



NOTICE OF ACTION LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 8TH DAY OF JULY 2026, THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH IN THE COUNTY OF OCEAN, TOOK THE FOLLOWING ACTION:

1. **LUB #10-26: DENIED** Applicants request 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.
2. **LUB #11-26: APPROVED** Applicants request for Bulk Variance relief from the Township Zoning requirements for: **(1) §205-55(C)(1): Area and yard requirements:** *Residential lots shall have a minimum lot area of 5,000 square feet.* Here, the existing and proposed lot area is 2,400 square feet, which is a preexisting nonconformity that is not changing, **(2) §205-55(C)(1): Area and yard requirements:** *Residential lots shall have a minimum width of 50 feet at the street line or on the ocean or bay.* Here, the existing and proposed lot width is 30 feet, which is a preexisting nonconformity that is not changing, **(3) §205-11(E)(1): Setbacks in developed neighborhoods:** *Where a lot is situated between two lots each of which is developed with a main building, the minimum front-yard setback requirement of such lot may be the average of the front yards of the existing buildings but not less than 10 feet..* Here, the average of the front setbacks of the two adjoining properties is 8.2 feet. The existing front yard setback is 8.5 feet, and the proposed front yard setback is 8.31 feet. Because the front yard setback is less than 10 feet a variance is required, **(4) §205-55(C)(4): Area and yard requirements:** *Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.* Here, the existing and proposed easterly side yard setback is 2.7 feet, and the existing and proposed combined side yard setback is 10 feet, **(5) §205-51(D)(1): Off-street parking requirements:** *Zero to 3,000 square feet: three off-street parking spaces are required.* The Variance Plan submitted shows three (3) off-street parking spaces, two (2) of those encroach into the municipal right of way; resulting in only one (1) conforming off-street parking space, therefore a variance is required. So as to construct a first and second story addition on the front of the home, including the enclosure of an existing first-story deck to provide additional dining space as well as constructing a new covered porch on the second floor, to Richard & Kathryn Tateossian, on Block 14.02 Lot 15, also known as 30 W Winifred Avenue, 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

PUBLICATION DATE: JULY 9, 2026- THE HOME PAGE OF THE LONG BEACH TOWNSHIP WEBSITE
UNDER CURRENT LEGAL NOTICES HEADER