



**City of Long Branch
Office of Planning and Zoning**

344 Broadway, Long Branch, NJ 07740
Phone (732) 571-5647

**CITY OF LONG BRANCH
PLANNING BOARD AGENDA
REGULARLY SCHEDULED PUBLIC MEETING
TUESDAY, March 21, 2023
7:30 P.M.**

**The Board may take formal action on any agenda matter and such other matters to the extent known.
The public is invited to attend.**

- A. ROLL CALL**
- B. APPLICATIONS TO BE CONSIDERED**

**PB 20-E 175 Chelsea Long Branch, LLC
175 Chelsea Avenue**

**Block: 278 Lot: 2
Zone: TVD-HD**

Request for Time Extension: The Applicant is requesting a one (1) year time extension of the Preliminary & Final Major Site Plan approval. Testimony should be provided supporting the request for an extension of time in accordance with N.J.S.A 40:55D-52.

Section 26 Consistency Determination Ordinance O-04-23

Ordinance O-04-23 of the City of Long Branch approving and adopting redevelopment plan for non-condemnation redevelopment area consisting of Block 274, Lot 1; Block 311, Lots 1.01 & 1.02 and Block 283.01, Lots 1.01 & 1.02

The Planning Board shall make and transmit to the Governing Body a report including identification of any provisions in the proposed redevelopment plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate.

**PB 21-N Bathhaus, LLC
333-345 Second Ave**

**Block: 212 Lots: 4,5 &11
Zone: R-6**

Applicant is seeking a Preliminary & Final Major Site Plan approval along with bulk variance relief to develop a vacant site proposing 14 three-story townhomes where each unit will contain a two-car garage with ancillary amenities and site improvements.

**PB 21-H LB648, LLC
648 Second Ave**

**Block: 93 Lot: 1
Zone: WEDO**

Applicant is seeking a Preliminary & Final Major Site Plan approval along with variances & design waivers to construct a mixed-use building consisting of residential units over ground floor commercial/retail. New building will be comprised of a ground floor parking garage containing 43 parking spaces, 907 sq ft of ground floor retail and 20 total residential units.



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C. RESOLUTIONS

- | | | |
|--------------------------------------------------------------------|-------------------------|-------------------------|
| 1) PB 21-K Geraldo Bontempo & Edilice Freitas
38 Norwood Avenue | Block: 229
Zone: R-4 | Lot: 10 |
| 2) PB 18-I 981 Beachfront, LLC
981 Ocean Avenue | Block: 29
Zone: R-1 | Lots: 7, 7.01, 8 & 8.01 |
| 3) PB 22-E Joao Dos Santos
117 Conover Place | Block: 336
Zone R-5 | Lot: 1 |

E. MINUTES

- 1) February 21, 2023 Regular Meeting

F. ADMINSTRATIVE

Open Space and Recreation Goals, Achievements and Concepts

G. ADJOURN

NOTE: NEXT REGULARLY SCHEDULED MEETING IS TUESDAY, April 18, 2023 AT 7:30