



NOTICE OF ACTION LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 9TH DAY OF SEPTEMBER 2026, THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH IN THE COUNTY OF OCEAN, TOOK THE FOLLOWING ACTION:

1. ADOPTED RESOLUTION OF APPROVAL: #LUB-13-26- ROY BRESLOW

Memorializing the approval of Applicants request for Bulk Variance relief from the Township's Zoning requirements for: Area and yard requirements, side yard setback, combined side yard setbacks and distance between buildings; so as to construct/install a residential elevator on the north side of the existing two-story single-family dwelling, to Roy Breslow, on Block: 15.118 Lot 1.04, 1.07, as shown on the Township Tax Map, also known as 7 W. 40th Street, Brant Beach.

2. ADOPTED RESOLUTION OF APPROVAL: #LUB-14-26- MICHAEL & SHARON LEFKOWITZ

Memorializing the approval of Applicants request for Bulk Variance relief from the Township's Zoning requirements for: off-street parking requirements; so as to renovate and expand the ground floor, first floor and second floor of the existing two-story single-family dwelling, to Michael & Sharon Lefkowitz, on Block 15.68 Lot 3, as shown on the Township Tax Map, also known as 9 e. Kirkland Avenue, Brant Beach.

3. ADOPTED RESOLUTION OF APPROVAL: #LUB-15-26- SUNSET HARBOR MARINA, LLC.

Memorializing the approval of Applicants request for Preliminary and Final Site Plan approval with Bulk Variance relief from the Township Zoning requirements for: Off-street parking requirements in the MC-Marine Commercial Zone; so as to construct an elevated restroom facility in the existing parking lot at the site; to Sunset Harbor Marina, LLC., Block 6.25 Lots 1, 1.01, as shown on the Township Tax Map, also known as 32 W. South 32nd Street, Beach Haven Gardens.

4. ADOPTED RESOLUTION OF APPROVAL: #LUB-16-26- LBI SIGNATURE BUILDERS, LLC.

Memorializing the approval of Applicants request for Minor Subdivision approval with a Waiver request from installing sidewalks, so as to subdivide the existing lot into two (2) single-family residential building lots; to LBI Signature Builders, LLC., on Block 5.03 Lot 3, as shown on the Township Tax Map, also known as 13 Anderson Drive, Spray Beach.

A Public hearing was held on August 12, 2026. Copies of the Resolutions have been filed and are available for inspection at the Land Use Board Office, or on the Township's website/E-Code.

5. LUB #17-26: APPROVED Applicants request to carry this application to the October 14, 2026 meeting, with no further notice being required, and the Applicant waives all time constraints as required. Applicants are requesting Bulk Variance relief from the Township Zoning requirements for: **§205-58(C)(7): Area and yard requirements:** *All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.* Here, the existing lot coverage at the property is 34.03%, they are proposing 36.13%, where 33.3% is required; so as to renovate and expand the existing dwelling; with an addition to the rear of the first-floor level and construct/install a residential elevator on the north side of the existing single-family dwelling, to Santo & Kathleen Cugliotta, on Block: 1.48 Lot 5, also known as 4002 Julia Lane, Holgate.

JACKIE FIFE
SECRETARY
LAND USE BOARD

PUBLICATION DATE: September 10, 2026
On the home page of the Long Beach Township Website under current legal notices header