



**CITY OF LONG BRANCH
PLANNING BOARD AGENDA
REGULARLY SCHEDULED PUBLIC MEETING
TUESDAY, June 20, 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**

ERI Presentation- T&M Associates-Ed Herrman

An ERI provides baseline documentation for measuring and evaluating resource protection issues. It is an objective index and description of features and their functions, rather than an interpretation or recommendation. Identifying significant environmental resources is the first step in their protection and preservation and in assuring that future development or redevelopment protects public health, safety, and welfare.

In June 2021, the City of Long Branch Long Branch Green Team (LBGT) was awarded a Smart Growth Planning Grant from the Association of New Jersey Environmental Commissions (ANJEC) to update its ERI. The City of Long Branch (City) partnered with ANJEC to fund the initial ERI.

The primary source of information for the ERI is the City's current 2009 Master Plan and 2020 Reexamination Report, research conducted under this assignment, and ERI guidance from ANJEC.

Area in Need of Redevelopment Determination:

Pursuant to Resolution R-81-23, adopted by the City Council of the City of Long Branch on March 8, 2023, directing the Planning Board to undertake a preliminary investigation.

The subject area is made up of six properties identified on the tax maps of the City of Long Branch as Block 208, Lots 2.01, 2.02, and 2.03; Block 206, Lot 2; a portion of Block 207, Lot 1; and a portion of the Third Avenue right-of-way. These six properties collectively will be referred to as the "Study Area."



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

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

Area in Need of Redevelopment Determination: cont'd

This analysis will investigate the aforementioned tax lots and determine if the Study Area meets the statutory criteria necessary to declare it as an "Area in Need of Redevelopment." The authorizing resolution specifies the study should be conducted as a preliminary investigation analysis for a Non-Condensation Area in Need of Redevelopment determination. The use of eminent domain by the City to acquire any or all of the properties within the Study Area shall not be permitted. This preliminary investigation serves to formally assess the Study Area in order to identify whether said area meets the statutory criteria of an Area in Need of Redevelopment, pursuant to N.J.S.A. 40A: 12A-5, the New Jersey Local Redevelopment and Housing Law (LRHL). A particular parcel or area qualifies for redevelopment if it meets any one of the eight statutory criteria (criteria a through h) that are listed in Section 5 of the LRHL. Additionally, a particular parcel can be included as part of the redevelopment area if it does not, on its own, meet one of the above-mentioned criteria, if it is needed to effectuate redevelopment of an overall Study Area, per Section 3 of the LRHL.

Section 26 Consistency Determination Ordinance O-17-23

Pursuant to NJAC 40:55D-26, Ordinance O-17-23 amending various subsections of Chapter 345 has been reviewed for consistency with the City of Long Branch 2020 Master Plan Reexamination Report. The Ordinance specifically addresses recommended changes to the current land use code as identified in the Reexamination report by eliminating Section 345-10C, Section 345-27, and Section 345-35. The balance of the amendments within the Ordinance (Section 345-11, Section 345-42, Section 345-102, Section 345-112 and Section 345-114) advances the goals of the Reexamination Report.

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 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. Carried from June 20, 2023.

Request to be carried to July 18, 2023.



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**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. Carried from June 20, 2023. Request to be carried to July 18, 2023.

**PB 23-7 PV Broadway, LLC
Liberty Street/Broadway/Belmont**

**Blocks: 274/283.01/311 Lots: 1/1.01 & 1.02/ 1.01 & 1.02
Zone: LBC**

The Property is located within a Redevelopment Area, pursuant to the Broadway & Second Avenue Redevelopment Plan, Ordinance No. 0-04-23, which was adopted by the City of Long Branch Council on March 22, 2023.

The Applicant is proposing to subdivide Block 283.01, Lots 1.01 to create two lots: (1) consisting of 0.60 acres to contain the proposed approximately 20,000 square foot freestanding grocery store (the "Grocer Lot"), and (2) a remainder lot to be consolidated with Block 283.01, Lot 1.02 (the "North Lot") to contain 3.43 acres and a proposed mixed-use building consisting of 136 residential units and approximately 2,345 square feet of retail space on the ground floor. The proposed retail space is located at the corner of Broadway and Liberty Street. The residential space on the North Lot will include a club room and lobby lounge, which will be for use by the residents of both the North Lot and South Lot. The Applicant is further proposing to consolidate Block 311, Lots 1.01 and 1.02 (the "South Lot") to construct a mixed-use building consisting of 163 residential units, for a total of 299 residential units, inclusive of units affordable to low- and moderate-income families, and an approximately 1,950 square feet cafe on the ground floor. The proposed cafe is located at the corner of Broadway and Second Avenue. The residential space on the South Lot will include a club room, lobby lounge, fitness center, pool and lawn area, which will be for use by the residents of both the North Lot and South Lot. Each mixed-use building will also contain a rooftop amenity space.

The Applicant is also proposing a total of 558 parking spaces, consisting of 225 parking spaces on the North Lot, 269 parking spaces on the South Lot, 50 on-street parking spaces along Broadway and 14 on-street parking spaces along North Second Avenue. The Applicant is further proposing freestanding and wall signs, landscaping, lighting, stormwater management structures and other related site improvements on the Property.

C. RESOLUTIONS

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

Seven Presidents Park

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

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

D. MINUTES

E. ADMINSTRATIVE

F. ADJOURN

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