



**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, April 18, 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

Monmouth County Park System- Paul Gleitz, PP, AICP

Capital Review of Proposed Walkways & Recreation Path at
Seven Presidents Oceanfront Park

**PB 23-4 ADAM PONSI
689 Morford Avenue**

**Block: 241 LOT: 28
Zone: R-4**

(Minor Subdivision/Site Plan/Variance) Applicant proposes a minor subdivision for the creation of two lots from one lot. The applicant proposes to retain the existing dwelling on site and proposes a subdivision to accommodate a second dwelling. Remand hearing.

**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.

Request to be carried to May 16, 2023.

**PB 23-3 390 Ocean Owners, LLC
390-392 Ocean Avenue**

**Block: 215 Lots:3 & 5.01
Zone: C-4 (Redevelopment Zone)**

Applicant is seeking amended Preliminary and Final Major Site Plan with Bulk Variance Relief for previous Board approval PB 22-F, 390 Ocean Owners, LLC, Blk: 215 Lots: 3 & 5.01. PB22-F approval 154 residential units, 332+/- indoor parking spaces and certain other related improvements decided on 9/20/22, memorialized on 12/13/22.

Requirement of CAFRA two for one building step-back from the existing City boardwalk so that the height of the building does not exceed 50% of the setback distance as measured from the Boardwalk to the property. Applicant received an Amendment to the Redevelopment Agreement with the City on 3/22/23.

Amended site plan seeks ancillary bulk height variance relief to permit project design to include: 132 residential units, 322 indoor parking spaces and an overall height of the project, 117' where 109' is permitted under the Redevelopment Plan.



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C. RESOLUTIONS

**Resolution of Memorialization Review of Proposed Ordinance NO. 04-23
Redevelopment Plan**

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

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

D. MINUTES

March 21, 2023 Regular Meeting

E. ADMINSTRATIVE

F. ADJOURN

NOTE: NEXT REGULARLY SCHEDULED MEETING IS TUESDAY, MAY 16, 2023 AT 7:30