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March 26, 2026

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

Re: LUB Docket No.: LUB-05-26-Special Reasons/"D" Variance
Applicant: The Shakes Pilates, LLC
Block/Lot: Block 4.19 Lot 19
Location: 1511 Long Beach Boulevard
OLA File No.: LBLU-26-SHAKES

Dear Chairman and Members:

This office is in receipt of and has reviewed the Special Reasons/"D" Variance Application for the referenced site.

The submission consists of the following:

- A. Site Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, P.E., P.P., dated 07/14/2021, and last revised on 02/06/2023.
- B. As Built Survey, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by Leon J. Tyszka, PLS, dated 07/14/2021, and last revised on 05/15/2024.
- C. Architectural Floor Plan, One (1) Sheet, prepared by the applicant and undated.
- D. Three (3) Color Photographs, prepared by the applicant and undated.
- E. Tax Map #6 with the subject site highlighted.
- F. Prior Long Beach Township Land Use Board Resolution LUB-11-22-Approved May 19, 2022 for a Special Reasons/"D" Variance to construct a 2nd floor apartment and associated deck.

The subject lot lies within both the C-General Commercial Zone and the R-50 General Residential Zone and is presently developed with a mixed-use structure that contains 1,200 SF of commercial/office space on the first floor and a 3-bedroom apartment on the second floor as well as a 5-space parking lot. The applicant proposes to utilize the

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first floor commercial space as a Pilates exercise studio, which is not a permitted use in the C-General Commercial Zone. No changes are proposed to the exterior of the building and the existing signage will be maintained and only modified to reflect the new business name.

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

1. **Zoning-** The subject site is within the C-General Commercial Zone. Review of the Site Plan indicates the following:
 - a. **Special Reasons/”D” Variance-** The existing mixed-use building is permitted in the C-General Commercial Zone, however, the proposed Pilates exercise studio on the first floor is not explicitly notes as a permitted use within this zone, therefore, a Special Reasons/”D” Variance is required for a non-permitted use.
2. **Off-Street Parking-** Our analysis indicates that a Variance is required as Six (6) 9 FT x 18 FT parking spaces are required for this mixed-use development and 5 spaces are provided, including One (1) handicap stall, as follows:

<u>Parameter</u>	<u>Required</u>	<u>Provided</u>
Pilates Studio (2 spaces/1,000 SF) 1,200 SF	3 Spaces	2 Spaces
Residential Use (1 apt < 3,000 SF)	<u>3 Spaces</u>	<u>3 Spaces</u>
Total:	6 Spaces	5 Spaces


3. **Electric Vehicle Compliance-** Based upon our review of the New Jersey State Ordinance authorizing and encouraging electric vehicle supply and service equipment (EVSE) and Make Ready Spaces, the installation of a Make Ready Space or EV Unit is not required for this mixed-use site. Testimony shall be provided.
4. **Curb and Sidewalk-** County and municipal curb and sidewalk exists along the frontages of the property on Long Beach Boulevard and 16th Street. No changes are proposed to the driveway access location and all existing improvements appear to be in satisfactory condition.
5. **Waiver from Site Plan Detail-** The applicant requests a waiver from providing full site plan detail as the site is fully developed and no changes are proposed. Testimony shall be provided.
6. **Architectural Plans-** The floorplan provided shows that minimal changes will be made to the interior of the building. An existing ADA compliant bathroom will remain and a check in desk

area will be installed. The applicant shall discuss or provide an intended statement of operations including anticipated number of participants and employees as well as hours of operation.

7. **Outside Agency Approval**- Should the Board approve this application, additional approvals/requirements will be as follows:
 - a. Ocean County Planning Board, if applicable.
 - b. 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.

Very truly yours,



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

FJL:ASI:hmh

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