



TOWNSHIP OF LONG BEACH LAND USE BOARD

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LAND USE BOARD

AGENDA

August 12, 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 JULY 8TH, 2026 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. **RESOLUTIONS OF MEMORIALIZATION:**

Resolution of Memorialization – Denial of LUB-10-26- TIP HOLDINGS, LLC.
Resolution of Memorialization - Approval of LUB-11-26-TATEOSSIAN

6. **APPLICATIONS**

- a.) **# LUB-13-26** **BRANT BEACH (7 W 40TH 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.

- b.) **# LUB-14-26** **BRANT BEACH (9 E KIRKLAND AVENUE)**

MICHAEL & SHARON LEFKOWITZ

OWNER & APPLICANT

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BLOCK: 15.68 LOT(S): 3

ZONE R-50-GENERAL RESIDENTIAL ZONE

The Applicant is seeking bulk variance relief so as to renovate and expand the ground floor, first floor and second floor of the existing two-story single-family dwelling. The Applicant is requesting variance relief from the Township's Zoning requirements for:

➤ **§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) preexisting nonconformities that are not changing with the proposed development:

➤ **§205-55©(1): Area and yard requirements:** *Residential lots shall have a minimum width of 50 feet at the street line.* Here, the existing and proposed lot width is 45 feet.

➤ **§205-55©(3): Area and yard requirements:** *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.

c.) **# LUB-15-26** **BEACH HAVEN GARDENS (32 W SOUTH 32ND STREET)**
SUNSET HARBOR MARINA, LLC
OWNER & APPLICANT
BLOCK: 15.118 LOT(S): 1.04, 1.07

ZONE MC-MARINE COMMERCIAL ZONE

The Applicant is seeking Preliminary and Final Site Plan approval with Bulk Variance relief so as to construct an elevated restroom facility in the existing parking lot at the site. The Applicant is requesting variance relief from the Township's Zoning requirements for:

➤ **§205-61©(1): Minimum off-street parking requirements in the MC 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.

d.) **# LUB-16-26** **SPRAY BEACH (13 ANDERSON DRIVE)**
LBI SIGNATURE BUILDERS, LLC
OWNER & APPLICANT
BLOCK: 5.03 LOT(S): 3

ZONE R-50- GENERAL RESIDENTIAL ZONE

The Applicant is seeking Minor Subdivision approval 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.

7. **NEW BUSINESS:**

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

9. **ADJOURNMENT UNTIL September 9, 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