

**RABAN & RABAN**

— LLC —

*Attorneys at Law*

**11710 Long Beach Blvd.  
Haven Beach, NJ 08008**

REGINALD J. RABAN (Retired)  
JAMES S. RABAN\*▲

MEMBER OF NJ BAR \*  
MEMBER OF PA BAR▲

TEL (609) 492-0533  
FAX (609) 492-0464  
Email: [jraban@regraban.com](mailto:jraban@regraban.com)

May 7, 2026

Via Hand Delivery and [Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com)

Jackie Fife  
Long Beach Township Land Use Board  
6805 Long Beach Boulevard  
Brant Beach, NJ 08008

Re: Tip Holdings, LLC Preliminary and Final Major Site Plan, Special Reasons and Bulk Variance Proposal  
Block 6.46, Lot 2  
13302 Long Beach Blvd., Long Beach Township

Dear Jackie:

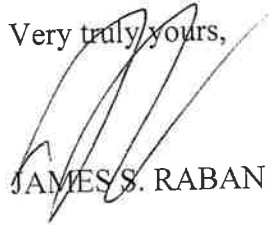
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 15 copies of Land Use Development Application;
- (x) 16 copies of Site Plans prepared by FWH Associates, P.A.;
- (x) 16 copies of Architectural Drawings prepared by Michael Pagnotta Architecture & Construction;
- (x) 16 copies of Tax Map with Property Lot and Block highlighted;
- (x) 16 color copies of 4 Property Photos;
- (x) 1 W-9;
- (x) 1 Affidavit of Ownership
- (x) 1 Signed Checklist;
- (x) 1 Technical Checklist;
- (x) 1 Proposed Public Notice;
- (x) Application Fees check # 247 Amount \$3,650.00;
- (x) Attorney Escrows check # 248 Amount \$5,500.00;
- (x) Please consent and/or approve for public hearing on June 10, 2026 at 6:30 p.m.

Jackie Fife  
May 7, 2026  
Page 2

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,



JAMES S. RABAN

JSR/dh  
Encl.

Cc: Tip Holdings, LLC (via email)  
Michael Pagnotta, AIA (via email)  
Christopher Rosati, P.E. (via email)  
Frank Little, Jr., P.E., P.P. (via email and regular mail)  
Robin La Bue, Esq. (via email and regular mail)



# LONG BEACH TOWNSHIP LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

**\*\*INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED\*\***

PLEASE READ

**INSTRUCTIONS:**

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

**Robin La Bue, Esq.:**

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- 1 Copy of this Checklist
- Mailed to Robin La Bue 98 East Water Street, Toms River, NJ 08753

**Frank Little, P.E., P.P.:**

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of COMPLETED Technical Check List
- Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

**Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:**

1 ORIGINAL of each of the following:

- Application     Variance Plan     Site Plan     Subdivision Plan     Architectural Plan(s)
- Tax Map     Color Photos     L-W-9     Zoning Denial     Signed Checklist
- Technical Checklist     Affidavit of Ownership, Consent, Authorization and Non-Collusion
- Electronic copy PDF format of all the above emailed to [jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com)
- Check for Application Fee \$ 3,650.00    Check # 247
- Check for Escrow Fee \$ 5,500.00    Check # 248

**Board Member Packets (COLLATED):**

- 15 Copies of Complete Application including:
- 15 Copies Variance Plan, Site Plan, or Subdivision Map
- 15 Copies of Architectural Plans
- 15 Copies of Zoning Denial Letter (if applicable)
- 15 Copies of Color Photos
- 15 Copies of Tax Map with Property Block & Lot highlighted

Applicant Signature

Print Name

*[Handwritten Signature]*  
James S. Roban  
 Attorney for Applicant

Date

5/27/20

Approved

Denied

# APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Tip Holdings, LLC Site Plan

Date Received: \_\_\_\_\_

Block: 6.46 Lot(s): 2

Application Fee: \$ \_\_\_\_\_

Property Address: 13302 Long Beach Blvd.

Escrow Fee: \$ \_\_\_\_\_

Docket Number: \_\_\_\_\_

### CHECK ALL THAT APPLY:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt)             |
| <input checked="" type="checkbox"/> Use Variance  | <input type="checkbox"/> Major Subdivision/Preliminary          |
| <input type="checkbox"/> Interpretation           | <input type="checkbox"/> Major Subdivision Final Major          |
| <input type="checkbox"/> Informal                 | <input checked="" type="checkbox"/> Site Plan/Preliminary Major |
| <input type="checkbox"/> Conditional Use          | <input checked="" type="checkbox"/> Site Plan/Final             |

ANSWER ALL QUESTIONS. IF NOT APPLICABLE INDICATE WITH 'N/A' OR 'None'  
DO NOT LEAVE BLANKS. INCOMPLETE APPLICATIONS WILL NOT BE  
ACCEPTED OR WILL BE DEEMED INCOMPLETE

1. Applicant Name: Tip Holdings, LLC

Address: Street: 2649 River Road City: Manasquan Zip: 08736

Phone: (732) 300-5499 e-mail: dmanzo@atlantiptcenter.com

Applicant is:  Owner  Agent  Corporation  Partnership  LLC

If applicant and/or owner is a corporation, LLC or partnership set forth the names addresses of all stockholders, partners or members having 10% or more interest on a separate paper. Corporations must be represented by a New Jersey licensed attorney and include a Resolution authorizing the Application.

2. Owner's Name: Same as Applicant

Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

All owners must be identified and sign application. (Use additional pages if necessary)

3. Attorney: James S. Raban, Esq.

Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008

Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: FWH Associates, P.A.

Address: Street: 1856 Route 9 City: Toms River Zip: 08755

Phone: (732) 797-3100 e-mail: lwebb@fwhassociates.com

5. Architect: Michael Pagnotta  
 Address: Street: 342 W 9th St City: Ship Bottom Zip: 08008  
 Phone: (609) 361-0011 e-mail: mpagnotta731@gmail.com

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: C Lot Area: 3,907 sq. ft. Lot Dimensions: 65.11' x 60.10'

7. Is the property located on a county road? Yes

8. Current Use: mixed-use  
 No. of Dwelling Units: 1 No. of Commercial Units: 1

9. Proposed Use: mixed-use +

10. When was the property purchased? 5/19/2016

11. Date of Last Certificate of Occupancy: \_\_\_\_\_ Attach Copy

12. Date of last construction, alteration or addition: \_\_\_\_\_ Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: _____	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>8.19</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>8.43</u>	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back <u>19.83</u>	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,199.00</u>	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage <u>30.70</u>	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage <u>82.61</u>	<input checked="" type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures <u>1.00</u>	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures <u>0.00</u>	<input type="checkbox"/>
Lot Width _____	<input type="checkbox"/>		

14. Existing Restrictions:  
 (A) Deed Restrictions: \_\_\_\_\_ (Attach Copies)  None  
 (B) Easements: \_\_\_\_\_ (Attach Copies)  None  
 (C) Condominium: \_\_\_\_\_ (Attach Copies)  None

15. Proposed Restriction: \_\_\_\_\_  None

**16. Variances and Waivers:**

**(A) List Required Variances: (Include Ordinance Number)**

**None**

See attached Application Supplement.

**On a separate paper provide legal theory supporting variance relief.**

**(B) List of Requested Waivers:**

**None**

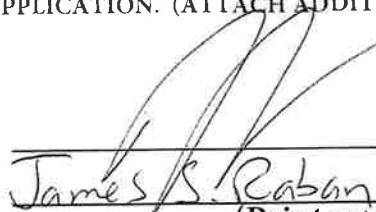
**17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials.  None**

**18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.**

- Site Plan prepared by FWH Associates, P.A.
- Architectural Drawings prepared by Michael Pagnotta, Architect
- 4 Photographs of the Subject Property

ALL OWNERS OF RECORD AND APPLICANT MUST SIGN APPLICATION. (ATTACH ADDITIONAL PAGES IF NECESSARY.)

Dates: 5/7/26

  
\_\_\_\_\_  
James S. Caban, Owner  
(Print name under signature)  
Attorney for Owner/Applicant

Dates: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, Owner  
(Print name under signature)

Applicant Signature (if different from owner):

Dates: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, Applicant  
(Print name under signature)

Dates: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, Applicant  
(Print name under signature)

**MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY**

## APPLICATION SUPPLEMENT

Tip Holdings, LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and variances from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 2 in Block 6.46 on the Tax Map of the Township of Long Beach, located at 13302 Long Beach Boulevard in the Beach Haven Gardens Section of Long Beach Township.

The property is currently developed with a mixed-use building with an ice cream shop on the first floor and a single-family apartment above. The Applicant is seeking to demolish all existing improvements at the site and to 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 following variances are requested from the Long Beach Township Zoning Ordinance:

1. Section 205-59(A)(18) governs development of mixed-use buildings in the General Commercial Zone. Under Section 205-59(A)(18)(c), 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.
  - a. Here, there are 3 parking spaces required for the proposed single-family dwelling unit at the property. When reviewing the ice cream store alone, there are 2 parking spaces required for the proposed commercial use based upon the number of seats proposed in the ice cream shop. However, based upon the requirement that a minimum of 50% of the parking at the property be

provided for nonresidential uses, and 3 parking spaces are required for the residential unit, a minimum of 3 parking spaces is required for the proposed ice cream shop. 2 parking spaces are proposed for the ice cream shop.

- b. Based upon the fact that the Applicant does not meet all of the conditions of the Township's mixed-use ordinance, a conditional use variance is required.
2. Section 205-59(C)(1): The minimum required lot area in the C General Commercial Zone is 6,000 square feet. The area of the subject property is 3,907 square feet, which is a preexisting nonconformity that is not changing.
3. Two of the five proposed parking spaces at the site encroach into the site triangle, required by Section 205-6 of the Long Beach Township Zoning Ordinance, at the northwest corner of the property.
4. Section 205-59(G): The maximum permitted impervious coverage at the site is 75%. The existing impervious coverage is 95.25%; the proposed impervious coverage is 82.61%.

#### STATEMENT OF OPERATIONS

While the Applicant is not going to be running the ice cream business, it is the Applicant's understanding that the tenant will be operating 7 days per week during the summer season only, with hours of operation being approximately 3:00 p.m. to 10:00 p.m. It is anticipated that there will be 3-4 employees working during any given time.

OWNERSHIP INFORMATION SUPPLEMENT

Tip Holdings, LLC (Applicant) Ownership Interests:

David Manzo – 50% (Managing Member)  
2649 River Road, Manasquan, NJ 08736

Michael Ritacco – 50%  
112 Meadow Point Road, Point Pleasant, NJ 08742

Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION, and NON-COLLUSION

STATE OF \_\_\_\_\_ :
COUNTY OF \_\_\_\_\_ : ss.

I, Tip Holdings, LLC being duly sworn according to law, upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 13302 Long Beach Blvd., Long Beach Township, Ocean County, New Jersey known as :

Block 6.46 Lot 2
Block \_\_\_\_\_ Lot \_\_\_\_\_
Block \_\_\_\_\_ Lot \_\_\_\_\_

As shown on the Official Tax Maps of the Township of Long Beach.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize James Raban Esq. (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 2/6/26

Tip Holdings LLC
Signature of Owner/Managing Member
David Manzo
Print Name above /Managing Member

Sworn and Subscribed to before me this 6 day of Feb, 2026.
Notary Public

Signature of Owner
Print name above

THOMAS C PAUL
Notary Public, State of New Jersey
Comm. # 50203247
My Commission Expires 9/26/2027

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
 TECHNICAL CHECKLIST

Owner: Tip Holdings, LLC Phone # 732-300-5499 Email: dmanzo@atlanticptcenter.com

Applicant: Same as Owner Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 13302 Long Beach Blvd.

Block: 6.46 Lot(s): 2 Date: 5/7/2026

\*\*This checklist **MUST** be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review.\*\*

\*\*Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.\*\*

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
<b>PLAT SPECIFICATIONS</b>									
For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
All Plans <b>MUST</b> provide current information and be dated within one (1) year of the hearing date. (ADDED 7.10.24)	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Each sheet numbered and titled	X	X	X	X	X	X	X	X	(P)(W)(N/R)
<b>GENERAL INFORMATION</b>									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	(P)(W)(N/R)

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
 TECHNICAL CHECKLIST

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DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Zone boundaries, tax map sheet, lot and block number and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Date of original and all revisions.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Written and graphic map scale.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
North arrow with reference meridian.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Area of the tract and of each lot.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X	X	X	X	X	(P)(W)(N/R)
<b>NATURAL FEATURES</b>									
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 50 FT			X	X					(P)(W)(N/R)
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 200 FT					X	X	X	X	(P)(W)(N/R)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			X	X	X	X	X	X	(P)(W)(N/R)
The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	(P)(W)(N/R)

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DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
<b>MAN-MADE FEATURES</b>									
Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Building coverage and lot coverage calculations.	X	X	X		X	X			(P)(W)(N/R)
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			X	X	X	X	X	X	(P)(W)(N/R)
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.					X	X	X	X	(P)(W)(N/R)
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P)(W)(N/R)

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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Off street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
<b>STREET</b>									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
<b>MISCELLANEOUS</b>									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

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Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							(P) (W) (N/R)
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Commercial Space; including counters, seating, equipment, etc. (ADDED 7.10.24)			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Residential Units showing all floors, room dimensions and proposed use of each area.(ADDED 7.10.24)	X	X		X	X	X	X	X	(P) (W) (N/R)

**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

PLEASE TAKE NOTICE that Tip Holdings, LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and variances from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 2 in Block 6.46 on the Tax Map of the Township of Long Beach, located at 13302 Long Beach Boulevard in the Beach Haven Gardens Section of Long Beach Township.

The property is currently developed with a mixed-use building with an ice cream shop on the first floor and a single-family apartment above. The Applicant is seeking to demolish all existing improvements at the site and to 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 following variances are requested from the Long Beach Township Zoning Ordinance:

1. Section 205-59(A)(18) governs development of mixed-use buildings in the General Commercial Zone. Under Section 205-59(A)(18)(c), 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.
  - a. Here, there are 3 parking spaces required for the proposed single-family dwelling unit at the property. When reviewing the ice cream store alone, there are 2 parking spaces required for the proposed commercial use based upon the number of seats proposed in the ice cream shop. However, based upon the

requirement that a minimum of 50% of the parking at the property be provided for nonresidential uses, and 3 parking spaces are required for the residential unit, a minimum of 3 parking spaces is required for the proposed ice cream shop. 2 parking spaces are proposed for the ice cream shop.

- b. Based upon the fact that the Applicant does not meet all of the conditions of the Township's mixed-use ordinance, a conditional use variance is required.
2. Section 205-59(C)(1): The minimum required lot area in the C General Commercial Zone is 6,000 square feet. The area of the subject property is 3,907 square feet, which is a preexisting nonconformity that is not changing.
3. Two of the five proposed parking spaces at the site encroach into the site triangle, required by Section 205-6 of the Long Beach Township Zoning Ordinance, at the northwest corner of the property.
4. Section 205-59(G): The maximum permitted impervious coverage at the site is 75%. The existing impervious coverage is 95.25%; the proposed impervious coverage is 82.61%.

Although the Applicant believes that no additional variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for June 10, 2026 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township (609-361-6637) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey Monday through Thursday from 9:00 a.m. to 3:00 p.m.

File #3739

James S. Raban  
Attorney for the Applicant