



NOTICE OF ACTION LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 12TH DAY OF AUGUST 2026, THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH IN THE COUNTY OF OCEAN, TOOK THE FOLLOWING ACTION:

1. ADOPTED RESOLUTION OF DENIAL: #LUB-10-26- TIP HOLDINGS, LLC.

Memorializing the denial of Applicants request for Preliminary and Final Site Plan approval with Variance relief from the Township's Zoning requirements for: Standards and conditions for parking, Area and yard requirements, Vision clearance and Impervious coverage; so as to construct a 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; to Tip Holdings, LLC., on BLOCK: 6.46 LOT(S): 2, as shown on the Township Tax Map, also known as 13302 Long Beach Boulevard, Beach Haven Gardens.

2. ADOPTED RESOLUTION OF APPROVAL: #LUB-11-26- RICHARD & KATHRYN TATEOSSIAN

Memorializing the approval of Applicants request for Bulk Variance relief from the Township's Zoning requirements for: lot area, lot width, setbacks in developed neighborhoods and off-street parking requirements; 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(S): 15, as shown on the Township Tax Map, also known as 30 W Winifred Avenue, Beach Haven Crest.

A Public hearing was held on July 8, 2026. Copies of the Resolutions have been filed and are available for inspection at the Land Use Board Office, or on the Township's website/E-Code.

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- 3. LUB #13-26: APPROVED** Applicants request for Bulk Variance relief from the Township Zoning requirements for: **(1) §205-55(C)(4): Area and yard requirements:** *where 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.* 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; so as to construct/install a residential elevator on the north side of the existing two-story single-family dwelling, to Roy Breslow, on Block: 15.118 Lot 1.04, 1.07, also known as 7 W. 40th Street, Brant Beach.
- 4. LUB #14-26: APPROVED** Applicants request for Bulk Variance relief from the Township Zoning requirements for: **(1) §205-51(D)(1)(a): Off-Street Parking requirements:** *The minimum off-street parking spaces required is governed by the size of each dwelling unit at the property. Zero to 3,000 square feet: three off-street parking spaces are required.* Here, the Variance Plan shows four (4) off-street parking spaces, three (3) of those parking spaces encroach into the municipal right of way by 1.2 feet. As a result, there is only one (1) conforming off-street parking space on the property, which requires a variance. The property also contains two (2) pre-existing nonconformities that are not changing with the proposed development: *Residential lots shall have a minimum width of 50 feet at the street line.* Here, the existing and proposed lot width is 45 feet, and *No principal or accessory structure shall be closer than 20 feet to the street line.* Here, the existing and proposed front yard setback is 9.8 feet; so as to renovate and expand the ground floor, first floor and second floor of the existing two-story single-family dwelling, to Michael & Sharon Lefkowitz, on Block 15.68 Lot 3, also known as 9 E Kirkland Avenue, Brant Beach.
- 5. LUB #15-26: APPROVED** Applicants request for Preliminary and Final Site Plan approval with Bulk Variance relief from the Township Zoning requirements for: **§205-61(C)(1): Minimum off-street parking requirements in the Marine Commercial Zone:** *One off-street parking space for each two boat slips, plus one additional off-street parking space for each operational boat in use not moored in a slip, shall be provided.* Here there are 56 slips at the marina which require 28 off-street parking spaces. There are 24 existing parking spaces, and 25 parking spaces are proposed; so as to construct an elevated restroom facility in the existing parking lot at the site; to Sunset Harbor Marina, LLC., Block 6.25 Lots 1, 1.01, also known as 32 W. South 32nd Street, Beach Haven Gardens.
- 6. LUB #16-26: APPROVED** Applicants request for Minor Subdivision approval with a Waiver request from installing sidewalks, so as to subdivide the existing lot into two (2) single-family residential building lots. Each of the proposed lots dimensions will be 50 feet by 100 feet, with a total lot area of 5,000 square feet; to LBI Signature Builders, LLC., on Block 5.03 Lot 3, also known as 13 Anderson Drive, Spray Beach.

Resolutions memorializing the decisions of the Land Use Board with respect to the above matters will be adopted at the regular meeting of said Board on September 9, 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: August 14, 2026- On the home page of the Long Beach Township Website
under current legal notices header