



**CITY OF LONG BRANCH  
PLANNING BOARD AGENDA  
REGULARLY SCHEDULED PUBLIC MEETING  
TUESDAY, SEPTEMBER 19, 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.**

**Swear-In New Board Member Marcia Brown - Alternate #1  
Term Expires 06/30/25**

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

**Environmental Resource Inventory**

Public Meeting to consider adopting a report entitled the “City of Long Branch Environmental Resource Inventory” prepared by T&M Associates dated April 12, 2023 AS PART OF THE Environmental Element of the Master Plan. The environmental resource inventory report is being considered pursuant to the requirements of N.J.S.A. 40:55D-28b(8). Pursuant to N.J.S.A. 40:55D-28, the Planning Board may prepare and, after public hearing, amend a Master Plan or component parts thereof to guide the use of land within the municipality in a manner which protects public health and safety and promotes the general welfare.

**Section 26 Review Ordinance O-26-23**

An Ordinance Establishing the Non-Profit Institution of Higher Learning Overlay District (MUO District)

**Block:** 70

**Lots:** 1, 2, 3.02, 5.01, 5.02, 6, 7, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 17.01, 18.01, 18.02, 19, 20 AND 21

**Summary**

This ordinance establishes a Non-Profit Institution of Higher Learning Overlay District for certain land currently zoned R-2 and generally bounded by Cedar Avenue, Norwood Avenue, Kirby Ave and Van Court Ave. The overlay zone will permit the use and operation of non-profit institutions of higher learning, including undergraduate, graduate and post-graduate educational facilities, and any activities traditionally incidental, thereto, with the specific exclusions of dormitories and/or residence halls of any kind, athletic facilities, fraternity or sorority houses; Educational services, including professional offices, training centers, laboratories, wellness centers, museums, or theaters; Buildings or structures customary to a hospitality management program. The ordinance further establishes area bulk and design standards for the MUO District.



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

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

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**B. APPLICATIONS TO BE CONSIDERED (cont'd)**

**PB 21-K Bontempo/Freitas  
38 Norwood Avenue**

**Block: 240 Lot: 4  
Zone: R-4**

One-year time extension request.

**PB 23-8 119-129 Franklin Avenue, LLC  
119-129 Franklin Avenue**

**Block: 271 Lots: 26 & 27  
Zone: TVD-R**

The site contains two (2) multi-family homes, one on each lot with associated driveways on Franklin Avenue. Existing Lots 26 and 27 are to be consolidated. The Applicant is proposing to demolish the existing multi-family home on Lot 27 and construct an addition to the existing multi-family home on Lot 26. The addition will include a proposed garage, porch, deck, and three (3) townhouse units, for a total of four (4) units for the structure. The Applicant is also proposing to construct a new townhouse structure, consisting of five (5) units for a total of nine (9) dwellings on the site. Access is proposed via two (2) driveway on Franklin Avenue, one (1) driveway will provide access to the existing single-family dwelling (proposed unit #1) and one (1) two-way driveway will provide access to proposed townhouse units #2 - #9. The buildings will be served by public water and sanitary sewer. Landscaping, lighting and stormwater management improvements are also proposed.

It is noted that the Applicant previously received Use and Bulk Variance Approval from the Zoning Board of Adjustment (ZB 22-01) to construct 4 townhouses on Lot 26. It appears this application will supersede same, and that approval will be abandoned.

**C. RESOLUTIONS**

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

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

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

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

**PB 23-10 Winslow Investments, LLC  
213 Rockwell Avenue**

**Block: 315 Lot: 23.01  
Zone: R-4**

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

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

**D. MINUTES**

**August 15, 2023**

**E. ADJOURN**

**NOTE: NEXT REGULARLY SCHEDULED MEETING IS TUESDAY, OCTOBER 17, 2023 AT 7:30**