

**TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
MAY 12, 2021**

**APPLICANT'S WITNESS LIST**

Applicant: Ralph and Jennifer DeSimone

Property Address: 124 E. Louisiana Ave.  
Block 11.06, Lot 10  
Long Beach Township, New Jersey

Nature of Application: Application to appeal the Zoning Officer determination and in the alternative, "c" variance relief.

Applicant's Counsel: CherylLynn Walters, Esquire  
Nehmad Davis & Goldstein, P.C.  
4030 Ocean Heights Avenue  
Egg Harbor Township, New Jersey 08234  
Phone: 609-927-1177  
Email: [cwalters@nedlegal.com](mailto:cwalters@nedlegal.com)

**WITNESSES**

Expert Witnesses: Robert Watkins, PE, PP, CME, CFM – Mott Watkins Associates, LLC  
– Site/Civil Engineer and Professional Planner

Fact Witness: Ralph DeSimone, Applicant