NOTICE OF ACTION
LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 14TH DAY OF OCTOBER 2026, THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH IN THE COUNTY OF OCEAN, TOOK THE FOLLOWING ACTION:

1. LUB #17-26: APPROVED Applicants request for 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.

2. LUB #18-26: APPROVED Applicants request for Bulk Variance relief from the Township's Zoning requirements for:
§205-11(E)(1): Setbacks in developed neighborhoods: *Where a lot is situated between two lots each of which is developed with a main building, the minimum front-yard setback requirement of such lot may be the average of the front yards of the existing buildings but not less than 10 feet.* Here, the minimum required front yard setback is 15.2 feet, based upon the existing front yard setbacks of the adjoining homes, the existing front yard setback is 18.2 feet and the proposed front yard setback to the platform lift is 8.5 feet, and
§205-56(C)(7): Area and yard requirements for uses and buildings: *All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.* Here, the existing lot coverage is 34.6%, and proposed lot coverage is 34.9%.; so as to install a platform lift to the front of the existing two-story single-family dwelling, to Lois Mullen, on Block: 8.14 Lot: 3, also known as 9 E Ryerson Avenue, The Dunes.

3. LUB #19-26: APPROVED Applicants request for Minor Subdivision approval so as to demolish all existing improvements at the site and subdivide the property into (2) two single-family buildable lots, The proposed corner lot has dimensions of 70 feet by 100 feet and an area of 7,000 square feet; and an interior lot on 33rd Street with dimensions of 50 feet by 100 feet with an area of 5,000 square feet. The building envelopes of the proposed dwellings will conform to all bulk zoning requirements; to 20 East 33rd Street Properties, LLC, on Block 6.32 Lot 7, also known as 20 E South 33rd Street, Beach Haven Gardens.

4. LUB #20-26: APPROVED Applicants request for Minor Subdivision approval and requesting variance relief from the Township's Zoning requirements for:
§205-55(C)(1): Area and yard Requirements: *Residential lots shall have a minimum lot area of 5,000 square feet and a minimum width of 50 feet at the street line or on the ocean or bay.* Here, the lot widths and lot areas are pre-existing nonconformities that are not being exacerbated as a result of the subdivision; The Applicants' lot number 2 currently contains a five-foot strip of land that runs along the rear of lots 3 through 7. They are seeking to reconfigure the lot boundary lines of lots 2 through 7 so the five-foot strip of land will become merged with lots 3 through 7; wherein lots 3 through 7 will each be gaining an additional five feet in the rear of their respective properties, to The Estate of Karen Napodano, on Block: 12.19 Lot: 2, also known as 41 W Sand Dune Lane, Peahala Park.

Resolutions memorializing decisions of the Land Use Board with respect to the above matter will be adopted at the next regular meeting of said Board on November 4, 2026, and upon adoption will be filed in the office of the Land Use Board Secretary and available for public inspection.

JACKIE FIFE
SECRETARY
LAND USE BOARD

PUBLICATION DATE: October 15, 2026
On the home page of the Long Beach Township Website under Current Legal Notices Header