(Current as of 10/26/2026)

TOWNSHIP OF LONG BEACH
LAND USE BOARD

This Agenda is current as of the date indicated. However, it is a living document that is subject to constant change. Revisions and other factors dictate the need for continual review. As changes occur, the most current agenda will be posted on our website in a timely manner.

LAND USE BOARD **AGENDA** **November 4, 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 OCTOBER 14TH, 2026 REGULAR MEETING AND APPROVE SAME AS RECORDED IN THE MINUTES BOOK.
   - **APPROVAL OF MONTHLY BILLS:** BOARD ATTORNEY & ENGINEER
5. **RESOLUTIONS OF MEMORIALIZATION:**
   Resolution of Memorialization- Approval of LUB-17-26- CUGLIOTTA
   Resolution of Memorialization- Approval of LUB-18-26- MULLEN
   Resolution of Memorialization- Approval of LUB-19-26- 20 E 33rd STREET PROPERTIES LLC
   Resolution of Memorialization- Approval of LUB-20-26- THE ESTATE OF KAREN NAPODANO ETAL.
6. **APPLICATIONS**

a.) **# LUB-21-26** **BEACH HAVEN PARK (106 E NEBRASKA AVENUE)**
MICHAEL & TERESA GOLDMAN
OWNERS & APPLICANTS
BLOCK: 11.03 LOT(S): 1

ZONE R-35- 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 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.

7. **PUBLIC PARTICIPATION:**
8. **ADJOURNMENT UNTIL December 9, 2026,** AT 6:30 P.M.
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