

HTA May 2026 Newsletter

Great weekend activities for Memorial Day Saturday (May 23). *Please be sure to sign up:*

- Annual HTA Spring Cleanup (8am): Get your exercise and a hot breakfast sandwich.
- Welcome Back Concert (4pm): Enjoy “Tunes by the Bay” and great food/drink.

There's more information and - importantly - sign-up links for you below. Please join us!

Your HTA Trustees

May Highlights

1. Beach Conditions
2. Spring Clean-up
3. Welcome Back Concert
4. Dune Planting
5. Fly Traps
6. Regional School Tax
7. LBT Commissioners Meeting Updates
8. Relevant Township Ordinances Passed on Second Reading
9. Relevant Township Ordinances Moved on First Reading
10. Important Reminders
11. Save The Dates

Updates

1. Beach Conditions

- The Township has made great progress with bulldozing the beach and trucking in sand. All entrances appear to be open now.
- Please contact your DC representatives to ask for their support for replenishment funding: <https://www.commoncause.org/find-your-representative/?>

2. Spring Clean-up

- Meet at 8am this Saturday in the south parking lot. Sign up here by Wednesday so we have the right amount of food: <https://evite.me/FfaeBEvpJm>
- Chef Yanni will be grilling hot bacon, egg and cheese sandwiches
- A wonderful way to get some exercise, meet neighbors, and clean up all the debris that accumulated over the winter. And a great family activity!

3. Welcome Back Concert

- Great food and great music set for this Saturday at 4pm at Bond's Park by the bayside tennis court. Sign up here by Wednesday so we can order food/drinks: <https://evite.me/S9PyVndEKa>
- Meet at Bonds Park by the bay tennis court and bring a folding chair.
- Guitarist Pentley Holmes is an NJ native whose self-taught, singer-songwriter blend of blues, rock, soul, and pop create heartfelt performances. Pentley has built a reputation for powerful live sessions that deeply connect with his audiences.

4. Dune Planting

- Sadly, due to winter weather deep freezes and flooding at the southern growing farms, we have heard from multiple nurseries that we cannot source our dune plants. This a day-to-day situation but the later it goes, the more likely we will have to do a huge planting in the Fall instead. If plants become available and we can organize it for this Spring, we will notify everyone via email.

5. Fly Traps

- John Prochazka and Joe Chieffo plan to have all HTA traps out by the end of May and will need volunteers to help with placement, particularly on the South end. Please let us know if you can help.
- Ocean County confirmed to us they were preparing a purchase order for mainland traps but nothing has been submitted. We will remind them again that time is growing short for timely construction and placement. This remains a critical next step in our efforts to control the flies on LBI.

6. Regional School Tax Update

- There is no update and we are still hoping other LBI municipalities will join with LBT to fund a feasibility study. The study is non-binding and would highlight potential options for how LBI students attend the regional middle school and high school, along with how this would be funded by LBI taxpayers. The regional funding formula was established approximately 60 years ago when local conditions were very different.

7. LBT Commissioners Meeting Updates

- Speed limits and traffic lights. Speed limits have already been reduced and traffic lights are expected to be working on May 18.
- E-bike and e-scooter restrictions per NJ law will be in effect on July 20.
- LBT budget and tax increase. The municipal budget was approved and will increase the tax rate by 4/10 of one penny per \$100 of property valuation. LBT continues to have the lowest tax rate on LBI.
- Dogs. As of May 16, dogs are no longer allowed on public beaches but can return (must be on a leash) on October 1.
- LBT municipal building closed May 25 for Memorial Day.
- Discussions continue about the Fire Department Commission proposed by Commissioner Lattanzi to preserve the all-volunteer system the island currently enjoys. We would face a significant tax increase if Fire/EMT becomes a paid service.
- Lifeguards: Nearly all of the needed 205 lifeguards have been hired so we are on track for the Summer.
- The beach badge shack is open every day from 9am - 3pm at Town Hall.
- Boulevard construction may last into June due to continuing needed infrastructure work. This is a county road and LBT has almost no control over these conditions.
- LBT's World Cup party watch in Bayview Park set for June 19th USMNT game.

8. Relevant Ordinances Passed on Second Reading

Note: Ordinances 04, 05, and 06 relate to affordable housing as required by the State of New Jersey. However, the Township's opinion is the identified tracts eligible for affordable housing may be too small to attract development interest. None are located in Holgate.

- **26-03** This 14-page ordinance covers many topics: block parties (frequency, street closures & application process), film production permits, and rental requirements for use of Township property, application process and fees.
- **26-04** Fulfills requirement that a municipal code must state its compliance with the Uniform Housing Affordability Controls, specifically that 20% of the proposed development be set aside for affordable housing.
- **26-05** Creates an overlay zoning district in two tracts to accommodate affordable housing within the Township. Within the overlay, multi-family residential use is permitted with a density of no more than 20 dwelling units per acre, and all uses are permitted within the general commercial zone with a mixed-use building on the ground floor with residential units on the upper floors.
- **26-06** Establishes affordable housing development fees for residential and non-residential properties and creates an affordable housing trust fund pursuant to state requirements.
- **26-07** Responds to the cost increase for building a water treatment and well facilities by authorizing issuance of a second \$3.5mm bond and amending the original ordinance (22-18) to reflect the total expenditure of \$7mm for this project.
- **26-08** Authorizes issuance of \$7mm bond to fund North Beach water main replacement.
- **26-09** Confirms that LBT capital reserve funds were used by LBT to purchase the property (marsh) at Block 1.86 Lot 4 in Holgate for a public purpose.

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

- **26-10C** Revises the regulations for demolishing existing structures and building new on undersized, non-conforming lots, revises site plan requirements based on the extent of planned alternations & construction and defines under what conditions change of use requires new site plan submission and approval.

First-reading ordinances can be viewed at the Clerk's office in LBT Town Hall.

10. Important Reminders for Homeowners Who Rent

- Please, please, please educate renters (and guests) to stay off the dunes.
- LBT Required Registration for Rental Homes: Annual registration is required for all rental property owners in Long Beach Township. Rental properties must register and pay the \$100 fee within 30 days of starting or renewing your liability insurance policy. <https://www.longbeachtownship.com/wp-content/uploads/2025/02/2025-Business-and-Rental-application-updated.pdf>
- Required Fire Marshall Inspection for Rental Homes: Annual fire inspections are required for all properties rented seasonally. To remain in compliance, please complete the inspection application online at: [oceancountyfiremarshal.com](https://www.oceancountyfiremarshal.com). Once the application is submitted, you will receive a confirmation email. After the application is received, the Marshall's office will contact you to schedule the inspection.

11. Save the Dates

- HTA Spring Clean-up: Saturday, May 23, 8am (Refuge Parking Lot)
- HTA Welcome Back Concert: May 23, 4-6pm (Bond's Park by the tennis court)
- LBT Town-wide Yard Sales: May 23 and July 4 (permits required)
- HTA 2nd Annual Mini Golf Tourney: June 6, 9am (Mr. Tees in Beach Haven)
- HTA Spring Membership Meeting: June 6, 1pm (Marine Field Station on Osborn)
- HTA Tunes By the Dunes: Every Thursday evening starting June 25 (Wooden Jetty)
- HTA Fall Member BBQ: Saturday, September 5 (note: *this is Labor Day Saturday*)

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HTA Membership

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