



City of Long Branch
Office of Planning and Zoning
344 Broadway, Long Branch, NJ 07740
Phone (732) 571-5647

**CITY OF LONG BRANCH
PLANNING BOARD AGENDA
REORGANIZATIONAL MEETING AND
REGULARLY SCHEDULED PUBLIC MEETING
TUESDAY, JANUARY 20, 2026
7:30 P.M.**

**The Board may take formal action on any agenda matter and such other matters to the extent known.
The public is invited to attend.**

Regularly scheduled meeting will commence immediately after the reorganizational meeting.

Reappointment of Members:

**Edward Thomas Class IV Member Term Expiration 12/31/29
Mark Smiga Class IV member Term Expiration 12/31/29**

A. ROLL CALL

B. EXECUTIVE SESSION (If Required)

C. REORGANIZATION

- 1) Election of the Board Chair**
- 2) Election of the Board Vice Chair**
- 3) Election of Board Secretary**
- 4) Appointment of the Board Secretary**
- 5) Appointment of the Board Attorney**
- 6) Appointment of the Board Conflict Attorney**
- 7) Appointment of the Board Engineer**
- 8) Appointment of the Board Conflict Engineer**
- 9) Appointment of the Board Planner**
- 10) Appointment of the Board Conflict Planner**
- 11) Approval of 2026 Meeting Dates**
- 12) Designation of Official City Newspapers**

D. RESOLUTIONS

**Resolution Board Secretary CY 2026
Resolution Board Attorney CY 2026
Resolution Board Conflict Attorney CY 2026
Resolution Board Engineer CY 2026
Resolution Board Conflict Engineer CY 2026
Resolution Board Planner CY 2026
Resolution Board Conflict Planner CY 2026
Resolution Approval of 2026 Meeting Dates
Resolution Designation of Official City Newspapers CY 2026

Ratification of All Prior Actions of the Board**



D. RESOLUTIONS

O-20-25 Consistency Review

PB 24-09 Peter Pannullo
36 Patten Lane

Block: 452 Lot: 15.01
Zone: R-3

PB 25-09 Ocean Song
125, 133 & 141 Morris Avenue

Block: 229 Lots: 21, 22 & 23
Zone: TVD-R

E. MINUTES

Regularly Scheduled Meeting December 16, 2025

F. ADJOURNMENT