

RABAN & RABAN

— LLC —

Attorneys at Law

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN*▲

**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

MEMBER OF NJ BAR *

MEMBER OF PA BAR ▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

September 23, 2026

Via Hand Delivery and Jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Estate of Karen E. Napodano - Minor Subdivision and Variance Application
Block 12.19 Lots 2,3,4,5,6,7
41 W. Sand Dune Lane Long Beach Township, NJ 08008

Dear Jackie:

Enclosed please find the following with regard to the above referenced matter:

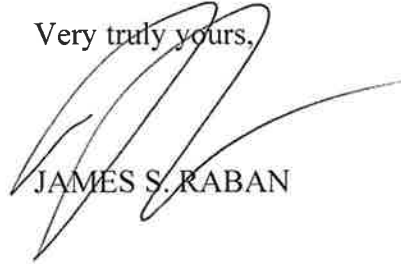
- (x) Original and 15 copies of Land Use Development Application;
- (x) 16 copies of the Minor Subdivision and Variance Plan prepared by Horn, Tyson & Yoder, Inc.;
- (x) 16 copies of Tax Map with property lot and block highlighted;
- (x) 16 color copies of (4) Property Photos;
- (x) Original Affidavit of Ownership forms for each lot;
- (x) 1 copy of Signed Checklist;
- (x) 1 copy of Technical Checklist;
- (x) 1 W-9
- (x) 1 Proposed Public Notice;
- (x) Application fee check 403 in the amount of \$1,125.00; and
- (x) Attorney escrow check 404 in the amount of \$2,500.00

Please consent and/or approve for public hearing on October 14, 2026 at 6:30 p.m.

Jackie Fife
September 23, 2026
Page 2

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right. The signature is positioned above the printed name "JAMES S. RABAN".

JAMES S. RABAN

JSR/kr

Encl.

Cc: Barry Shiro (via email)
James D. Brzozowski, P.E., P.P. (via email)
Frank J. Little, Jr., P.E., P.P., C.M.E. (via email and regular mail)
Robin La Bue, Esq. (via email and regular mail)

APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Estate of Napodano Minor Subdivision

Block: 12.19 Lot(s): 2, 3, 4, 5, 6, & 7

Property Address: 41 W. Sand Dune Lane

Date Received: _____

Application Fee: \$ _____

Escrow Fee: \$ _____

Docket Number: _____

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: Estate of Karen E. Napodano

Address: Street: 1014 Four Seasons Drive City: Wayne, NJ Zip: 07470

Phone: 201-927-0643 e-mail: baschiro06@icloud.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: Same as Applicant

Address: Street: _____ City: _____ Zip: _____

Phone: _____ e-mail: _____

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

3. Attorney: James S. Raban, Esq.

Address: Street: 11710 Long Beach Boulevard City: Haven Beach, NJ Zip: 08008

Phone: 609-492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: Horn, Tyson & Yoder, Inc.

Address: Street: 8510 Long Beach Boulevard City: Long Beach Township, NJ Zip: 08008

Phone: 609-492-5050 e-mail: jim.b.hty@gmail.com

5. Architect: N/A
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: _____

Attache additional sheets if necessary.

6. Location of property:
Zone: R-50 Lot Area: varies Lot Dimensions: varies

7. Is the property located on a county road? No

8. Current Use: single-family
No. of Dwelling Units: 6 No. of Commercial Units: 0

9. Proposed Use: single-family _____

10. When was the property purchased? 6/11/1986

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

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

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: See Minor Subdivision Plan	☐	Building Height: _____	☐
Front Yard Set Back	☐	Front Yard Set Back _____	☐
Side Yard Set Back	☐	Side Yard Set Back _____	☐
Side Yard Set Back	☐	Side Yard Set Back _____	☐
Rear Yard Set Back	☐	Rear Yard Set Back _____	☐
Dist. to Adj. Struct.	☐	Dist. to Adj. Struct. _____	☐
Lot Coverage (sq.ft.)	☐	Lot Coverage (sq.ft.) _____	☐
% Lot Coverage	☐	% Lot Coverage _____	☐
% Impervious Coverage	☐	% Impervious Coverage _____	☐
No. Principal Structures	☐	No. Principal Structures _____	☐
No. Accessory Structures	☐	No. Accessory Structures _____	☐
Lot Width	☐		

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

See attached Application Supplement

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.

- Minor subdivision plan prepared by Horn, Tyson & Yoder, Inc.
- 4 photographs of the subject property

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

Dates:

9/23/26

James S. Roban, , Owner
(Print name under signature)
Attorney for Applicant

Dates:

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates:

_____, Applicant
(Print name under signature)

Dates:

_____, Applicant
(Print name under signature)

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

APPLICATION SUPPLEMENT

The Estate of Karen E. Napodano (the “Applicant”) has made application to the Long Beach Township Land Use Board for minor subdivision approval with bulk variances relative to proposed development at the properties designated as Lots 2, 3, 4, 5, 6, and 7 in Block 12.19 on the Tax Map of the Township of Long Beach, located at 41 W. Sand Dune Lane in the Peahala Park section of Long Beach Township. Lots 2 through 7 are currently each developed with a single-family dwelling. Lot 2, which is the westerly-most lot, 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 that the aforementioned five-foot strip of land will become merged with Lots 3 through 7. In other words, Lots 3 through 7 will each be gaining an additional five feet in the rear of their respective properties.

The configurations of the new lots are as follows:

1. New Lot 2.01:

- A. Lot area: 5,760 square feet
- B. Lot width: 72 feet
- C. Lot depth: 80 feet

2. New Lot 3.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

3. New Lot 4.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

4. New Lot 5.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

5. New Lot 6.01:

- A. Lot area: 3,840 square feet
- B. Lot width: 48 feet
- C. Lot depth: 80 feet

6. New Lot 7.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

In the R-50 Residential Zone, the minimum required lot area is 5,000 square feet and the minimum required lot width is 50 feet. As a result, variances are required relative to lot area and lot width for new lots 3.01, 4.01, 5.01, 6.01, and 7.01. There are also preexisting nonconformities relative to the existing single-family dwellings currently situated on Lots 2 through 7. The proposed lot line adjustment does not exacerbate any of these preexisting nonconformities; some of the preexisting nonconformities are improved as a result of the proposed subdivision. New lots 3.01, 4.01, 5.01, and 7.01 will be increasing in lot area by 200 square feet. New lot 6.01 will be increasing in lot area by 240 square feet.



Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
and NON-COLLUSION

STATE OF _____ :
COUNTY OF Ocean : ss.

I, Barry A. Schiro, Administrator of the Estate of Karen E. Napodano,
(Print owner(s) name(s)) being duly sworn according to law,
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 41 W. Sand Dune Lane,
(Street Address)
Long Beach Township, Ocean County, New Jersey known as :

Block	<u>12.19</u>	Lot	<u>2</u>
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 member 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 James Raban, Esq. (Agent), to make application on my/our
(Print agent name)
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 9/23/26

X Barry A. Schiro
Signature of Owner

Barry A. Schiro, Administrator of
Print Name above
the Estate of Karen E. Napodano

Signature of Owner

Print name above

Sworn and Subscribed to before me
this 23rd day of September, 2026

James S. Raban
Notary Public
JAMES S. RABAN
ATTORNEY AT LAW
STATE OF NEW JERSEY

Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
and NON-COLLUSION

STATE OF PA ;

COUNTY OF Bucks ;

ss.

Mark and Mari Ann Blemings, Co-Trustees of the Mark and Mari Ann Blemings Joint Revocable Trust

Mark Blemings

Mari Ann Blemings

(Print owner(s) name(s))

being duly sworn according to law,

upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 39 W. Sand Dune Lane,

(Street Address)

Long Beach Township, Ocean County, New Jersey known as :

Block 12.19

Lot 3

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 member 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 James Raban, Esq. (Agent), to make application on my/our

(Print agent name)

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

Dated: 2/22/2025

Commonwealth of Pennsylvania - Notary Seal
Debra R. Johnson, Notary Public
Bucks County
My commission expires December 20, 2026
Commission number 1079186

Member, Pennsylvania Association of Notaries

Sworn and Subscribed to before me
this 22 day of February, 2025.

[Signature]
Notary Public

x

[Signature]
Signature of Owner

Mark Blemings, Co-Trustee
of the Mark and Mari Ann Blemings Joint Revocable Trust

Print Name above

x

[Signature]
Signature of Owner

Mari Ann Blemings, Co-Trustee
of the Mark and Mari Ann Blemings Joint Revocable Trust

Print name above

Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
and NON-COLLUSION

STATE OF NEW JERSEY

: ss.

COUNTY OF MORRIS :

I, Susan Kerwin and Lori Prout being duly sworn according to law,
(Print owner(s) name(s))
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 37 W. Sand Dune Lane,
(Street Address)
Long Beach Township, Ocean County, New Jersey known as :

Block	<u>12.19</u>	Lot	<u>4</u>
Block	<u></u>	Lot	<u></u>
Block	<u></u>	Lot	<u></u>

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 member 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 James Raban, Esq. (Agent), to make application on my/our
(Print agent name)
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 02/22/2025

Susan Kerwin
Signature of Owner

Susan Kerwin
Print Name above

Lori Prout
Signature of Owner

Lori Prout
Print name above

Sworn and Subscribed to before me
this 22nd day of FEB, 2025.

[Signature]
Notary Public

JATIN THAKUR
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG 22, 2026
ID # 8004058

Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
and NON-COLLUSION

STATE OF Florida :

COUNTY OF Lee :

ss.

I, Mark and Stephanie Case being duly sworn according to law,
(Print owner(s) name(s))
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 35 W. Sand Dune Lane,
(Street Address)
Long Beach Township, Ocean County, New Jersey known as :

Block	<u>12.19</u>	Lot	<u>5</u>
Block	<u> </u>	Lot	<u> </u>
Block	<u> </u>	Lot	<u> </u>

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 member 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 James Raban, Esq. (Agent), to make application on my/our
(Print agent name)
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 3/5/2025

x [Signature]
Signature of Owner

Mark Case
Print Name above

x [Signature]
Signature of Owner

Stephanie Case
Print name above

Sworn and Subscribed to before me
this 5 day of 3, 2025.

[Signature]
Notary Public



GINGER BARKHAUSEN
Notary Public
State of Florida
Comm# HH517558
Expires 4/17/2028

**AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
and NON-COLLUSION**

COUNTY OF OCEAN

SS.

I, Kyle Maguire

(Print owner(s) name(s))

1. I/we am/are the only owner(s) of property known as 31 W. Sand Dune Lane

(Street Address)

Block 12.19

Lot 6

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 member 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 James Raban, Esq. (Agent), to make application on my/our

(Print agent name)

Dated: 31/5/25

Signature of Owner

Kyle Maguire

Print Name above

Sworn and Subscribed to before me
this 15 day of March, 2025

Notary Public

Signature of Owner

Print name above

KIRANBHAI PATEL

Commission # 50227309

Notary Public, State of New Jersey

My Commission Expires _____

October 28, 2029

Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
and NON-COLLUSION

STATE OF _____ :
COUNTY OF _____ : ss.

I, Dean and Coleen Glasser being duly sworn according to law,
(Print owner(s) name(s))
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 25 W. Sand Dune Lane,
(Street Address)
Long Beach Township, Ocean County, New Jersey known as :

Block	<u>12.19</u>	Lot	<u>7</u>
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 member 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 James Raban, Esq. (Agent), to make application on my/our
(Print agent name)
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 02/26/2025

PLEASE SEE
ATTACHED FOR NOTARY

Sworn and Subscribed to before me
this _____ day of _____, 2025.

Notary Public

[Signature] 2/26/25
Signature of Owner

Dean Glasser

Print Name above

[Signature] 2/26/25
Signature of Owner

Coleen Glasser

Print name above

VERIFICATION ON OATH OR AFFIRMATION WITH AFFIANT STATEMENT

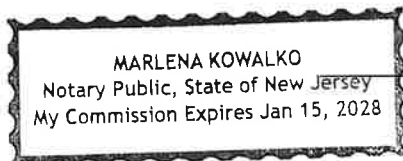
State of New Jersey } ss.
County of Passaic

- ☐ See Attached Document (Notary to cross out lines 1–7 below)
☒ See Statement Below (Lines 1–7 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
7 Coleen Glasser
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me
this 26TH day of FEBRUARY, 2025, by
Day Month Year
COLEEN A GLASSER
Name of Signer No. 1



Name of Signer No. 2 (if any)

M. Kowalko
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION
Document Date: 02/26/2025 AND NON-COLUSION Number of Pages: _____
Signer(s) Other Than Named Above: _____

VERIFICATION ON OATH OR AFFIRMATION WITH AFFIANT STATEMENT

State of New Jersey } ss.
County of Passaic

- ☐ See Attached Document (Notary to cross out lines 1–7 below)
☒ See Statement Below (Lines 1–7 to be completed only by document signer[s], *not* Notary)

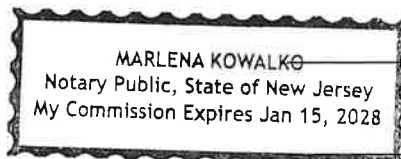
1
2
3
4
5
6
7

[Signature]
Signature of Document Signer No. 1

[Signature]
Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me
this 26TH day of FEBRUARY, 2025, by
Day Month Year
DEAN C GLASSER
Name of Signer No. 1

Name of Signer No. 2 (if any)



[Signature]
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
AND NON-COLLISION
Document Date: 02/26/2025 Number of Pages: 1
Signer(s) Other Than Named Above: _____



LONG BEACH TOWNSHIP LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

****INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED****

PLEASE READ

INSTRUCTIONS:

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

Robin La Bue, Esq.:

- ☒ 1 Copy of Complete Application
- ☒ 1 Copy Variance Plan, Site Plan, or Subdivision Map
- ☐ 1 Copy of Architectural Plans
- ☐ 1 Copy of Zoning Denial Letter (if applicable)
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with Property Block & Lot highlighted
- ☒ 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- ☒ 1 Copy of this Checklist
- ☒ Mailed to Robin La Bue 98 East Water Street, Toms River, NJ 08753

Frank Little, P.E., P.P.:

- ☒ 1 Copy of Complete Application
- ☒ 1 Copy Variance Plan, Site Plan, or Subdivision Map
- ☐ 1 Copy of Architectural Plans
- ☐ 1 Copy of Zoning Denial Letter (if applicable)
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with Property Block & Lot highlighted
- ☒ 1 Copy of COMPLETED Technical Check List
- ☒ Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:

1 ORIGINAL of each of the following:

- ☒ Application ☐ Variance Plan ☐ Site Plan ☒ Subdivision Plan ☐ Architectural Plan(s)
- ☒ Tax Map ☒ Color Photos ☒ 1-W-9 ☐ Zoning Denial ☒ Signed Checklist
- ☒ Technical Checklist ☒ Affidavit of Ownership, Consent, Authorization and Non-Collusion
- ☒ Electronic copy PDF format of all the above emailed to jfife@longbeachtownship.com
- ☒ Check for Application Fee \$ 1,125.00 Check # 403
- ☒ Check for Escrow Fee \$ 2,500.00 Check # 404

Board Member Packets (COLLATED):

- ☒ 15 Copies of Complete Application including:
- ☒ 15 Copies Variance Plan, Site Plan, or Subdivision Map
- ☒ 15 Copies of Architectural Plans
- ☒ 15 Copies of Zoning Denial Letter (if applicable)
- ☒ 15 Copies of Color Photos
- ☒ 15 Copies of Tax Map with Property Block & Lot highlighted

Applicant Signature

Print Name

James S. Raban

Attorney for Applicant

Date

9/23/26

Approved

Denied

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

Owner: Estate of Karen E. Napodano Phone # 201-927-0643 Email: baschiro@icloud.com

Applicant: same as owner Phone #: Email:

Address: 41 W. Sand Dune Lane Long Beach Township NJ, 08008

Block: 12.19 Lot(s): 2,3,4,5,6 & 7 Date: 9/23/26

****This checklist **MUST** be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review.****

****Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.****

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
PLAT SPECIFICATIONS									
For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
All Plans MUST provide current information and be dated within one (1) year of the hearing date. (ADDED 7.10.24)	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Each sheet numbered and titled	X	X	X	X	X	X	X	X	(P) (W) (N/R)
GENERAL INFORMATION									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Zone boundaries, tax map sheet, lot and block number and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Date of original and all revisions.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Written and graphic map scale.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
North arrow with reference meridian.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Area of the tract and of each lot.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X	X	X	X	X	(P)(W)(N/R)
NATURAL FEATURES									
Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 50 FT			X	X					(P)(W)(N/R)
Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 200 FT					X	X	X	X	(P)(W)(N/R)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			X	X	X	X	X	X	(P)(W)(N/R)
The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	(P)(W)(N/R)

REVISED JULY 10, 2024

SPECIAL RESOLUTION #10-2024

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
MAN-MADE FEATURES									
Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Building coverage and lot coverage calculations.	X	X	X		X	X			(P) (W) (N/R)
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			X	X	X	X	X	X	(P) (W) (N/R)
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.					X	X	X	X	(P) (W) (N/R)
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P) (W) (N/R)

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DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Off street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
STREET									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
MISCELLANEOUS									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

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	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							(P) (W) (N/R)
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Commercial Space; including counters, seating, equipment, etc. (ADDED 7.10.24)			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Residential Units showing all floors, room dimensions and proposed use of each area. (ADDED 7.10.24)	X	X		X	X	X	X	X	(P) (W) (N/R)

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that the Estate of Karen E. Napodano (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for minor subdivision approval and bulk variances concerning the properties designated as Lots 2, 3, 4, 5, 6, and 7 in Block 12.19 on the Tax Map of the Township of Long Beach, located at 41 W. Sand Dune Lane in the Peahala Park section of Long Beach Township. Each existing lot contains a single-family dwelling. The Applicant proposes to adjust the boundaries of Lots 2 through 7 so that a five-foot strip of land presently included in Lot 2 along the rear of Lots 3 through 7 becomes part of Lots 3 through 7. In other words, Lots 3 through 7 will each be gaining an additional five feet in the rear of their respective properties.

The configurations of the new lots are as follows:

1. New Lot 2.01:

- A. Lot area: 5,760 square feet
- B. Lot width: 72 feet
- C. Lot depth: 80 feet

2. New Lot 3.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

3. New Lot 4.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

4. New Lot 5.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

5. New Lot 6.01:

- A. Lot area: 3,840 square feet
- B. Lot width: 48 feet
- C. Lot depth: 80 feet

6. New Lot 7.01:

- A. Lot area: 3,200 square feet
- B. Lot width: 40 feet
- C. Lot depth: 80 feet

In the R-50 Residential Zone, the minimum required lot area is 5,000 square feet and the minimum required lot width is 50 feet. As a result, variances are required relative to lot area and lot width for new lots 3.01, 4.01, 5.01, 6.01, and 7.01. There are also preexisting nonconformities relative to the existing single-family dwellings currently situated on Lots 2 through 7. The proposed lot line adjustment does not exacerbate any of these preexisting nonconformities; some of the preexisting nonconformities are improved as a result of the proposed subdivision. New lots 3.01, 4.01, 5.01, and 7.01 will be increasing in lot area by 200 square feet. New lot 6.01 will be increasing in lot area by 240 square feet.

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

This matter is on the Clerk's Docket and a hearing has been ordered for October 14, 2026 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township (609-361-6637)

during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey Monday through Thursday 9:00 a.m. to 3:00 p.m.

James S. Raban

Attorney for the Applicant

File #3681