: John Brennan and Patricia Brennan**  
**Block/Lot: Block 10.10 Lot 11**  
**Location: 11801 Long Beach Boulevard (Nardi's)**  
**OLA File No.: LBLU-25-BREN**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Preliminary and Final Major Site Plan and Special Reasons/"D" Variance Application for the referenced site.

The submission consists of the following:

- A. Minor Site Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP and dated 11/14/2005 and last revised 10/17/2025.
- B. Architectural Plans, Three (3) Sheets, prepared by Studio Tagland Designs, LLC, signed by David A. Gaffin, AI and dated 10/17/2025 as follows:
  - Sheet A-1: First Floor Plan
  - Sheet A-2: Second Floor Plan
  - Sheet A-3: South Elevation
- C. Four (4) Color Photographs, prepared by the applicant and undated.
- D. Prior Long Beach Township Land Use Board Resolutions as follows:
  - LUB-08-06P – Approved April 6, 2006 – Preliminary Approval of Major Site Plan and Variances; Construct a two-story addition to the existing structure to enlarge the tavern but no change to the 2<sup>nd</sup> floor residential apartments.
  - LUB-08-06PF – Approved December 7, 2006 – Approval of Final Major Site Plan and Variances; Construct a two-story addition to the existing structure to enlarge the tavern but no change to the 2<sup>nd</sup> floor residential apartments.
  - LUB 08-06-PFA – Approved January 14, 2009 – Amended Final Major Site Plan related to impervious coverage, retention of accessory equipment, flagpole installation and signage.

The property is presently developed with a mixed-use structure containing a bar/restaurant known as Nardi's Tavern and two single-family residential apartments. The applicant proposes to construct a 57.8-foot by 22-foot second-story open deck along the southerly side of the existing building. As part of the improvements, the second-floor layout of the bar/restaurant would be reconfigured, resulting in the elimination of one of the existing residential apartments. A new elevator is proposed within the northwesterly corner of the structure.

No increase in total seating is proposed; the bar/restaurant will continue to provide a total of 150 seats, consistent with prior Board approvals. The applicant notes that depending on weather conditions, seating will be shifted between the interior and exterior areas of the second floor; however, the overall number of seats on both levels will not exceed 150.

The existing nightclub use constitutes a preexisting nonconforming use, and its proposed expansion necessitates a Special Reasons/"D" variance. In addition, the property spans two zoning districts—the C General Commercial Zone and the R-35 General Residential Zone. Portions of the existing garage and on-site parking are located within the R-35 Zone, thereby also requiring a Special Reasons/"D" variance.

Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

1. **Zoning** – The subject site is traversed by both the C-General Commercial Zone and the R-35 General Residential Zone and review of the Site Plan indicates the following:
  - a. **Special Reasons/"D" Variance** – The existing nightclub use at the property is not permitted in the C-General Commercial Zone, therefore, the proposed expansion of this use requires a Special Reasons/"D" Variance.
  - b. **Special Reasons/"D" Variance** – A portion of the existing garage and a portion of the parking lot are located within the R-35 General Residential Zone where these commercial uses are not permitted. A Special Reasons/"D" Variance is required.
  - c. **Impervious Coverage (205-33(B)(3)(a))** – The proposed impervious coverage is 91.7% (19,143.9 SF) where 91.6% (19,123.05 SF) presently exists and 75% is the maximum permitted. A Variance is required.
  - d. **Rear Yard Setback (205-59(C))**– The rear yard setback to the garage is 8 FT where 10 FT is required. This is an existing non-conforming condition and no change is proposed.
2. **Off-Street Parking** – The Site Plan indicates that 28 (9 FT x 18 FT) spaces are required for this mixed-use development and 33 spaces are provided as follows:

<u>Parameter</u>	<u>Required</u>	<u>Provided</u>
Restaurant (1 space/6 seats) 150 seats	25 spaces	30 spaces
Residential Use (1 apt < 3000 SF)	<u>3 spaces</u>	<u>3 spaces</u>
<b>TOTAL</b>	<b>28 spaces</b>	<b>33 spaces</b>

- a. One loading zone measuring 10 feet x 25 feet is required and is provided adjacent to the existing garage near Colorado Avenue.
  - b. One existing parking space is proposed to be relocated to accommodate a new trash enclosure area. It does not appear that any parking spaces will be eliminated as a result of the proposed deck addition; however, the applicant shall confirm that the loading zone associated with the adjacent handicap-accessible space will remain fully functional.
  - c. Testimony shall be provided as to whether any parking spaces will be specifically designated for the residential apartment.
3. **Electric Vehicle Compliance** – Based upon our review of the New Jersey State Ordinance authorizing and encouraging electric vehicle supply and service equipment (EVSE) and Make Ready Spaces, the installation of a Make Ready Space or EV Unit is not required for this mixed-use site. Testimony shall be provided.
  4. **Curb and Sidewalk** – County and municipal curb and sidewalk exists along the frontages of the property on Long Beach Boulevard, Colorado Avenue and East Nevada Avenue and no changes are proposed to the driveway access location and all existing improvements appear to be in satisfactory condition. Any curb or sidewalk that becomes deteriorated or falls below design standard shall be removed and replaced at the direction of the Township Engineer.
  5. **Water and Sewer** – This site is serviced by municipal sewer and water and the proposed deck addition will not create an increased demand as the number of seats will remain the same.
  6. **Landscaping** – No changes are proposed to the onsite landscaping, however, Township Code 164-9 requires a reasonable screening at all seasons of the year of all parking and service areas from the view of adjacent properties and streets be provided where necessary for the purpose of protecting the health, safety and general welfare, comfort and convenience of the public. An existing dumpster area exists adjacent to residential lot 10 and a 6 foot high white vinyl fence enclosure will be installed, however, the applicant shall provide testimony regarding the ability to meet the requirements of this landscaping and buffer ordinance.
  7. **Waste Management** – As noted above, an existing dumpster area exists adjacent to residential lot 10 and a 6 foot high white vinyl fence enclosure will be installed to enclose this area. One parking space will also be relocated as access to the space is not feasible given the location of the dumpsters. Testimony should be provided regarding the anticipated pick-up times by the carting company.
  8. **Lighting** – The applicant shall address any proposed site lighting that will be installed. All exterior site lighting shall be designed to provide a minimum lighting intensity of 0.5 lumen per square foot. Lighting shall be of a soft or glare-free type and shall not cast an illumination color which shall be distractive, obliterate or obscure the view, be it ultraviolet, strobic, pulsating, flashing or of any unnatural kind to create a public nuisance, discomfort or hazard. All exterior lighting fixtures shall be designed, manufactured, installed and aimed in such a manner as to keep glare from reflecting onto adjacent streets, properties, residences or public areas. The intensity of lighting provided throughout a site shall not be greater than 1.5 footcandles and shall not exceed 1.0 footcandles at the property lines. Testimony shall be provided, and a lighting plan may be required.
  9. **Architectural Plans** – The architectural plans indicate that the existing first floor and outdoor seating area will remain unchanged.

On the second floor, one of the existing apartments is proposed to be removed to allow for additional restaurant seating, service space, an added restroom, and a new elevator in the northwest corner of the building. This level will include the existing bar area with four seats and 48 additional seats relocated from the first floor, as well as a proposed food buffet area. The westerly portion of the second floor will continue to contain a two-bedroom apartment, an office, an office/conference room, and a new storage area.

A new exterior deck measuring 22 feet by 57.75 feet is proposed, accessible through double doors from the restaurant area. As noted, depending on weather conditions, seating will alternate between the interior and exterior areas of the second floor; however, the total number of seats on both floors combined will not exceed 150.

10. **Vision Clearance-** Two (2) 25 FT x 25 FT sight triangles are shown on the plan at the corners of Long Beach Boulevard which are municipal easements and no parking is proposed within this area but the building does lie within the northerly easement. Testimony shall be provided confirming compliance that no fence, sign or other structure, planting, or other obstruction to vision higher than 2.5 FT above the established grade at the centerline of the street shall be erected, placed, permitted or maintained with the easement at the southerly side of the property.
11. **Flood Zone** – The Preliminary Flood Zone is AE with a Base Flood Elevation of 8.0 FT and the building has been floodproofed to Elevation 9.2 FT as required. Any additional compliance review will be completed by the Township Building Department at time of construction.
12. **Outside Agency Approval-** Should the Board approve this application, additional approvals/requirements will be as follows:
  - a. Ocean County Planning Board.
  - b. Any and all other outside agency approvals as may be required.

It is therefore recommended that should the Board approve this application; it be conditional upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI:hmh

Cc: Jackie Fife, Board Secretary ([jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com))

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