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April 24, 2026

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

**Re: LUB Docket No.:** LUB-08-26- Minor Site Plan Approval  
**Applicant:** Brant Beach Yacht Club  
**Block/Lot:** Block 15.28 Lots 1 & 1.01  
**Location:** 6106 Bayview Avenue  
**OLA File No.:** LBLU-26-BRANT

Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Site Plan Application for the referenced site.

The submission consists of the following:

- A. Plot Plan Survey, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by Leon J. Tyszka, PLS, dated 12/16/2024, and last revised on 4/6/2026.
- B. Four (4) Color Photographs, prepared by the applicant and undated, show the proposed food trailer.
- C. Tax Map #18 with the subject site highlighted.
- D. Prior Long Beach Township Land Use Board Resolution LUB-19-24-Approved March 12, 2025, for Preliminary and Final Major Site Plan Approval for the demolition and construction of a new two story Clubhouse.
- E. Prior Long Beach Township Land Use Board Resolution LUB-19-17PF-Approved July 12, 2017 for Preliminary and Final Major Site Plan Approval, Special Reasons Variances, Bulk Variances, and design waivers to permit the construction of an addition to the South Harbor Sailing Center and other site improvements to the existing one-story frame dwelling.

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In 2025, the applicant received Land Use Board approval to demolish the existing one-story Clubhouse and construct a new two-story Clubhouse within the same footprint. No other changes were proposed to the site and the new Clubhouse is currently under construction.

As part of a temporary operational plan during construction, the applicant received zoning permit approval on March 6, 2026, for the installation and use of a temporary 20-foot by 80-foot tent from June 13, 2026, until September 7, 2026. The tent is not to be used for wedding events, will utilize pavers as flooring, will not contain walls, heating or cooling equipment and no cooking is permitted within the tent.

To further support the temporary operational plan of the Brant Beach Yacht Club during Clubhouse construction, the applicant proposes the temporary placement of a 20-foot by 8-foot mobile kitchen trailer to support food service operations. The trailer will be utilized solely for back of the house food preparation and will not service food directly to the public. The South Harbor facility includes an existing kitchen, however, it is not sized to support the full volume of food service required when all operations are consolidated at a single location.

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

1. **Zoning** - The subject site lies within the R-50 Residential Zone and the Brant Beach Yacht Club previously received a Special Reasons/"D" Variance per Resolution LUB 19-24 as the Yacht Club is not a permitted use within this zone. The proposed use of the food trailer will supplement the kitchen that is presently under construction and will not expand or intensify the operation of the site. Per the application, the mobile kitchen trailer will:

- a. Be installed on a temporary basis from Mid-June through Labor Day weekend 2026.
- b. Will not require a permanent foundation or site modifications
- c. Will utilize temporary utility connections
- d. Will not involve the use of a generator
- e. Will not remain onsite after Labor Day weekend 2026

Testimony shall be provided related to operation of the food trailer as follows:


- f. Provide approximate location of food trailer set-up. We note that the temporary tent will be located between the South Harbor facility and the bulkhead.
- g. Provide hours of operation and any lighting proposed if usage extends into the evening hours.

- h. Describe anticipated impacts related to noise, especially during times of set-up or breakdown
- i. Describe anticipated odors and air quality impacts related to smoke or fumes from grills or fryers and ventilation used to minimize cooking smells.
- j. Applicant shall provide additional information related to emergency vehicle access in the area surrounding the food truck.

2. **Site Plan Detail** – This site previously received Preliminary and Final Major Site Plan approval and is currently under construction. The proposed addition of a food trailer is temporary in nature to support the seasonal operations of the Brant Beach Yacht Club and no site plan improvements will be required to support this use.

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:

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

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