

APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: 20 E South 33rd Street

Block: 6.32 Lot(s): 7

Property Address: 20 E South 33rd Street

Date Received: 9.10.26

Application Fee: \$

Escrow Fee: \$

Docket Number: LUBA 19-26

CHECK ALL THAT APPLY:

- ☐ Bulk Variance
- ☐ Use Variance
- ☐ Interpretation
- ☐ Informal
- ☐ Conditional Use

- ☒ Minor Subdivision (Exempt)
- ☐ Major Subdivision/Preliminary
- ☐ Major Subdivision Final Major
- ☐ Site Plan/Preliminary Major
- ☐ Site Plan/Final

ANSWER ALL QUESTIONS. IF NOT APPLICABLE INDICATE WITH 'N/A' OR 'None'
DO NOT LEAVE BLANKS. INCOMPLETE APPLICATIONS WILL NOT BE
ACCEPTED OR WILL BE DEEMED INCOMPLETE

1. Applicant Name: 20 East 33rd Street Properties, LLC

Address: Street: 92 Ridge Terrace City: Neptune City Zip: 07753

Phone: (732) 266-5520 e-mail: brianlourenco@gmail.com

Applicant is : ☐ Owner ☒ Agent ☐ Corporation ☐ Partnership ☒ LLC

If applicant and/or owner is a corporation, LLC or partnership set forth the names
addresses of all stockholders, partners or members having 10% or more interest on a
separate paper. Corporations must be represented by a New Jersey licensed attorney
and include a Resolution authorizing the Application.

2. Owner's Name: Estate of Harold Gale

Address: Street: 20 E South 33rd Street City: Long Beach Zip: 08008

Phone: e-mail:

All owners must be identified and sign application. (Use additional pages if necessary)

3. Attorney:

Address: Street: City: Zip:

Phone: e-mail:

4. Planner/Surveyor: Colliers Engineering & Design

Address: Street: 101 Crawfords Corner Road City: Holmdel Zip: 07733

Phone: (877) 627-3772 e-mail: anthony.calvano@collierseng.com

5. Architect: CWB Architecture - Sarah Jennings
Address: Street: 799 NJ-72 City: Manahawkin Zip: 08050
Phone: 6095978880 e-mail: sarah@cwbbrealey.com

Attache additional sheets if necessary.

6. Location of property:
Zone: R-50 Lot Area: 12,000 SF Lot Dimensions: 120' x 100'

7. Is the property located on a county road? Yes

8. Current Use: Single Family Detached Dwelling
No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: Single Family Detached Dwelling

10. When was the property purchased? Pending

11. Date of Last Certificate of Occupancy: Unknown Attach Copy

12. Date of last construction, alteration or addition: Unknown Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height:	<u>21.00</u> ☐	Building Height: <u>N/A</u> ☐	
Front Yard Set Back	<u>8.50</u> ☒	Front Yard Set Back <u></u> ☐	
Side Yard Set Back	<u>18.10</u> ☐	Side Yard Set Back <u></u> ☐	
Side Yard Set Back	<u>13.90</u> ☐	Side Yard Set Back <u></u> ☐	
Rear Yard Set Back	<u>37.00</u> ☐	Rear Yard Set Back <u></u> ☐	
Dist. to Adj. Struct.	<u>21.00</u> ☐	Dist. to Adj. Struct. <u></u> ☐	
Lot Coverage (sq.ft.)	<u>2,646.28</u> ☐	Lot Coverage (sq.ft.) <u></u> ☐	
% Lot Coverage	<u>22.05</u> ☐	% Lot Coverage <u></u> ☐	
% Impervious Coverage	<u>31.92</u> ☐	% Impervious Coverage <u></u> ☐	
No. Principal Structures	<u>1.00</u> ☐	No. Principal Structures <u></u> ☐	
No. Accessory Structures	<u>1.00</u> ☐	No. Accessory Structures <u></u> ☐	
Lot Width	<u>120.00</u> ☐	No. Accessory Structures <u>N/A</u> ☐	

14. Existing Restrictions:
(A) Deed Restrictions: (Attach Copies) ☒ None
(B) Easements: (Attach Copies) ☒ None
(C) Condominium: (Attach Copies) ☒ None
15. Proposed Restriction: ☒ None

16. Variances and Waivers:

(A) List Required Variances: (Include Ordinance Number)

☒ **None**

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

☒ **None**

17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials. ☒ None

18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.

See cover letter.

ALL OWNERS OF RECORD AND APPLICANT MUST SIGN APPLICATION. (ATTACH ADDITIONAL PAGES IF NECESSARY.)

Dates: _____

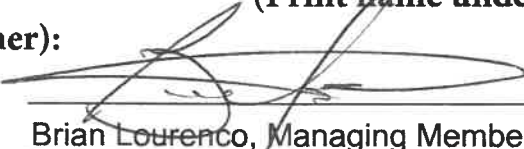
Estate of Harold Gale, Owner
(Print name under signature)

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: 9/8/26



Brian Lourenco, Managing Member, Applicant
(Print name under signature)

Brian Lourenco
_____, Applicant
(Print name under signature)

Dates: _____

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

Long Beach Township Land Use Board
Affidavit of Ownership, Consent, Authorization, & Non-Collusion

State of Florida }
County of Pinellas } ss.

I, David Yates, as executor of the Estate of Harold Gale being duly sworn according to law, upon
(Print owner(s) Name(s))

my/our oath depose and say:

1. I/We am/are the only owner(s) of the property known as 20 E South 33rd Street
(Street Address)
Long Beach Township, Ocean County, New Jersey also known as
(Street Address)

Block: 6.32 Lot: 7
Block: _____ Lot: _____
Block: _____ Lot: _____

As shown on the Official Tax Maps of the Township of Long Beach.

2. I/We consent to the making of this application and the approval of the plans submitted herewith. I/We further agree to be bound by all representations and commitments made by Myself/Ourselves or My/Our authorized agent. I/We further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any members of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/We hereby authorize Brian Lourenco to make application on
(Print Agent Name)

my/our behalf. I further agree to be bound by all representations, promises and commitments made by our agent.

David Yates 08-10-26
(Signature of Owner) (Date)

David Yates, Executor

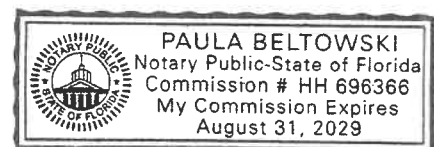
(Print Name Above)

(Signature of Owner) (Date)

(Print Name Above)

Sworn and subscribed to before me
10 day of August 20 26

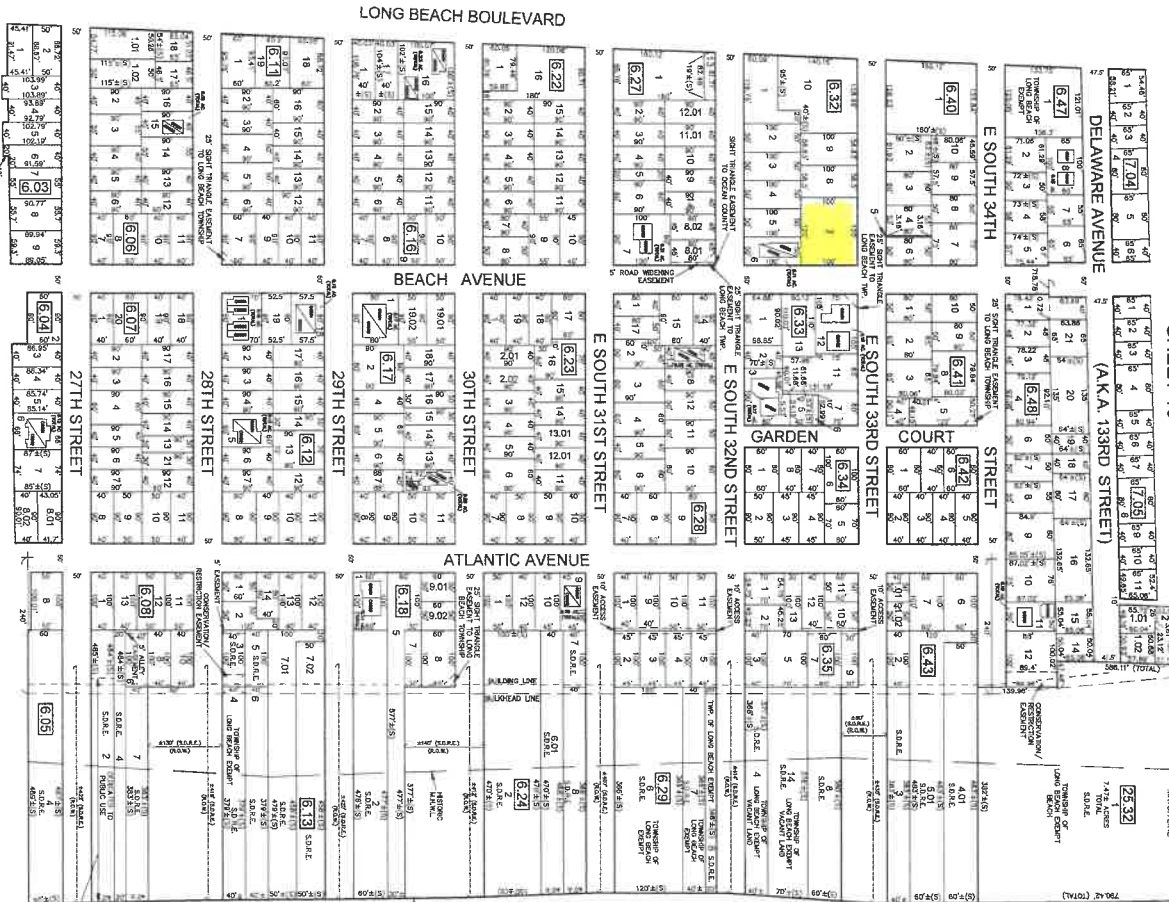
Paula Beltowski
(Notary Public)



APPLICATION SUPPLEMENT

Brian Lourenco ("Applicant") has made application to the Long Beach Township Land Use Board for minor subdivision approval at the property designated as Lot 7 in Block 6.32 as shown on the Tax Map in the Township of Long Beach, located at 20 E. South 33rd Street in the North Beach Haven section of Long Beach Township. Currently, the lot is developed with an existing single-family dwelling and a detached garage in the R-50 General Residential Zone. The applicant is proposing to demolish all existing improvements at the site and subdivide the lot into two (2) single-family residential lots as shown on the minor subdivision plan submitted with the application.

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. Although the Applicant believes that no variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary by the Board will be requested at the public meeting.



ATLANTIC OCEAN

REVISIONS		
DATE	NAME	LICENSE NO.
01/01/2024	WILLIAM J. BERG	24C030622800
01/01/2022	WILLIAM J. BERG	24C030622800
01/01/2023	WILLIAM J. BERG	24C030622800
01/01/2024	WILLIAM J. BERG	24C030622800
01/01/2025	WILLIAM J. BERG	24C030622800

THIS SHEET WAS FORMALLY
CERTIFIED ON JUNE 25, 2019
AND ASSIGNED SERIAL
NUMBER 1103, SIGNED BY
SHELLY REILLY AND
LATOYA ROBERTSON

TAX MAP
TOWNSHIP OF LONG BEACH
OCEAN COUNTY,
NEW JERSEY
APRIL 1, 2019
SCALE: 1" = 100'

[illegible]

WOB # 19-26

20 East South 33rd Street, Long Beach Twp, NJ 08008 - Lourenco Sub Division



LOB# 19-26