

**NICHOLAS F. TALVACCHIA**  
Also Admitted to PA Bar  
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FILE NO. 63604/00001

December 27, 2022

Via Hand Delivery

Jackie Fife, Land Use Board Clerk  
Long Beach Township  
6805 Long Beach Boulevard  
Brant Beach, New Jersey 08008

Re: Applicant: 120 88th St LLC  
Property: 120 E. Mermaid Lane, Block 12.24, Lot 9  
LUB Application No. LUB-28-21  
Hearing Date: January 11, 2023

Dear Ms. Fife:

As you know, we are the attorneys for the Applicant, 120 88<sup>th</sup> St LLC, with respect to the variance application to construct a new single-family home at the above-captioned property. The application requires variance relief for the setback to Mermaid Lane and for the rear yard setback. The hearing date is January 11, 2023. This application is a court ordered remand of the application considered by the Board on December 8, 2021.

In support of this application, we provide the following supplemental documents:

1. Fifteen (15) sets of the Variance Plan prepared by Horn, Tyson & Yoder, Inc. consisting of one (1) sheet dated December 6, 2019;
2. Fifteen (15) sets of architectural plans and elevations prepared by Michael L. Pagnotta Architecture + Construction entitled "McGovern Residence" consisting of three (3) sheets each with last file save date of November 2, 2021 and print date of December 22, 2022;
3. One (1) copy of 200 foot property owners list dated December 16, 2022;

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**COOPER LEVENSON, P.A.**

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4. One (1) copy of proof of payment of taxes dated December 14, 2022 from the Tax Collector of Long Beach Township; and
5. Flash drive with a digital copy of the submission.

Please review the enclosed information and contact me if you require additional information.

Thank you for your kind attention to this matter.

Very truly yours,

Cooper Levenson, P.A.



Nicholas F. Talvacchia

NFT:ln  
Enclosures

cc: Kevin S. Quinlan, Esquire *(via UPS overnight w/ enclosures)*  
Frank Little, P.E., P.P. *(via UPS overnight w/ enclosures)*  
120 88<sup>th</sup> St. LLC *(via Email w/enclosures)*  
James Brzozowski, PE, PP *(via Email w/enclosures)*  
Michael Pagnotta, PP, AIA *(via Email w/enclosures)*

CLAC 7248333.3

TOWNSHIP OF LONG BEACH  
COUNTY OF OCEAN  
CERTIFIED LIST OF ADJACENT PROPERTIES

Block: 12.24 Lot: 9

Location: 120 E. Mermaid Lane  
Long Beach Township, NJ  
08008

PROOF OF SERVICE

Requested by: Cooper Levenson

Re: Land Use

List of Property Served:

Name:            Mailing Address:            Local Block:    Local Lot:

SEE ATTACHED

Note: (If more space is needed use another page.)

CERTIFICATION: I certify that the foregoing is a list of all owners of the block and lot of lands within two hundred (200) feet of the above premises, together with their most recent post office addresses, all as shown on the current tax record of the Township of Long Beach in the County of Ocean.

  
Barbara M. Bielawne, Tax Assessor

DATED: December 16, 2022

State of New Jersey ]

ss:

County of Ocean ]

\_\_\_\_\_ of full age, being duly sworn according to law,  
upon \_\_\_\_\_ oath deposes and says:

1) That \_\_\_\_\_ is appellant in a proceeding before  
The Land Use Board of the Township of Long Beach in the County of Ocean, having the above  
docket number and affecting the above described lands.

2) Notice of said proceedings, a true copy of which is attached hereto and made  
a part hereof, was served to each of the above listed persons, in a manner required by law. To  
the best of my knowledge and belief the attached list includes all persons owning or having an  
interest in the property within two hundred (200) feet of premises in question, and the addresses  
shown are correct.

Sworn and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2022

\_\_\_\_\_  
Title:

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
12.21 8	122 E SAIL BOAT DRIVE	2	122 SAILBOAT AVE LLC 38 BLUEBERRY CT MAHWAH NJ	07430
12.21 9	120 E SAIL BOAT DRIVE	2	FORMAN, ANDREW & REYES, ANA R 3255 PONY RIDGE WAY OAKTON VA	22124
12.21 10	118 E SAIL BOAT DRIVE	2	SCHULTER, STEPHEN & CYNTHIA 30 VALLEY VIEW AVENUE SUMMIT NJ	07901
12.21 11	114 E SAIL BOAT DRIVE	2	KAUFMAN PHILIP F & PATRICIA J 1333 MICHAEL ROAD MEADOWBROOK PA	19046
12.21 12	112 E SAIL BOAT DRIVE	2	BELL, ROBERT & JOY 9 WILDWOOD DRIVE NORTH CALDWELL NJ	07006
12.21 13	108 E SAIL BOAT DRIVE	2	GARB LAWRENCE D 5 CHAPEL COURT TOWACO NJ	07082
12.24 2	101 E SAIL BOAT DRIVE	2	D'SOUZA, WARREN & JAYME 11 STONEHENGE CT JACKSON NJ	08527
12.24 3	103 E SAIL BOAT DRIVE	2	KENNEDY, MARTIN J & BERNADETTE TRST 618 LINCOLN AVE HAWTHORNE NJ	07506
12.24 4	111 E SAIL BOAT DRIVE	2	RODANO, PHILLIP G & DIANA 700 SUMMIT AVE HACKENSACK NJ	07601
12.24 5	113 E SAIL BOAT DRIVE	2	KELLY, JANET E 603 EMERALD TRL MARTINSVILLE NJ	08836
12.24 6	117 E SAIL BOAT DRIVE	2	KOLODZIEJ, MICHAEL & CYNTHIA 203 WASHINGTON AVENUE BERLIN NJ	08009
12.24 7	123 E SAIL BOAT DRIVE	2	MCMINN, GERALD A & JOAN 116 HAMBURG TURNPIKE POMPTON LAKES, N J	07442
12.24 8	121 E SAIL BOAT DRIVE	2	LUNDY FAMILY TRUST 121 E SAILBOAT LN LONG BEACH NJ	08008

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
12.24 9	120 E MERMAID LANE	2	120 88TH ST LLC 788 SCHIRRA DRIVE ORADELL NJ	08008
12.24 10	118 E MERMAID LANE	2	STEFANCIN, STEPHEN J III 6 HARRIETT CT ROBBINSVILLE NJ	08691
12.24 11	116 E MERMAID LANE	2	KNUDSON, RICHARD A JR & ANGELA 527 FARMERVILLE RD FLEMINGTON NJ	08822
12.24 12	114 E MERMAID LANE	2	GIDEON, R MATTHEW & KAREN L 114 E MERMAID LANE LONG BEACH TWP NJ	08008
12.24 13	106 E MERMAID LANE	2	GALLI, JAMES 4 CLIFFSIDE DRIVE LIVINGSTON NJ	07039
12.24 14	104 E MERMAID LANE	2	HEANEY, GRETCHEN A 282 AIMONT AVE MAHWAH NJ	07430
12.24 15	102 E MERMAID LANE	2	BOYLE, JOHN C JR. & PATRICIA 322 MINUTE ARMS RD UNION, N J	07083
12.24 16	8901 BEACH AVE	2	DONOVAN, GEORGE J & TIMOTHY 321 E JOHNSON AVE BERGENFIELD NJ	07621
13.03 2	103 E MERMAID LANE	2	HUBSCHER, BRUCE H & BEVERLY L 21 GOLDFINCH DRIVE HAMILTON, NJ	08690
13.03 3	109 E MERMAID LANE	2	ROPER, BRIAN & SHANNON 20 FRANCISCO DRIVE POMPTON PLAINS NJ	07444
13.03 4	113 E MERMAID LANE	2	KLEIN, RITA 250 RIDGEDALE AVE U#A5 FLORHAM PARK NJ	07932
13.03 5	115 E MERMAID LANE	1	SAND AND SURF PROPERTIES LP 519 GOLDFINCH TERRACE STEWARTSVILLE NJ	08886

VARIANCE REPORT

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
13.03 6	119 E MERMAID LANE	2	TOMKOVICZ, MARK A & HOLLY L 1764 ASHBOURNE DR YARDELY PA	19067
13.03 7	123 E MERMAID LANE	2	ESGRO, ROBT.P & SHEILA 46 ALDWIN LANE VILLANOVA PA	19085
13.06 4	107 E 87TH STREET	2	O'SHEA, EDWARD J & MARY ANN 107 E 87TH STREET BRIGHTON BEACH NJ	08008
13.06 5	111 E 87TH STREET	2	BUJANASKAS, PAUL 3429 STONEYBRAE DR FALLS CHURCH VA	22044
13.06 6	115 E 87TH STREET	2	MENARGUEZ, GREGORY & BARBARA 54 LURINE DRIVE BASKING RIDGE NJ	07920
13.06 7 C0001	117 E 87TH ST U-E	2	NIGDVM LLC 87 ROBIN DRIVE HAMILTON NJ	08619
13.06 7 C0002	117 E 87TH ST U-W	2	CEPA, MARIA 1116 FAIRVIEW STREET DELRAN, NJ	08075
13.06 8	123 E 87TH STREET	2	CUTLER, EVELYN S 18 BRECKENRIDGE CT FREEHOLD NJ	07728
13.06 9	118 E 86TH STREET	2	DOWLING FAMILY REALTY, LLC 118 CORLIES AVENUE ALLENHURST NJ	07711

**IN ADDITION TO YOUR CERTIFIED LIST OF PROPERTY OWNERS, THE FOLLOWING MUST ALSO BE NOTIFIED  
BY CERTIFIED MAIL**

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**ATLANTIC CITY ELECTRIC**  
Real Estate Department  
5100 Harding Highway, Suite 399  
Mays Landing, New Jersey 08330

**VERIZON ENGINEERING**  
Engineering Department  
423 W Washington Avenue, Floor 2  
Pleasantville, New Jersey 08232

**COMCAST**  
Josh Cosulich  
1202 Long Beach Boulevard  
Ship Bottom, New Jersey 08008

**NEW JERSEY NATURAL GAS COMPANY**  
Right of Way Department  
1415 Wyckoff Road  
Wall, New Jersey 07719

**\*\*Please note: If property is located on Long Beach Boulevard or any other County Road, Ocean County must also be notified at the address below:**

**OCEAN COUNTY PLANNING BOARD**  
P.O. Box 2191  
Toms River, New Jersey 08754-2191

BLQ: 12.24 9.  
Owner Name: 120 88TH ST LLC

Tax Year: 2022 to 2022  
Property Location: 120 E MERMAID LANE

Tax Year: 2022		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total				
Original Billed:		4,085.21	4,085.21	4,348.78	4,348.77	16,867.97				
Payments:		4,085.21	4,085.21	4,348.78	4,348.77	16,867.97				
Balance:		0.00	0.00	0.00	0.00	0.00				

  

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
								16,867.97		16,867.97
02/02/22	1	Payment	001	WIREFUNDS	CK	28311	967 CORELOGI	4,085.21	0.00	12,782.76
		Original Billed								
		CORELOGIC								
05/05/22	2	Payment	001	WIREFUNDS	CK	28936	990 CORELOGI	4,085.21	0.00	8,697.55
		Original Billed								
		CORELOGIC								
08/23/22	3	Payment	001	WIRED FUNDS	CK	29967	996 CORELOG	4,348.78	0.00	4,348.77
		Original Billed								
		CORELOGIC								
10/26/22	4	Payment	001	WIRED FUNDS	CK	30423	1006 CORELOGI	4,348.77	0.00	0.00
		Original Billed								
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 0.00