



**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, November 28, 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

**PB 23-21 Gemstone Apartments, LLC
27, 31, 35 & 37 Third Avenue**

**Block: 280 Lot: 11.03
Zone: LBC**

Application for an amended preliminary and final site plan approval to replace the proposed 6-foot decorative wall with a 6-foot fence. The remainder of the Planning Board Application No. 19-07 is proposed to be developed in accordance with the Planning Board Resolution of Approval memorialized on October 15, 2019.

**PB 23-19 Gino Realty, LLC
239 Liberty Street / End of Alatmo Terrace**

**Block: 397 Lots: 11 & 15
Zone: R-4**

Minor Subdivision – Subdivide Lot 15 so that front portion may be conveyed to current owner and rear portion to be combined with Lot 11. Lot 15 is currently being used as a single-family and Lot 11 is vacant land.

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

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

Application for preliminary and final site plan approval for the construction of nine (9) individual units. Applicant requests variance relief for a maximum height of buildings (41.4 ft. proposed, 35 ft. maximum allowed). These are pre-existing conditions pertaining to the existing structure.

C. RESOLUTIONS

**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**

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

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

D. MINUTES

OCTOBER 17, 2023

E. ADJOURN

NOTE: NEXT REGULARLY SCHEDULED MEETING IS TUESDAY, DECEMBER 19, 2023 AT 7:30