NOTICE OF ACTION
LONG BEACH TOWNSHIP LAND USE BOARD

TAKE NOTICE THAT ON THE 4TH DAY OF NOVEMBER 2026, THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH IN THE COUNTY OF OCEAN, TOOK THE FOLLOWING ACTION:

1. **ADOPTED RESOLUTION OF APPROVAL:** #LUB-17-26- CUGLIOTTA
Memorializing the approval of Applicants request for Bulk Variance relief from the Township's Zoning requirements for: Area and yard requirements, for lot coverage; 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 35**,** as shown on the Township Tax Map, also known as 4002 Julia Lane, Holgate.

2. **ADOPTED RESOLUTION OF APPROVAL:** #LUB-18-26- MULLEN
Memorializing the approval of Applicants request for Bulk Variance relief from the Township's Zoning requirements for: Setbacks in developed neighborhoods and lot coverage; 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. **ADOPTED RESOLUTION OF APPROVAL:** #LUB-19-26-20 E 33rd STREET PROPERTIES LLC
Memorializing the approval of 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. **ADOPTED RESOLUTION OF APPROVAL:** LUB-20-26- THE ESTATE OF KAREN NAPODANO ETAL.
Memorializing the approval of Applicants request for Minor Subdivision approval and request for variance relief from the Township's Zoning requirements for lot area and lot width so as 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.

---

5. **LUB #21-26: APPROVED** Minor Subdivision approval so as to demolish all existing improvements at the site and subdivide the existing lot into three (3) single-family residential building lots with the following dimensions:

Proposed lot 1.01 ~ 70 feet by 90.09 feet with a lot area of 6,306.30 square feet
Proposed lot 1.02 ~ 70 feet by 90.09 feet with a lot area of 6,306.30 square feet
Proposed lot 1.03 ~ 51 feet by 140 feet with a lot area of 7,140 square feet
Lots 1.01 and 1.02 will front on E. Nebraska Avenue and lot 1.03 will front on Beach Avenue.
The building envelopes of the proposed dwellings will conform to all bulk zoning requirements; to Michael & Teresa Goldman, on Block 11.03 Lot 1, also known as 106 E Nebraska Avenue, Beach Haven Park

Resolution memorializing the decision of the Land Use Board with respect to the above matter will be adopted at the next regular meeting of said Board on December 9, 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: November 5, 2026
On the home page of the Long Beach Township Website under Current Legal Notices Header