



**TOWNSHIP OF LONG BEACH
LAND USE BOARD**

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LAND USE BOARD

AGENDA

June 10, 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 MAY 13TH, 2026 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. **RESOLUTIONS OF MEMORIALIZATION:**

- 1. Approval of LUB-04-26- BI8200, LLC.
- 2. Approval of LUB-06-26- Malinowski
- 3. Approval of LUB-07-26- Occhipinti
- 4. Approval of LUB-08-26- Brant Beach Yacht Club
- 5. Approval of LUB-09-26- Sanborn

6. **APPLICATIONS**

- a.) **# LUB-10-26** **BEACH HAVEN GARDENS (13302 LONG BEACH BOULEVARD)**
TIP HOLDINGS, LLC.
OWNER & APPLICANT
BLOCK: 6.46 LOT(S): 2

ZONE C-GENERAL COMMERCIAL ZONE

The Applicant is seeking Preliminary & Final Major Site Plan approval so as to demolish all existing improvements on the site and construct a new three-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. The Applicant is requesting variance relief from the Township Zoning requirements for:

- **§205-59(A)(18)(c): Standards and Conditions for mixed-uses:** *A minimum of 50% of the parking at the property shall be for the nonresidential uses located at the property, and such parking shall otherwise comply with the minimum space requirements set forth in the Code.* Here, the proposed allocation does not meet the requirement that at least 50% of the parking serve the non-residential component of the development; therefore, a conditional use variance is required.

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- **§205-59(C)(1): Area and yard requirements:** *Every lot in the C District shall have a minimum area of 6,000 square feet.* Here, the property is 3,907 square feet, which is a preexisting nonconformity that is not changing.
- **§205-6: Vision Clearance on corner lots:** *In any district in the Township of Long Beach, any corner lot shall maintain a site triangle. In the corner site triangle, no fence, sign or other structure, planting or other obstruction to vision higher than two feet six inches above the established grade at the center line of the intersecting street, streets, easement or easements shall be erected, placed, permitted or maintained.* 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.
- **§205-59(G): Impervious coverage:** *Maximum impervious coverage shall be 75%.* Here, the existing impervious coverage is 92.25%; the proposed impervious coverage is 82.61%.

7. **PUBLIC PARTICIPATION:** Open to the Public for Comment

8. **ADJOURNMENT UNTIL July 8, 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