



**CITY OF LONG BRANCH
PLANNING BOARD AGENDA
REGULARLY SCHEDULED PUBLIC MEETING
TUESDAY, OCTOBER 17, 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.

**Swearing-In New Board Members:
Marcia Brown Alternate #1
Carolina Zocco-Sama Alternate #2**

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

Committee for 2024 Board Officers

**Section 26 Review
Bath Ave. & Third Ave. Redevelopment Plan**

Block 208 Lots 2.01, 2.02, and 2.03; Block 206 Lot 2 (formerly Lot 1.6032), Portion of Block 207 Lot 1, and Portion of Third Avenue Right-of-Way

The Redevelopment Area subject to this plan is Block 208 Lots 2.01, 2.02, and 2.03; Block 206, Lot 2 (formerly Lot 1.6032); a portion of Block 207, Lot 1; a portion of Third Avenue right-of-way, of overall area of approximately 6.983 acres in size, located at and near the intersection of Third Avenue and Bath Avenue, near the geographic center of the City. The City of Long Branch designated the properties as an Area In Need of Redevelopment by Resolution, R-233-23 of the City Council, on August 23, 2023. This document sets forth the Redevelopment Plan for the aforementioned parcels, including land uses, bulk and area requirements, and design standards for any proposed development within the Redevelopment Area. As stated by the initial Resolution requesting that the Planning Board investigate the area (City Council Resolution R-81-23), the designation of redevelopment on these properties did not include the use of condemnation. Therefore, this plan is a non-condemnation redevelopment plan, and the use of eminent domain to acquire any portion of any property in order to effectuate this plan shall not be permitted.

**PB 23-16 Estate of Gerard Merla
394 Bath Avenue**

**Block: 183 Lot: 7
Zone: R-4**

Major subdivision proposed four conforming lots within the R-4 Zone District.



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

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

C. RESOLUTIONS

**Environmental Resource Inventory as Part of the Environmental Element
of the Master Plan**

Ordinance O-26-23

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

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

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

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

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

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

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

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

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

D. MINUTES

September 19, 2023

E. ADJOURN

NOTE: NEXT REGULARLY SCHEDULED MEETING IS TUESDAY, NOVEMBER 28, 2023 AT 7:30