



**TOWNSHIP OF LONG BEACH  
LAND USE BOARD**

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**LAND USE BOARD**

**AGENDA**

**July 8, 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 JUNE 10<sup>TH</sup>, 2026 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. **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.
- **§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%.

b.) # **LUB-11-26** **BEACH HAVEN CREST (30 W WINIFRED AVENUE)**  
**RICHARD & KATHRYN TATEOSSIAN**  
 OWNER & APPLICANT  
**BLOCK: 14.02 LOT(S): 15**

**ZONE R-50-GENERAL RESIDENTIAL ZONE**

The Applicant is seeking Bulk Variance relief 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. The Applicant is requesting variance relief from the Township Zoning requirements for:

- **§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.
- **§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
- **§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 exiting 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.
- **§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.
- **§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.

c.) # **LUB-12-26** **PEAHALA PARK (31 W BAY BERRY AVENUE)**  
**JAMES & JILL CURRAN**  
 OWNER & APPLICANTS  
**BLOCK: 12.10 LOT(S): 30**

**ZONE R-50-GENERAL RESIDENTIAL ZONE**

The Applicant is seeking bulk variance relief so as to demolish the existing two-family dwelling and construct a new single-family dwelling. The Applicant is requesting variance relief from the Township's Zoning requirements for:

- **§205-55(C)(3) Area and yard requirements:** *No principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on*

- *one side to the street line.* Here, the Applicant is proposing a 12-foot front yard setback to the proposed open porch and stairs at the front of the new dwelling.

d.) # **LUB-13-26** **BRANT BEACH (7 W 40<sup>TH</sup> STREET)**

**ROY BRESLOW**

OWNER & APPLICANT

**BLOCK: 15.118 LOT(S): 1.04, 1.07**

**ZONE R-50-GENERAL RESIDENTIAL ZONE**

The Applicant is seeking bulk variance relief so as to construct/install a residential elevator on the north side of the existing two-story single-family dwelling. The Applicant is requesting variance relief from the Township’s Zoning requirements for:

- **§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 applicant is (1) proposing a side yard setback of 5.8 feet, where 11 feet is existing, and 15 feet is required; (2) proposing a combined side yard setback of 11.2 feet, where 16.4 feet is existing and 15 feet is required; (3) proposing distance between buildings of 9.8 feet, where 14.9 feet is existing and 15 feet is required.

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

7. **ADJOURNMENT UNTIL August 12, 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