



**CITY OF LONG BRANCH  
PLANNING BOARD AGENDA  
REGULARLY SCHEDULED PUBLIC MEETING  
TUESDAY, May 16, 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.**

**Oath of Office, Ms. Stephanie Albanese, Class I Member, Mayor's Designee  
Term Expiration 6/30/2026**

**A. ROLL CALL**

**B. APPLICATIONS TO BE CONSIDERED**

**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.  
**Carried from 3/21/23. Carried from 4/18/23. Request to be carried to June 20, 2023.**

**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.  
**Carried from 3/21/23. Request to be carried to June 20, 2023.**

**C. RESOLUTIONS**

**Monmouth County Park System  
Capital Review of Proposed Walkways and Recreation Path**

**Seven Presidents Park**



**City of Long Branch**  
**Office of Planning and Zoning**  
344 Broadway, Long Branch, NJ 07740  
Phone (732) 571-5647

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**C. RESOLUTIONS (cont'd)**

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

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

**D. MINUTES**

**April 18, 2023 Regular Meeting**

**E. ADMINSTRATIVE**

**F. ADJOURN**

**NOTE: NEXT REGULARLY SCHEDULED MEETING IS TUESDAY, June 20, 2023 AT 7:30**