



(Current as of 10/05/2026)
TOWNSHIP OF LONG BEACH
LAND USE BOARD

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LAND USE BOARD

AGENDA

October 14, 2026

6:30 P.M.

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 SEPTEMBER 9TH, 2026 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.

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

5. **APPLICATIONS**

- a.) **# LUB-17-26** **HOLGATE (4002 JULIA LANE)**
SANTO & KATHLEEN CUGLIOTTA
OWNERS & APPLICANTS
BLOCK: 1.48 LOT(S): 35
CARRIED FROM 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.

- b.) **# LUB-18-26** **THE DUNES (9 E RYERSON AVENUE)**
LOIS MULLEN
OWNER & APPLICANT
BLOCK: 8.14 LOT(S): 3

ZONE R-50A- SINGLE FAMILY RESIDENTIAL ZONE

The Applicant is seeking bulk variance relief so as to install a platform lift to the front of the existing two-story single-family dwelling. The Applicant is requesting 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.

- **§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%.

- c.) **# LUB-19-26** **BEACH HAVEN GARDENS (20 E SOUTH 33RD STREET)**
20 E 33RD STREET PROPERTIES, LLC/LOURENCO
 OWNER & APPLICANT
BLOCK: 6.32 LOT(S): 7

ZONE R-50- GENERAL RESIDENTIAL ZONE

The Applicant is seeking Minor Subdivision approval so as to demolish all existing improvements at the site and subdivide the existing lot into two (2) single-family residential building lots. Proposed lot 7.01 on the corner of Beach Avenue and E South 33rd Street will have dimensions of 70 feet by 100 feet, with a total lot area of 7,000 square feet and proposed lot 7.02 fronting on E South 33rd Street will have dimensions of 50 feet by 100 feet, with a total lot area of 5,000 square feet.

- d.) **# LUB-20-26** **PEAHALA PARK (41 W SAND DUNE LANE)**
THE ESTATE OF KAREN NAPODANO
 OWNER & APPLICANT
BLOCK: 12.19 LOT(S): 2 (Additional Lots 3,4,5,6,7)

ZONE R-50- GENERAL RESIDENTIAL ZONE

The Applicants' lot number 2 currently contains a five-foot strip of land that runs along the rear of lots 3 through 7. The Applicant is 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. The configurations of the lots are as follows:

DIMENSIONS	EXISTING LOT: 2	5ft by 208 ft strip of land	PROPOSED LOT: 2.01
Lot Width	72 feet	5 feet	72 feet
Lot Depth	80 feet	208 feet	80 feet
Lot Area	5,760 square feet	1,040 square feet	5,760 square feet

DIMENSIONS	EXISTING LOT: 3	PROPOSED LOT: 3.01
Lot Width	40 feet	40 feet
Lot Depth	75 feet	Acquiring 5 feet = 200sq feet
Lot Area	3,000 square feet	3,200 square feet

DIMENSIONS	EXISTING LOT: 4	PROPOSED LOT: 4.01
Lot Width	40 feet	40 feet
Lot Depth	75 feet	Acquiring 5 feet = 200sq feet
Lot Area	3,000 square feet	3,200 square feet

DIMENSIONS	EXISTING LOT: 5	PROPOSED LOT: 5.01
Lot Width	40 feet	40 feet
Lot Depth	75 feet	Acquiring 5 feet = 200sq feet
Lot Area	3,000 square feet	3,200 square feet

DIMENSIONS	EXISTING LOT: 6	PROPOSED LOT: 6.01
Lot Width	48 feet	48 feet
Lot Depth	75 feet	Acquiring 5 feet = 240sq feet
Lot Area	3,600 square feet	3,840 square feet

DIMENSIONS	EXISTING LOT: 7	PROPOSED LOT: 7.01
Lot Width	40 feet	40 feet
Lot Depth	75 feet	Acquiring 5 feet = 200sq feet
Lot Area	3,000 square feet	3,200 square feet

The Applicant is 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.

6. PUBLIC PARTICIPATION:

7. ADJOURNMENT UNTIL November 4, 2026, AT 6:30 P.M.

Not the 2nd Wednesday of the month due to Township Observed Holiday on November 11, 2026 (Veteran's Day)

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

2026 Meeting Dates:

January 14, 2026	February 11, 2026	March 11, 2026
April 8, 2026	May 13, 2026	June 10, 2026
July 8, 2026	August 12, 2026	September 9, 2026
October 14, 2026	November 4, 2026	December 9, 2026