



**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

**February 11, 2026
6:30 P.M.**

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:**

- ❖ **ADMINISTER THE OATH OF OFFICE:** Alexander Meehan, Class III
- ❖ **APPROVAL OF MINUTES:** MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE JANUARY 14TH, 2026 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-28-25- POSSENREIDE
2. Resolution of Memorialization (Approval) – LUB-29-25- DAVID WYRSCH

6. **APPLICATIONS**

- a.) **# LUB-22-25** **BEACH HAVEN GARDENS (32 WEST SOUTH 32ND STREET)**
SUNSET HARBOR MARINA, LLC. **CARRIED FROM THE JANUARY 11TH 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 side yard setback to S. West 31st Street is 8.3 feet, and 5.1 feet is proposed. And, the existing and proposed side yard setback to S West 31st Street and S West 32nd Street is 8.3 feet.
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- **§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 has scaled the building back from the original proposed plan of 27' feet by 10' feet to 21' feet by 10' feet, to construct a restroom in the parking lot of Sunset Harbor Marina, LLC.

7. **NEW BUSINESS:**

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

9. **ADJOURNMENT UNTIL March 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,

2026 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