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April 23, 2026

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

Re: LUB Docket No.: LUB-09-26-Special Reasons/"D" Variance
Applicant: Chris Sanborn
Block/Lot: Block 15.140 Lot 2
Location: 3304 Long Beach Boulevard
OLA File No.: LBLU-26-RIOT

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. Plot Plan Survey, One (1) Sheet, prepared by Nelke/Tyszka Land Surveyors, Inc., signed by Leon J. Tyszka, PLS, dated 04/08/2017, and last revised on 12/20/2018.
- B. Architectural Floor Plan, One (1) Sheet, prepared by Studio Tagland Designs, LLC, and undated 11/20/2017.
- C. Four (4) Color Photographs, prepared by the applicant and undated.
- D. Tax Map #21 with the subject site highlighted.
- E. Prior Long Beach Township Land Use Board Resolution LUB-19-19-Approved September 11, 2019 for a bulk variance approval

The subject lot lies within the C-General Commercial Zone and is presently developed with a mixed-use structure that contains approximately 777 SF of retail space on the first floor and one (1) apartment on the second/third floors as well as a 10-space parking area. The applicant proposes to utilize the first floor commercial space as a boxing 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.

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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 boxing exercise studio on the first floor is not explicitly noted 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 five (5) 9 FT x 18 FT parking spaces are required for this mixed-use development and 10 spaces are provided as follows:

<u>Parameter</u>	<u>Required</u>	<u>Provided</u>
Boxing Studio (2 spaces/1,000 SF) 833 SF	2 Spaces	8 Spaces
Residential Use (1 apt < 3,000 SF)	<u>3 Spaces</u>	<u>3 Spaces</u>
Total:	5 Spaces	11 Spaces

We note that no handicap parking stall is provided onsite. Testimony shall be provided.

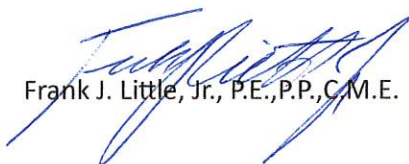
3. **Electric Vehicle Compliance-** Based upon our review of the New Jersey State Ordinance authorizing and encouraging electric vehicle supply and service equipment (EVSE) and Make Ready Spaces, the installation of a Make Ready Space or EV Unit is not required for this mixed-use site. Testimony shall be provided.
4. **Curb and Sidewalk-** A mix of county and municipal curb and paver sidewalk exist along the frontages of the property on Long Beach Boulevard and Harbor Drive. No changes are proposed to the parking space locations 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. Six (6) hanging heavy bags will be installed as well as 3 to 4 floor punching bags.
7. **Statement of Operations -** The supplement to the application describes that no structural renovations are proposed to the building and the ground floor will operate as a gym/fitness center

7 days per week between the hours of 6am and 5pm. The facility will have two (2) instructors, however, testimony shall be provided regarding the number of users that are anticipated at one time.

8. **Flood Compliance** – The existing space was previously occupied by a retail use and the proposed change in use does not require compliance with FEMA’s Substantial Improvement regulations. However, the applicant should be made aware that the First Floor Elevation of the structure is 5.57 FT and that FEMA Flood Insurance Rate Map requires a minimum first floor elevation of 9.0 FT which is the benchmark elevation that floodwaters are expected to reach during a 100-year flood event. The applicant shall take appropriate action to secure the building and its contents during a flood event.
9. **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:

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