

**APPLICATION TO THE LONG BEACH
TOWNSHIP LAND USE BOARD**

Do not write below - for official use only

Project Name: Brant Beach Yacht Club reconstruction ^{CLUB HOUSE}

Date Received: _____

Block: 15.28 Lot(s): 1

Application Fee: \$ _____

Property Address: 6106 Bayview Avenue

Escrow Fee: \$ _____

Docket Number: _____

CHECK ALL THAT APPLY:

- | | |
|--|--|
| <input type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt) |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input checked="" type="checkbox"/> Interpretation <i>(site plan waiver requested)</i> | <input type="checkbox"/> Major Subdivision Final Major |
| <input type="checkbox"/> Informal | <input type="checkbox"/> Site Plan/Preliminary Major |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> 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: Brant Beach Yacht Club
Address: Street: 6106 Bayview Avenue City: Long Beach Twp Zip: 08008
Phone: (609) 494-4485 e-mail: Attorney- mickwardlaw@comcast.net

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: Brant Beach Yacht Club
Address: Street: 6106 Bayview Avenue City: long Beach Twp Zip: 08008
Phone: (609) 494-4485 e-mail: Attorney- mickwardlaw@comcast.net

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

3. Attorney: Michael J Ward Esquire
Address: Street: 118 White Horse Road West City: Voorhees Zip: 08043
Phone: (856) 627-3444 e-mail: Attorney- mickwardlaw@comcast.net

4. Planner/Surveyor: James D. Brzozowski, P.E. Horn, Tyson & Yoder
Address: Street: 8510 Long Beach Boulevard City: Long Beach Twp Zip: 08008
Phone: (609) 492-5050 e-mail: jimb.hty@gmail.com

5. Architect: Jack S. Smith, R.A./Bishop & Smith Architects
 Address: Street: 1344 Chews Landing Road City: Laurel Springs Zip: 08021
 Phone: (856) 227-1626 e-mail: jack@bnsra.com

Attache additional sheets if necessary.

6. Location of property: IRREGULAR
 Zone: R-50 Lot Area: 176,800 sq. ft. Lot Dimensions: 1522' x 375'

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

8. Current Use: See attached Rider
 No. of Dwelling Units: 0 No. of Commercial Units: 2 CLUBHOUSE AND SAILING CENTER

9. Proposed Use: See attached Rider

10. When was the property purchased? 1955 and 1962

11. Date of Last Certificate of Occupancy: UNKNOWN TO TRUSTEES Attach Copy

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

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height:	<u>19.30</u> <input type="checkbox"/>	Building Height: <u>33.20</u> <input type="checkbox"/>	
Front Yard Set Back	<u>30.30</u> <input type="checkbox"/>	Front Yard Set Back <u>30.30</u> <input type="checkbox"/>	
Side Yard Set Back	<u>91.40</u> <input type="checkbox"/>	Side Yard Set Back <u>91.40</u> <input type="checkbox"/>	
Side Yard Set Back	<u>N/A</u> <input type="checkbox"/>	Side Yard Set Back <u>N/A</u> <input type="checkbox"/>	
Rear Yard Set Back	<u>0.00</u> <input type="checkbox"/>	Rear Yard Set Back <u>0.00</u> <input type="checkbox"/>	
Dist. to Adj. Struct.	<u>0.00</u> <input type="checkbox"/>	Dist. to Adj. Struct. <u>0.00</u> <input type="checkbox"/>	
Lot Coverage (sq.ft.)	<u>11,850.00</u> <input type="checkbox"/>	Lot Coverage (sq.ft.) <u>11,850.00</u> <input type="checkbox"/>	
% Lot Coverage	<u>6.70</u> <input type="checkbox"/>	% Lot Coverage <u>6.70</u> <input type="checkbox"/>	
% Impervious Coverage	<u>22.70</u> <input type="checkbox"/>	% Impervious Coverage <u>22.70</u> <input type="checkbox"/>	
No. Principal Structures	<u>2.00</u> <input type="checkbox"/>	No. Principal Structures <u>2.00</u> <input type="checkbox"/>	
No. Accessory Structures	<u>3.00</u> <input type="checkbox"/>	No. Accessory Structures <u>1.00</u> <input type="checkbox"/>	
Lot Width	<u>1,522.00</u> <input type="checkbox"/>		

14. Existing Restrictions:
 (A) Deed Restrictions: _____ (Attach Copies) None
 (B) Easements: Yes - 4/7/1966 (Attach Copies) None
 (C) Condominium: _____ (Attach Copies) None

15. Proposed Restriction: _____ None

16. Variances and Waivers:

(A) List Required Variances: (Include Ordinance Number)

None

N/A

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

Pursuant to Section 164-3 of the Long Beach Township Code, Applicant Brant Beach Yacht Club requests a Site Plan Waiver for its proposed elevation and reconstruction of its Clubhouse. The Clubhouse reconstruction will result in minor alterations to the existing building footprint and first floor floor area and the construction will conform with all Code requirements and existing uses at the property.

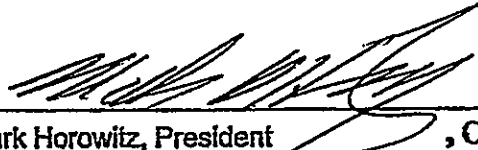
17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions 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.

1. March 14, 2024 "Clubhouse Reconstruction" site drawing rendered by Bishop & Smith Registered Architects.
2. Three (3) April 17, 2024 "Commercial Alteration/Addition" drawings of proposed Clubhouse reconstruction floor plans [titled Pre-1, Pre-2, and Pre-3] also rendered by Bishop & Smith Registered Architects.
3. Current Brant Beach Yacht Club Property Survey, provided by Horn, Tyson & Yoder. P.E.

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

Dates: 5/8/2024



Mark Horowitz, President, Owner
(Print name under signature)

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

Same _____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

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

**RIDER TO THE REQUEST OF BRANT BEACH YACHT CLUB
FOR SITE PLAN WAIVER
6106 BAYVIEW AVENUE, A/K/A BLOCK 15.28, LOT 1**

8. Current Use Of The Subject Property:

The Brant Beach Yacht Club property, located in the Township's R-50 Zoning District, contains two buildings, a primary, one story Clubhouse and a smaller building known as the South Harbor Sailing Center. The property also includes boat slips, areas used for dry storage for boats, tennis courts, and a beach. Both buildings are used for meetings for Club members, community events, and are available for rent for weddings, banquets, and other occasions.

9. Proposed Use Of The Property:

The Brant Beach Yacht Club's Site Plan Waiver Request pertains only to the Club's proposal to replace the existing Clubhouse with an elevated, two story structure, in essentially the same "building footprint". All other uses of the Club's property, including parking, impervious coverage, dimensional setbacks, tennis courts, beaches and the Sailing Center shall be unchanged and unaffected by the Clubhouse reconstruction project.

2592 122849

THIS INDENTURE, made this 7th day of April
in the year of our Lord One Thousand Nine Hundred and Sixty-six,
between BRANT BEACH YACHT CLUB, a corporation of the State of New
Jersey, party of the first part, and TOWNSHIP OF LONG BEACH, IN
THE COUNTY OF OCEAN, New Jersey, a municipal corporation of New
Jersey, party of the second part.

WITNESSETH:

That the said party of the first part, for and in con-
sideration of the sum of One Dollar (\$1.00) lawful money of the
United States of America, paid by the party of the second part
to the said party of the first part, the receipt whereof is
heraby acknowledged, has bargained and sold, and by these
presents does bargain, sell, grant and convey unto the party of
the second party, its successors and assigns forever:

A permanent easement and right of way to construct and
maintain an underground pipeline with necessary appurtenances
on lands of the party of the first part including the right
to extend said pipeline to and through any bulkhead erected or
area filled in at any future time on or across the said lands
consisting of all that certain 20 foot wide strip of land,
situate in the Township of Long Beach, County of Ocean and
State of New Jersey, being more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land being situate in
the Brant Beach Section of the Township of Long Beach, County
of Ocean, and State of New Jersey, as shown on a Plan of Easement
prepared by Thomas J. Taylor Associates, dated January, 1964,
and being more particularly described as follows:

BEGINNING at a point in the northwesterly line of Bayview

2592 PAGE 350

Avenue at the intersection of said line of Bayview Avenue with the prolongation of the southwesterly line of Farragut Avenue and running thence (1) Northwesterly at right angles to Bayview Avenue 58 feet, more or less, to the mean low water line of Little Egg Harbor Bay; thence (2) Northeasterly along said mean low water line of Little Egg Harbor Bay 20 feet, more or less, to a point; thence (3) Southeasterly parallel to the first course 60 feet, more or less, to the Northwesterly line of Bayview Avenue; thence (4) Southwesterly along said line of said Avenue 20 feet to the point and place of BEGINNING.

Said underground pipeline is to be a line for the purpose of conveying surface drainage from Bayview Avenue to the waters of Little Egg Harbor Bay.

TO HAVE AND TO HOLD the same perpetually to the Township of Long Beach, its successors and assigns, together with the right and privilege at any and all times to enter said premises for the purpose of inspecting, maintaining and repairing said pipeline and appurtenances; all upon the condition that said party of the second part will at all times, after doing any work in connection with the inspection, maintenance or repair of said pipeline and appurtenances, restore said premises to the condition in which same were found before such work was undertaken.

IN WITNESS WHEREOF, the party of the first part has hereunto caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed, the day and year first above written.

Attests:



BRANT BEACH YACHT CLUB,

By Thompson W. Coe
Thompson W. Coe
President

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STATE OF NEW JERSEY)
COUNTY OF *Mercer*) ss.

BE IT REMEMBERED, That on this 7th day of April, in the year of our Lord One Thousand Nine Hundred and Sixty-six, before me the subscriber, a Notary Public of the State of New Jersey, personally appeared Howard C. Lawrence, who being by me duly sworn on his oath, says that he is the Secretary of Brant Beach Yacht Club, the corporation named in the foregoing instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the said seal was so affixed and the said instrument signed and delivered by Thompson W. Coe, who was at the date thereof the President of said corporation, in the presence of this deponent, and said President at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Trustees, and that deponent, at the same time, subscribed his name to said instrument as an attesting witness to the execution thereof.

Sworn and subscribed before me at *Brant Beach, N.J.* the date aforesaid.

Howard C. Lawrence
Howard C. Lawrence.



Jennie M. Lloyd
Jennie M. Lloyd
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 22, 1967

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RECORDED
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OFFICE

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OF
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TOWNSHIP OF LONG BEACH, IN
THE COUNTY OF OCEAN,

Dated: April 7, 1966

BACKS AND BACKS
COUNTY CLERK'S
OFFICE
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Handwritten notes:
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Photostated
Micro-film
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LITTLE EGG HARBOR BAY

LITTLE EGG HARBOR BAY

BRANT BEACH YACHT CLUB

LONG BEACH BOULEVARD

