



**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**

**March 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:**

- ❖ **APPROVAL OF MINUTES:** MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE FEBRUARY 11<sup>TH</sup>, 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 (Denial) - LUB-22-25- SUNSET HARBOR MARINA

6. **APPLICATIONS**

- a.) **# LUB-01-26** **SPRAY BEACH (2609 LONG BEACH BOULEVARD)**  
**BAGEL BOY PROPERTIES LLC.**  
OWNER & APPLICANT  
**BLOCK: 5.27 LOT(S): 1, 10**

**ZONE: C- GENERAL COMMERCIAL ZONE**

The applicants are seeking Preliminary and Final Site Plan approval with use variance relief from the Township’s Zoning requirements for:

- **§205-59(A)(18): Uses and buildings permitted: Mixed uses, provided that the following standards and conditions are followed** *No residential use shall be permitted on the first floor of any structure, except access for ingress and egress to the second and third floor shall be permitted. The foregoing includes a prohibition on garages and storage areas related in any manner to the residential use of the property. The sole residential use permitted on the first floor shall relate to access to the second and/or third floors, except no interior access or connection shall be permitted between the interior of the non-residential first floor square footage and second or third floors. The access to the second and/or third floors shall be separate from the non-residential use and square footage.*

- **§205-59(A)(18)(c):** *A minimum of 50% of the parking at the property shall be for the nonresidential uses located at the property, and such parking shall otherwise comply with the minimum space requirements set forth in the Code.* Here, nine (9) parking spaces are required for the residential units, and nine parking spaces are proposed. Nine parking spaces are required for the commercial bagel store and three (3) parking spaces are proposed.
- **§205-59(B)(22): Prohibited uses and buildings:** *Single-family detached dwellings.* The Applicant is proposing to construct two (2) two-story single-family dwellings on the property

The applicant is proposing to demolish all existing improvements at the site and construct a new elevated bagel shop in a similar location to the existing bagel store, with a one-story single-family apartment above the bagel store. The Applicant is also proposing to construct two (2) freestanding, two-story single-family dwellings on the property each will front on E. 26<sup>th</sup> Street.

b.) **# LUB-02-26** **NORTH BEACH (1025-1027A LONG BEACH BOULEVARD)**  
**BREAKOUT ROOM LLC.** **1025 EMPLOYEES ONLY, LLC**  
 OWNER & APPLICANT OWNER & APPLICANT  
**BLOCK: 18.27 LOT(S): 1** **BLOCK: 18.25 LOT(S): 1**

**ZONE: R-10E- SINGLE FAMILY RESIDENTIAL ZONE**

The applicants are seeking Minor Site Plan approval so as to construct a 66’ foot by 33’ foot padel court with fencing around the perimeter on the vacant lot at Block: 18.27 Lot: 1

c.) **# LUB-03-26** **BRIGHTON BEACH (8211 LONG BEACH BOULEVARD)**  
**TILLY’S EMPANADAS LLC.**  
 OWNER & APPLICANT  
**BLOCK: 13.17 LOT(S): 1**

**ZONE: C- GENERAL COMMERCIAL ZONE**

The applicants are seeking Minor Site Plan approval with use variance relief from the Township’s Zoning requirements for:

- **§205-59(E)(2): Off Street Parking Requirements:** *For restaurants and other public eating establishments, one off-street parking space for each six seats shall be provided.* The applicant is proposing 44 total seats (12 indoor and 32 outdoor), which requires 8 off street parking spaces. Zero (0) off street parking spaces are currently provided or proposed due to the location of the existing building on the property.

The applicant is requesting a waiver to submit a formal site plan based upon the fact the site is fully developed.

**7. NEW BUSINESS:**

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

**9. ADJOURNMENT UNTIL April 8, 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

