



**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

May 13, 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 APRIL 8TH, 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 (Approval)- LUB-05-26- THE SHAKES PILATES, LLC.

6. **APPLICATIONS**

- a.) **# LUB-08-26** **BRANT BEACH (6106 BAYVIEW AVENUE)**
BRANT BEACH YACHT CLUB
 OWNER & APPLICANT
BLOCK: 15.28 LOT(S): 1

ZONE: R-50 GENERAL RESIDENTIAL ZONE

The Applicant is seeking 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 **not** serve any food directly to the public, will not require permanent foundation or any site modifications, will not need a generator. The food trailer **will** utilize temporary utility connections, will be installed on a temporary basis, from mid-June and will be removed at the conclusion of the 2026 season (around Labor Day).

The Applicant was granted approval from the Governing Body to temporarily install a 20 ft. x 80 ft. tent on the paved area in front of the South Harbor Facility to accommodate dining and member activities during construction.

b.)# **LUB-09-26**

BRANT BEACH (3304 LONG BEACH BOULEVARD)

CHRIS SANBORN

TERRANCE DEAKYNE

APPLICANT

OWNER

BLOCK: 15.140 LOT(S): 2

ZONE: GC- GENERAL COMMERCIAL ZONE

The applicant is seeking a use variance and a request for site plan waiver so as to change the current use on the property from retail to a cardio boxing gym. The lot is currently developed with a mixed-use building, with Island Surf & Sail retail store on the ground floor and a single-family apartment above. The Applicant is requesting variance relief from the Township's Zoning requirements for:

- **§205-59(A): Uses and Buildings Permitted: and §205-59(B): Uses and Buildings Prohibited.** Because gyms or fitness centers are not listed as a permitted use nor a prohibited use in the General Commercial Zone. The applicant is seeking a change from the current retail use to a fitness center. The Applicant is also requesting a waiver from submitting a full site plan as the property is fully developed.

c.)# **LUB-04-26**

BRIGHTON BEACH (8200 LONG BEACH BOULEVARD)

BI 8200, LLC.

OWNER & APPLICANT

BLOCK: 13.16 LOT(S): 9.03

ZONE: R-50 GENERAL RESIDENTIAL ZONE

The Applicants are seeking Minor Subdivision approval so as to subdivide the property into two (2) single-family building lots, with proposed lot 9.04 fronting on W. Rhode Island Avenue and proposed lot 9.05 fronting on W. Connecticut Avenue. They are requesting variance relief from the Township's Zoning requirements for:

- **§205-55(C)(2)(a): Area and yard requirements.** *On existing blocks between dedicated and accepted streets, residential lots shall have a minimum lot width of 50 feet at the street line or on the ocean or bay and a minimum lot depth of 1/2 of the block width, and the minimum lot area shall be based and computed upon the following formula: provided, however, that in any event, no lot shall be less than 4,500 square feet:* Here, proposed lot 9.04 has a depth of 69' feet.

d.) # **LUB-06-26**

BEACH HAVEN TERRACE (MARYLAND AVENUE)

ANTHONY MALINOWSKI

OWNER & APPLICANT

BLOCK: 7.02 LOT(S): 16

ZONE: R-50 GENERAL RESIDENTIAL ZONE

The Applicant is seeking to construct a single-family house on the property that is currently vacant and requesting variance relief from the Township's Zoning requirements for:

- **§205-55(C)(1): Area and yard requirements:** *Residential lots shall have a minimum width of 50 feet at the street line or on the ocean or bay.* The existing and proposed lot width is 30 feet, which is a preexisting nonconformity.
- **§205-55(C)(2): Area and yard requirements:** *On existing blocks between dedicated and accepted streets, residential lots shall have a minimum lot width of 50 feet at the street line or on the ocean or bay and a minimum lot depth of 1/2 of the block width, and the minimum lot area shall be based and computed upon the following formula; provided, however, that in any event, no lot shall be less than 4,500 square feet:* The existing and proposed lot area is 1,988 square feet, which is a preexisting non conformity.

e.) # LUB-07-26

HOLGATE (128 W OSBORN AVENUE)

JAMES & KIMBA OCCHIPINTI

OWNER & APPLICANT

BLOCK: 1.84 LOT(S): 1 &1.01

ZONE: MC- MARINE COMMERCIAL ZONE

The Applicant is seeking Preliminary and Final Major Site Plan approval so as to demolish the existing mixed-use building and construct a new single-family dwelling. The existing 24 boat slip marina will remain.

7. NEW BUSINESS:

From the Governing Body: at their May 4th meeting they had first reading on Ordinance 26-10C:
Amending §205 which pertains to Zoning and §164 which pertains to Site Plan Review

Suggested Ordinance Revision in §205-61A(4)(b)(1) Parking Requirements in the Marine Commercial Zone as it relates to Marine Service Establishments

8. PUBLIC PARTICIPATION: Open to the Public for Comment

9. ADJOURNMENT UNTIL June 10, 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:

January 14, 2026	February 11, 2026	March 11, 2026
April 8, 2026	May 13, 2026	June 10, 2026
July 8, 2026	August 12, 2026	September 9, 2026
October 14, 2026	November 4, 2026	December 9, 2026