



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

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**CITY OF LONG BRANCH
PLANNING BOARD AGENDA
REGULARLY SCHEDULED PUBLIC MEETING
TUESDAY, AUGUST 15, 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 Member Lillian Grauman

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. Chair carries this application from June 20, 2023 meeting without further notice required.

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

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

Minor subdivision with variance request. Existing single-family dwelling will be razed and a new dwelling will be constructed as well as new construction of a single-family dwelling on newly established lot.

**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.

C. RESOLUTIONS

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

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

D. MINUTES

July 18, 2023

E. ADJOURN

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