



(Current as of 09/08/2026)
TOWNSHIP OF LONG BEACH
LAND USE BOARD

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LAND USE BOARD

AGENDA

September 9, 2026

VIA ZOOM ONLY

6:30 P.M.

<https://us06web.zoom.us/j/89510609180?pwd=IznuQWhlw12TiRfc9aL7ZmeLh4Dixz.1>

Meeting ID: 895 1060 9180, Password: 037678

REGULAR MEETING

1. **FLAG SALUTE**
2. **OPENING STATEMENT**
3. **ROLL CALL:**

Nathan Colmer, Class I Mayors Designee	Robert B. Roth, Jr., Class IV
Ronald Pingaro, Class II~ Secretary	David A. Southwick, Jr., Class IV
Alexander Meehan, Class III	Patricia M. Caplicki, Alt #1
E. Joseph Hummel, Class IV ~ Chairman	Kristin Ducker, Alt.#2
Vilma E. Applegate, Class IV	Scott Zoladz, Alt #3
Richard L. Jones, Class IV	Dave Seegers, Alt.#4
Robert S. VanBuren, Class IV~ Vice Chairman	

4. **ADMINISTRATIVE ITEMS:**

- ❖ **APPROVAL OF MINUTES:** MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE AUGUST 12TH, 2026 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.

- ❖ **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER

5. **RESOLUTIONS OF MEMORIALIZATION:**

Resolution of Memorialization – Approval of LUB-13-26- BRESLOW
Resolution of Memorialization - Approval of LUB-14-26- LEFKOWITZ
Resolution of Memorialization - Approval of LUB-15-26- SUNSET HARBOR MARINA
Resolution of Memorialization - Approval of LUB-16-26- LBI SIGNATURE HOMES

6. **APPLICATIONS**

a.) **# LUB-17-26**

HOLGATE (4002 JULIA LANE)

SANTO & KATHLEEN CUGLIOTTA
OWNER & APPLICANT
BLOCK: 1.48 LOT(S): 35

**APPLICANT'S REQUESTED TO CARRY TO THE
OCTOBER 14TH MEETING**

ZONE MC-MARINE COMMERCIAL ZONE

The Applicant is seeking bulk variance relief 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. The Applicant is requesting variance relief from the Township's 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.

7. **PUBLIC PARTICIPATION:** Open to the Public for Comment

8. **ADJOURNMENT UNTIL October 14, 2026, AT 6:30 P.M.** In person on the first floor, in the Court Room of the James J. Mancini Administration Building, 6805 Long Beach Boulevard, Brant Beach, New Jersey