



NOTICE OF ACTION LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 13TH DAY OF MAY 2026, THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH IN THE COUNTY OF OCEAN, TOOK THE FOLLOWING ACTION:

1. ADOPTED RESOLUTION OF APPROVAL #LUB-05-26- THE SHAKES PILATES, LLC MEMORIALIZING THE APPROVAL OF APPLICANTS REQUEST FOR USE VARIANCE APPROVAL WITH A WAIVER REQUEST FROM SUBMITTING A FULL SITE PLAN AS REQUIRED BY THE TOWNSHIP: SO AS TO CHANGE THE USE ON THE PROPERTY FROM RETAIL TO A PILATES STUDIO; TO THE SHAKES PILATES LLC., ON BLOCK 4.19 LOT 19, AS SHOWN ON THE TOWNSHIP TAX MAP, ALSO KNOWN AS 1511 LONG BEACH BOULEVARD, NORTH BEACH HAVEN.

A PUBLIC HEARING WAS HELD ON APRIL 8, 2026. COPIES OF THE RESOLUTIONS HAVE BEEN FILED AND ARE AVAILABLE FOR INSPECTION AT THE LAND USE BOARD OFFICE.

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- 2. LUB #04-26: APPROVED** APPLICANTS REQUEST FOR MINOR SUBDIVISION APPROVAL WITH BULK VARIANCE RELIEF FROM THE TOWNSHIP'S ZONING REQUIREMENTS FOR: AREA AND YARD REQUIREMENTS WHERE A MINIMUM LOT DEPTH OF 1/2 OF THE BLOCK WIDTH; HERE, A PROPOSED PORTION OF LOT 9.04 HAS A DEPTH OF 69' FEET, WHERE 75' FEET IS REQUIRED; SO AS TO SUBDIVIDE THE PROPERTY INTO TWO SINGLE-FAMILY BUILDABLE LOTS, TO BI8200, LLC, ON BLOCK 13.16 LOT 9.03, ALSO KNOWN AS 8 W. RHODE ISLAND AVENUE, BRIGHTON BEACH.
 - 3. LUB #06-26: APPROVED** APPLICANTS REQUEST FOR BULK VARIANCE RELIEF FROM THE TOWNSHIPS REQUIREMENTS FOR AREA AND YARD REQUIREMENTS FOR: REQUIRED LOT WIDTH- WHERE 50 FEET IS REQUIRED AND EXISTING AND PROPOSED IS 30 FEET; AND FOR REQUIRED LOT AREA- WHERE 4,500 SQUARE FEET IS REQUIRED AND 1,988 SQUARE FEET IS EXISTING AND PROPOSED- BOTH ARE PRE-EXISTING NON-CONFORMITIES, SO AS TO CONSTRUCT A SINGLE FAMILY DWELLING, TO ANTHONY MALINOWSKI, ON BLOCK 7.02 LOT 16, ALSO KNOWN AS W. MARYLAND AVENUE, BEACH HAVEN TERRACE.
 - 4. LUB #07-26 APPROVED** APPLICANTS REQUEST FOR PRELIMINARY AND FINAL SITE APPROVAL, SO AS TO DEMOLISH THE EXISTING MIXED-USE BUILDING AND CONSTRUCT A NEW SINGLE-FAMILY DWELLING, TO JAMES AND KIMBA OCCHIPINTI, ON BLOCK 1.84 LOTS 1 & 1.01, ALSO KNOWN AS 128 WEST OSBORN AVENUE, HOLGATE.
 - 5. LUB #08-26- APPROVED** APPLICANTS REQUEST TO TEMPORARILY AMEND THEIR PRIOR SITE PLAN APPROVAL TO ALLOW FOR A 20 FT. X 8 FT. MOBILE KITCHEN TRAILER TO BE PLACED ON SITE TO BE UTILIZED SOLELY FOR BACK OF HOUSE FOOD PREPARATION TO SUPPORT FOOD SERVICE OPERATIONS FOR THE CLUB DURING THE RE-CONSTRUCTION OF THE MAIN CLUBHOUSE; THE FOOD TRAILER WILL BE INSTALLED ON A TEMPORARY BASIS, FROM MID-JUNE AND WILL BE REMOVED AT THE CONCLUSION OF THE 2026 SEASON, TO BRANT BEACH YACHT CLUB, ON BLOCK 15.28 LOT 1, ALSO KNOWN AS 6106 BAYVIEW AVENUE, BRANT BEACH.
 - 6. LUB #09-26-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 BOXING FITNESS STUDIO TO CHRISTOPHER SANBORN, ON BLOCK 15.140 LOT 2, ALSO KNOWN AS 3304 LONG BEACH BOULEVARD, BRANT BEACH.

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 June 10, 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