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February 25, 2026

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

Re: Docket #: LUB- 03-26 –Minor Site Plan and Variance Approval
Applicant: Tilly’s Empanadas LLC
Block: 13.17
Lot(s): 1
Location: 8211 Long Beach Boulevard
OLA File No.: LBLUB–26-TILLYS

Dear Chairman and Members:

Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas E. Klee, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

This office is in receipt of and has reviewed the Minor Site Plan and Variance Application for the referenced site.

In addition to the application, the submission consists of the following:

- A. Site Plan and Architectural Renderings, Three(3) Sheets, prepared by Molina Architecture, and dated 2/16/2026 as follows:
 - i. Sheet A-1: Exterior Proposed Rendering
 - ii. Sheet A-2: Exterior Rendering, Photos, Zoning Schedule, Existing and Proposed Site Plan
 - iii. Sheet A- 3: Interior Renovations and Proposed Floor Plan

- B. Site Survey, One (1) Sheet, prepared by First Order, LLC, signed by Jack W. Shoemaker, PLS and last revised 1/7/2026.

The subject property is developed with a one-story commercial building formerly occupied by Pinky Shrimp’s Seafood Company. The applicant proposes to renovate the existing structure and continue its use as a restaurant, to be known as Tilly’s Empanadas, with no change to the building footprint or site layout. The restaurant will operate for breakfast, lunch, and dinner and proposes a total of forty-four (44) seats, consisting of twelve (12) indoor and thirty-two (32) outdoor seats.

The property currently provides zero (0) off-street parking spaces and no on-site parking is proposed. The applicant also requests a waiver from formal site plan submission, as no site improvements or expansion are proposed.

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

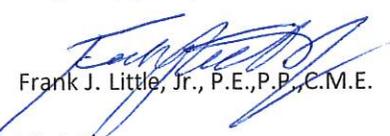
1. **Zoning** – The subject site lies within the C-General Commercial Zone. Review of the above-mentioned materials indicates the following:
 - a. **Parking in the C-General Commercial Zone - Section 205-59(E)(2)** – In the C-General Commercial Zone, one (1) off-street parking space is required per six (6) seats, whereas 44 seats are proposed and results in a requirement of eight (8) parking spaces. The property currently provides zero (0) off-street parking spaces and no on-site parking is proposed. A variance is required and testimony shall be provided.
 - b. **Minor Site Plan Detail** – The Applicant requests a waiver from formal site plan submission; however, the submitted plan depicts the construction of an approximately 494 SF paver patio to accommodate outdoor seating, as well as a permanent awning that appears to be structurally attached to the southerly side of the building. A new six (6)-foot-high fence is also proposed along Connecticut Avenue to screen existing on-site freezers, and a standalone storage unit is currently located on the property. Testimony should be provided regarding these existing accessory structures, as additional variance relief may be required. Based on the information provided, the existing building setbacks appear to comply with the bulk requirements of the zone.

Should the Board not grant a waiver from formal site plan submission, the applicant should address at minimum: curb and sidewalk, utilities, landscaping and buffering, lighting, refuse collection, ect
2. **Architectural Plans** - The plans indicate the existing structure will remain within its current footprint, and an approximately 494 +/- SF paver patio will be constructed to accommodate the proposed thirty-two (32) outdoor seats. The interior layout will include a large kitchen and food preparation area, work counters, a pickup area, display cases, and a dining area providing twelve (12) seats. Two (2) separate restroom facilities are proposed, one of which will be ADA-compliant, along with a management office and an employee area.
3. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of building permit approval all applicable flood related permits should be obtained prior to the issuance of building permits.
4. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
 - a. 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.

We recommend that this application be deemed complete and placed on the next agenda meeting provided the applicant has met the administrative requirements of the Ordinance.

Very truly yours,


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

FJL:ASI

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