

NARRATIVE EXPLANATION FOR BRANT BEACH YACHT CLUB SITE PLAN WAIVER REQUEST

The trustees and officers of Applicant Brant Beach Yacht Club, a New Jersey non-profit corporation, have determined that it is necessary to replace the Yacht Club's Clubhouse, to address potential flooding and structural concerns. The Yacht Club retained Bishop & Smith Registered Architects to design Plans for a two (2) story clubhouse that would "fit", as closely as practicable, within the "building footprint" of the existing clubhouse, and would also satisfy the Coastal Area Facilities Review Act ("CAFRA") Permit-By-Rule 7 criteria. (See, N.J.A.C. 7:7-4.7). The existing clubhouse will be razed, and a new clubhouse shall be constructed in its present location.

As proposed, the clubhouse first floor elevation will be increased (from 7.4 feet to 13.1 feet) and the overall building height will be increased (from 19.3 feet to 33.2 feet). The Bishop & Smith plans also require the removal of several exterior structures (*i.e.*, shed, storage unit, and planter) and the relocation of the clubhouse entrances. The plans increase the clubhouse floor area by 398 square feet. No municipal zoning variances will be required for the proposed building reconstruction.

In 2017, the Yacht Club received Preliminary and Final Site Plan Approval with bulk variances from the Long Beach Township Land Use Board to construct an addition to the Yacht Club's South Harbor Sailing Center and other site improvements. [See, July 12, 2017 Long Beach Township's Land Use Board Amended Resolution Of Memorialization under Application No. LUB19-17 PF]. The Yacht Club's current Clubhouse reconstruction project will not change any pedestrian or vehicle circulation, parking spaces requirements, impervious coverage, building setbacks or use requirements that resulted from the Yacht Club's 2017 Site Plan Approval. The project will therefore conform with and maintain all existing uses now at the property.

The Yacht Club requests that the Land Use Board grant a Site Plan Waiver (or exemption) pursuant to Section 164-3A of the Long Beach Township Code, which states, in pertinent part:

- A. Site plan approval for properties and uses with valid prior site plan approval shall not be required if zoning and building permits are requested for minor alterations and construction that conform with the requirements of the Code and existing use(s) at the property. ...

The Yacht Club's reconstruction project shall also meet the requirements of the NJDEP's Coastal Area Facilities Review Act ["CAFRA"] Permit-By-Rule 7. CAFRA Permit-By-Rule 7 states, in pertinent part:

(a) This permit-by-rule authorizes the expansion ... landward or parallel to the mean high water line of the footprint of a legally constructed... commercial development that has been ... legally occupied in the most recent five-year period, provided:

1.-6. ... [omitted]

7. The expansion does not increase the surface area of the footprint of the development by a cumulative total of more than 400 square feet on the property constructed after July 19, 1994... [emphasis supplied]

The Brant Beach Yacht Club now submits that the Bishop & Smith plans which are included with its Request, demonstrate that there will be no significant change from the Club's 2017 approved Site Plan, and that the intended rebuilding of the Clubhouse will satisfy CAFRA Permit-By-Rule 7 requirements. Therefore, the Brant Beach Yacht Club is requesting that the Land Use Board confirm that no Site Plan Application is required for its Clubhouse reconstruction project. Thank you.