

## HTA January 2026 Newsletter

Welcome to 2026!

Your HTA remains one of the largest, most influential and successful associations on LBI and January marks the start of our membership drive. Last year we hit a record with 551 members but this represents only 65% of eligible Holgate households.

The Trustees devote a tremendous amount of energy reminding members to sign up when we would prefer to invest more time in outreach to new Holgate homeowners. How can you help?

1. Renew your membership this weekend  
at: <https://www.holgatetaxpayers.org/web/membership/>
2. If you have a new neighbor, please encourage them to join

From free Thursday night summer concerts, to dune preservation, to clean-ups, to BBQs, and to keeping you informed (be sure to read about the Ship Bottom Renter Tax and regional school tax issues below), your \$25 membership provides your family with tremendous value. Please sign up today.

Best wishes for a safe, healthy and prosperous 2026!

Your HTA Trustees

### January Highlights

1. Beach Conditions
2. Ship Bottom Rental Home Tax
3. LBT Required Rental Home Registration

4. Required Fire Marshall Inspection for Rental Homes
5. Regional School Tax Update
6. NJ REAL Regulation
7. LBT Commissioners Meeting Updates
8. Relevant Township Ordinances Passed on Second Reading
9. Relevant Township Ordinances Moved on First Reading
10. Save The Dates

## **Updates**

### **1. Beach Conditions**

- Our beaches are in typical Winter shape, with several entrances closed due to steep drop-offs. The Township continues to push sand back onto the beach during low tides, and will wait until late Spring to create new entrances; this avoids having winter storms erode any work done before then.

### **2. Ship Bottom Rental Home Tax Proposal**

- Last December, Ship Bottom attempted to pass a home rental ordinance which included a 3% tax on rental revenue in addition to several other controversial requirements. The Ship Bottom Taxpayers Association focused tremendous public opposition to the proposed ordinance and it was eventually defeated.
- The HTA is watching this very closely because we are concerned that other municipalities were paying attention to see if a new revenue stream could be adopted. Since Long Beach Township apparently is in a much stronger financial position than Ship Bottom, we don't think this will happen in the near future. Yet, we are concerned about the lack of Federal funding for beach replenishment and if this might have

to be funded at the state/county/local levels in the future. Bottom line: Stay tuned.

### 3. **LBT Required Rental Home Registration**

- Annual registration is required for all rental property owners in Long Beach Township. Rental properties must register within 30 days of starting or renewing your liability insurance policy. There is a \$100 fee and you are required to:
  - Fill out the rental property section in its entirety
  - Provide a Certificate of Liability Insurance (it must show your coverage)
  - Pay \$100 Insurance Registration Filing Fee, to Long Beach Township
  - <https://www.longbeachtownship.com/wp-content/uploads/2025/02/2025-Business-and-Rental-application-updated.pdf>

### 4. **Required Fire Marshall Inspection for Rental Homes**

- Annual fire inspections are required for all properties rented seasonally, in accordance with New Jersey Administrative Code (N.J.A.C. 5:70) and the New Jersey Uniform Fire Code. To remain in compliance, please complete the inspection application online at: [oceancountyfiremarshal.com](https://oceancountyfiremarshal.com). Once the application is submitted, you will receive a confirmation email. If you do not receive a confirmation email, your application will not be processed. After the application is received, the Marshall's office will contact you to schedule the inspection.

- Please note that renting a property without a valid, current fire inspection is a violation of the New Jersey Uniform Fire Code. It may also affect your insurance.

## **5. Regional School Tax Update**

- As you may know, LBI children are sent to the Southern Regional School District for middle school and high school. Based on current tax bases, LBI sends approximately 20% of the students and pays 80% of the cost for these schools. The *cost per LBI student* equates to approximately \$240k (not a typo). This arrangement was formalized decades ago with little apparent possibility for any changes in funding.
- However, Sea Bright was in a similar situation and recent legislation changes and court decisions have allowed Sea Bright to explore alternatives. More to come on this in the next newsletter.

## **6. NJ REAL Regulation**

- We understand these new environmental standards will be adopted as a formal NJ regulation on January 20. While there are several facets, a key issue is the change in required building elevations. We believe this will have little impact in Long Beach Township as local ordinances already use the elevation contained in the REAL regulation.

## **7. LBT Commissioners Meeting Updates**

- For Christmas tree pickup at the curb, please call DPW at 609-361-6676 to arrange.
- Township offices closed January 19 in honor of Martin Luther King, Jr. Day.

- Philadelphia Garden Show Trip: Long Beach Township is sponsoring a trip to the Philadelphia Flower Show on March 4th. The \$84.20 cost includes the bus, driver tip, and ticket to the show. Checks should be made out & sent to: Long Beach Township 6805 Long Beach Blvd Brant Beach, NJ 08008 and are due by January 23rd. If you have any questions, you can call or email Gina Lotito at 609-361-6697 or [rlotito@longbeachtownship.com](mailto:rlotito@longbeachtownship.com)
  - [Philly Flower Show– Waiver Release Indemnification Form](#)
  - **Electronic Form:** [Philadelphia Flower Show Electronic Form](#)

## 8. Relevant Ordinances Passed on Second Reading

- **None**
- *Adopted ordinances in the process of being incorporated in the Township's code can be found here: <https://ecode360.com/laws/LO1479> and are also attached to the meeting agendas found under the Government section of the LBT website*

## 9. Relevant Ordinances Moved on First Reading

- **26-01** An “Ordinance Fixing and Determining the Annual Salaries, Designating Holidays and Providing for Overtime Compensation of Certain Officers and Employees of the Township of Long Beach, County of Ocean, New Jersey” was approved for second reading.
- *First-reading ordinances can be viewed at the Clerk's office in LBT Town Hall.*

## 10. Save the Dates

- Commissioners Meeting: Monday, February 2
- Town-wide Yard Sales: May 23 and July 4
- HTA Spring Membership Meeting: Saturday, June 6
- HTA Fall Member BBQ: Saturday, September 5 (note: *this is Labor Day Saturday*)

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HTA Membership

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