



NOTICE OF ACTION LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 10TH DAY OF JUNE 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-04-26- BI8200, LLC

Memorializing the approval of Applicants request for Minor Subdivision approval with Bulk Variance relief from the Township's Zoning requirements for: Area and Yard requirements: so as to subdivide the property into two single-family buildable lots; on Block 13.16 Lot 9.03, as shown on the Township Tax Map, also known as 8200 Long Beach Boulevard, Brighton Beach.

2. ADOPTED RESOLUTION OF APPROVAL: #LUB-06-26- ANTHONY MALINOWSKI

Memorializing the approval of Applicants request for Bulk Variance relief from the Townships requirements for Area and Yard requirements which are pre-existing non- conformities, so as to construct a single-family dwelling: on Block 7.02 Lot 16, as shown on the Township Tax Map, also known as Maryland Avenue, Beach Haven Terrace.

3. ADOPTED RESOLUTION OF APPROVAL: #LUB-07-26- JAMES & KIMBA OCCHIPINTI

Memorializing Applicants request for Preliminary and Final Site Plan Approval, so as to demolish the existing mixed-use building and construct a new single-family dwelling: on Block 1.84 Lots 1, 1.01, as shown on the Township Tax Map, also known as 128 W. Osborne Avenue, Holgate.

4. ADOPTED RESOLUTION OF APPROVAL: #LUB-08-26- BRANT BEACH YACHT CLUB

Memorializing 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: on Block 15.28 Lot 1, as shown on the Township Tax Map, also known as 6106 Bayview Avenue, Brant Beach.

5. ADOPTED RESOLUTION OF APPROVAL: #LUB-09-26- CHRIS SANBORN

Memorializing 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, on Block 15.140 Lot 2, as shown on the Township Tax Map, also known as 3304 Long Beach Boulevard, Brant Beach.

A public hearing was held on May 13, 2026. Copies of the Resolutions have been filed and are available for inspection at the Land Use Board Office.

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- 6. LUB #10-26: APPROVED** Applicants request to carry this application to the July 8, 2026 meeting, with no further notice being required. The Applicant waives all time constraints as required. Applicant and their professionals were prepared to proceed with their application, but there were only six (6) Board Members present, thus their request to carry the application. The application is for Preliminary & Final Major Site Plan approval with Bulk Variance Relief from the Township's Zoning requirements for: **(1) Area and yard requirements** where a minimum lot area of 6,000 square feet is required and the existing and proposed lot area is 3,907 square feet; **(2) Standards & Conditions for Mixed-Uses** where a minimum of 50% of the parking on the property shall be for the non-residential uses- here, the proposed parking spaces do not meet the requirement, therefore a conditional use is required; **(3) Vision Clearance on Corner Lots**, where any corner lot shall maintain a site triangle and there can be no obstruction to vision higher than two (2) feet six (6) inches- Here, two (2) of the five (5) proposed parking spaces on the site encroach into the site triangle at the northwest corner of the property, therefore only three (3) parking spaces are provided; and **(4) Impervious Coverage**, where the maximum impervious coverage is 75%, here the existing impervious coverage is 92.25% and the proposed impervious coverage is 82.61%. So as to demolish all existing improvements on the site and construct a new three (3) story mixed use building with an ice cream shop on the first floor, and a two-story single-family dwelling above the ice cream shop, to Tip Holdings, LLC., on Block 6.46 Lot 2, also known as 13302 Long Beach Boulevard, Beach Haven Gardens.

Resolution memorializing the decision of the Land Use Board with respect to the above matter will be adopted at the regular meeting of said Board on August 12, 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