



NOTICE OF ACTION LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 8TH DAY OF APRIL 2026, THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH IN THE COUNTY OF OCEAN, TOOK THE FOLLOWING ACTION:

1. ADOPTED RESOLUTION OF DENIAL #LUB-01-26- BAGEL BOY PROPERTIES, LLC
MEMORIALIZING THE DENIAL OF APPLICANTS REQUEST FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FROM THE TOWNSHIP’S ZONING REQUIREMENTS FOR: STANDARDS AND CONDITIONS FOR MIXED USES, AND SINGLE-FAMILY DETACHED DWELLINGS ARE A PROHIBITED USE IN THE ZONE; SO AS TO 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 AND TO CONSTRUCT TWO (2) TWO-STORY SINGLE-FAMILY DWELLINGS ON THE PROPERTY; TO BAGEL BOY PROPERTIES, LLC, ON BLOCK 5.27 LOTS 1 & 10, AS SHOWN ON THE TOWNSHIP TAX MAP, ALSO KNOWN AS 2609 LONG BEACH BOULEVARD, SPRAY BEACH.

2. ADOPTED RESOLUTION OF APPROVAL #LUB-03-26- TILLY’S EMPANADAS, LLC
MEMORIALIZING THE APPROVAL OF APPLICANTS REQUEST FOR MINOR SITE PLAN APPROVAL WITH VARIANCE RELIEF FROM THE TOWNSHIP’S ZONING REQUIREMENTS FOR: OFF STREET PARKING, SO AS TO RENOVATE THE EXISTING STRUCTURE AND CONTINUE THE RESTAURANT USE ON THE SITE, WITH THE BUILDING FOOTPRINT TO REMAIN THE SAME TO TILLY’S EMPANADAS LLC ON BLOCK 13.17 LOT 1, AS SHOWN ON THE TOWNSHIP TAX MAP, ALSO KNOWN AS 8211 LONG BEACH BOULEVARD, BRIGHTON BEACH.

A PUBLIC HEARING WAS HELD ON MARCH 11, 2026. COPIES OF THE RESOLUTIONS HAVE BEEN FILED AND ARE AVAILABLE FOR INSPECTION AT THE LAND USE BOARD OFFICE.

3. LUB #05-26: APPROVED APPLICANTS REQUEST FOR USE VARIANCE APPROVAL WITH A WAIVER REQUEST FROM SUBMITTING A FULL SITE PLAN AS REQUIRED BY THE TOWNSHIP: THE APPLICANT IS PROPOSING TO CHANGE THE USE FROM RETAIL TO A PILATES STUDIO TO THE SHAKES PILATES LLC., ON BLOCK 4.19 LOT 19, ALSO KNOWN AS 1511 LONG BEACH BOULEVARD, NORTH BEACH HAVEN.

Resolutions memorializing decisions of the Land Use Board with respect to the above matter will be adopted at the next regular meeting of said Board on May 13, 2026, and upon adoption will be filed in the office of the Land Use Board secretary and available for public inspection.

JACKIE FIFE
SECRETARY
LAND USE BOARD

PUBLICATION DATE: APRIL 14, 2026- ASBURY PARK PRESS & THE LONG BEACH TOWNSHIP WEBSITE