



**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

**April 8, 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 MARCH 11TH, 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-01-26- BAGEL BOY PROPERTIES, LLC
- 2. Resolution of Memorialization (Approval)- LUB-03-26- TILLY’S EMPANADAS, LLC

6. **APPLICATIONS**

- a.) # **LUB-05-26** **NORTH BEACH HAVEN (1511 LONG BEACH BOULEVARD)**
THE SHAKES PILATES LLC. **BRIAN & STACEY MELNICK**
 APPLICANT OWNERS
BLOCK: 4.19 LOT(S): 19

ZONE: C- GENERAL COMMERCIAL ZONE

The applicants are seeking a waiver from submitting full site plan with a change of use variance and bulk variance relief from the Township’s Zoning requirements for:

- **§205-59(E)(1): Off Street Parking Requirements:** *For retail business use and personal use establishments there shall be provided two off-street parking spaces for each 1,000 square feet of floor area devoted to such use.*
- **§205-51(D)(1):** *The minimum off-street parking spaces required is governed by the size of each dwelling unit at the property: (a) Zero to 3,000 square feet: three off-street parking spaces.*

Currently, the property has a total of five (5) parking spaces, one (1) of which is ADA compliant, where six (6) parking spaces are required. The applicant is proposing to change the use from retail to a Pilates studio

and requesting a waiver from submitting a formal site plan based upon the fact that the site is fully developed.

7. NEW BUSINESS: End of Year Report and Special Resolution #07-26.

Site Plan Exemption Review Committee and Special Resolution #08-26

8. PUBLIC PARTICIPATION: Open to the Public for Comment

9. ADJOURNMENT UNTIL May 13, 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:

March 11, 2026	April 8, 2026	May 13, 2026
June 10, 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

