



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 REORGANIZATION & REGULAR MEETING

January 14, 2026
6:30 P.M.

RE-ORGANIZATION MEETING:

1. Open Public Meeting Statement
2. Oath of Office for Re-appointed Members, COLMER, MEEHAN, PINGARO, HUMMEL, CAPLICKI & ZOLADZ
3. Roll Call
4. Nomination and Election for Board Chair
5. Nomination and Election for Board Vice Chair
6. Nomination and Election for Board Secretary
7. Appointment of Board Officers, Special Resolution #01-2026
8. Appointment of Board Attorney, Special Resolution #02-2026
9. Appointment of Board Engineer, Special Resolution #03-2026
10. Establish 2026 Meeting Dates, Special Resolution #04-2026
11. Designate Official Newspapers, Special Resolution #05-2026
12. Appointing a Professional Planner for Affordable Housing & Development, Special Resolution #06-2026

REGULAR MEETING

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 DECEMBER 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-23-25- MARTIN
 2. Resolution of Memorialization (Approval) – LUB-26-25- LSH HOLDINGS, LLC.
 3. Resolution of Memorialization (Approval) – LUB -27-25- 7 E 18th STREET, LLC.

6. APPLICATIONS

a.) # LUB-22-25 **BEACH HAVEN GARDENS (32 WEST SOUTH 32ND STREET)**
SUNSET HARBOR MARINA, LLC. **REQUESTING TO CARRY TO THE FEBRUARY 11th MEETING**
OWNER & APPLICANT
BLOCK: 6.25 LOT(S): 1 QUAL: C0009

ZONE: MC- MARINE COMMERCIAL ZONE

b.) # LUB-28-25 **LOVELADIES (151 D LONG BEACH BOULEVARD)**
KENNETH & JENNIFER POSSENRIEDE
OWNER & APPLICANT
BLOCK: 20.151 LOT(S): 5

ZONE:R-10-GENERAL RESIDENTIAL ZONE

The applicant has an existing elevator on the westerly side of the house, but it does not access the roof-top deck; the applicant is seeking to extend the existing elevator tower height, in order to access the roof-top deck. They are seeking variance relief from the Township's Zoning requirements for:

1. **Under §205-10(A): Height Requirements:** *In all AE Zones and AO Zones as shown on the current FEMA Flood Insurance Rate Map, the FIRM, no building shall be erected or enlarged which shall exceed 34 feet in height..* The maximum permitted height of the dwelling is 34 feet; the existing height is 30.6 feet. The height of the proposed expanded elevator tower is 37.3 feet. The height of the remainder of the home will remain as is.
2. **Under §205-51 (B)(6): Area and Yard Requirements:** *All buildings, including accessory buildings, shall not cover more than 25% of the lot..* The existing lot coverage is 27.7% and the proposed building coverage is 26.8%.

The applicant is seeking to construct a new elevator and shaft to the existing single-family, two-story raised dwelling.

c.) # LUB-29-25 **BEACH HAVEN TERRACE (12800 LONG BEACH BOULEVARD)**
DAVID WYRSCH
OWNER & APPLICANT
BLOCK: 7.24 LOT(S): 11

ZONE:C-GENERAL COMMERCIAL ZONE

The applicant is seeking to demolish all existing improvements at the site and subdivide the property into three (3) conforming lots.

New Lot 11.02: 18,031.07 square feet. This lot would front Long Beach Boulevard and is partially in the General Commercial Zone and partially in the R-50A Zone. The applicant is proposing to construct a new three (3) story mixed used building with commercial space on the first floor and two (2) single-family apartments above. Because this lot is partially in the R-50A Residential Zone, a Special Reasons variance is required.

New Lot 11.01: 5,204.92 square feet. The applicant is proposing to construct a new single-family dwelling which fronts on Indiana Avenue.

New Lot 11.03: 5,231.02 square feet. The applicant is proposing to construct a new single-family dwelling which fronts on Ohio Avenue.

*New lot 11.02 contains a mixed-use building that is partially located in the R-50A Residential Zone, a special reasons variance is required.

7. NEW BUSINESS:

8. PUBLIC PARTICIPATION: Open to the Public for Comment

9. ADJOURNMENT UNTIL February 11, 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,

UPCOMING Meeting Dates:

February 11, 2026	March 11, 2026	April 8, 2026
May 13, 2026	June 10, 2026	July 8, 2026
August 12, 2026	September 9, 2026	October 14, 2026
November 4, 2026	December 9, 2026	January 13, 2027

2026
Calendar