

RABAN & RABAN

— LLC —

Attorneys at Law

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

REGINALD J. RABAN (Retired)

JAMES S. RABAN*▲

MEMBER OF NJ BAR *

MEMBER OF PA BAR▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

June 7, 2024

[Via Hand Delivery and Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com)

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Santoro Preliminary and Final Major Site Plan and Bulk Variance
Block 13.08, Lots 1 & 17
8511 Long Beach Blvd., Long Beach Township
Hearing Date: July 10, 2024

Dear Jackie:

As you are aware, I represent Dolores Santoro, (the “Applicant”) relative to a preliminary and final major site plan and bulk variance application that was filed on April 10, 2024. The application was carried from the May 8, 2024 Board meeting to allow the Applicant to submit revised plans. Enclosed please find the following:

- (x) 15 copies of revised Site Plan prepared by James Brzozowski, P.E., P.P. of Horn, Tyson & Yoder, Inc. with a revision date of June 6, 2024; and
- (x) 15 copies of revised architectural drawings prepared by David Gaffin, of Studio Tagland Designs, LLC, with a revision date of June 6, 2024.

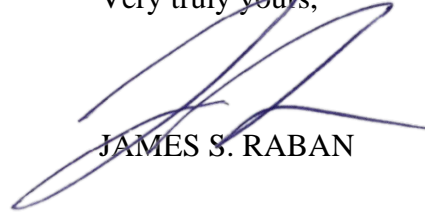
Please note that the application has also been amended relative to the proposed commercial use at the property. The application originally proposed a yogurt shop in the first-floor commercial space. The yogurt store use is being replaced with a professional office. John Santoro, the Applicant’s husband, is a certified public accountant, and the Applicant is now proposing that the commercial space be utilized as Mr. Santoro’s accounting office. At the May meeting, there were concerns from some of the owners of surrounding properties about the volume of cars backing out onto Sea Glass Lane. While the change of use does not impact the parking requirement, the proposed accounting

Jackie Fife
Long Beach Township Land Use Board
June 7, 2024
Page 2

office will be a much less intense use than a yogurt shop, particularly during the summer months. The Applicant also reduced the size of the proposed building.

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 blue ink, appearing to read 'J. Raban', written over the typed name.

JAMES S. RABAN

JSR/dh

Encl.

Cc: John and Dolores Santoro (via email)
James Brzozowski, P.E., P.P. (via email)
David Gaffin (via email)
Frank Little, Jr., P.E., P.P. (via email and regular mail)
Kevin Quinlan, Esq. (via email and regular mail)