

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

Do not write below - for official use only

Project Name: Ohlsson - Appeal of Zoning Officer
Block: 1.77 & 1.79 Lot(s): 1 & 1
Property Address: 31 W Susan Ave

Date Received: _____
Application Fee: \$ _____
Escrow Fee: \$ _____
Docket Number: _____

CHECK ALL THAT APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt) |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Interpretation | <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: Carl R. Ohlsson, Jr. and Koral Ohlsson
Address: Street: 31 W. Susan Ct. City: Cedar Knolls Zip: 07927
Phone: (201) 214-7811 e-mail: chipohlsson1@gmail.com

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: Same as Applicant
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: alakind@szaferman.com

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

3. Attorney: Arnold C. Lakind, Esq.
Address: Street: 101 Grovers Mill Rd., Ste 200 City: Lawrenceville Zip: 08648
Phone: (609) 275-0400 e-mail: alakind@szaferman.com

4. Planner/Surveyor: To be determined
Address: Street: _____ City: _____
Phone: _____ e-mail: _____

5. Architect: Line Work Landscape, LLC
 Address: Street: 2606 Sanibel Circle City: Palmyra Zip: 08065
 Phone: (609) 435-0471 e-mail: info@lineworkla.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-35 Lot Area: 5,440 sf Lot Dimensions: 80' x 68'

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

8. Current Use: single family dwelling
 No. of Dwelling Units: 1 No. of Commercial Units: None

9. Proposed Use: single family dwelling

10. When was the property purchased? 8/2/2016

11. Date of Last Certificate of Occupancy: New Attach Copy

12. Date of last construction, alteration or addition: N/A Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: <u>34.00</u>	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>18.3</u>	<input type="checkbox"/>	Front Yard Set Back <u>18.3</u>	<input type="checkbox"/>
Side Yard Set Back <u>6.1</u>	<input type="checkbox"/>	Side Yard Set Back <u>6.10</u>	<input type="checkbox"/>
Side Yard Set Back <u>17.9</u>	<input type="checkbox"/>	Side Yard Set Back <u>17.90</u>	<input type="checkbox"/>
Rear Yard Set Back <u>10.0</u>	<input type="checkbox"/>	Rear Yard Set Back <u>10.00</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>15.0</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>15.00</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,741</u>	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage <u>32.80</u>	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage <u>70.50%</u>	<input type="checkbox"/>
No. Principal Structures <u>1</u>	<input type="checkbox"/>	No. Principal Structures <u>1</u>	<input type="checkbox"/>
No. Accessory Structures <u>1</u>	<input type="checkbox"/>	No. Accessory Structures <u>1</u>	<input type="checkbox"/>
Lot Width <u>68.0</u>	<input type="checkbox"/>		

14. Existing Restrictions:

- (A) Deed Restrictions: _____ (Attach Copies) None
- (B) Easements: _____ (Attach Copies) None
- (C) Condominium: _____ (Attach Copies) None

15. Proposed Restriction: None

16. Variances and Waivers:

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

None

See attached Attachment

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

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

Variance Application to install inground pool in front yard adjacent to existing (newly constructed) single-family dwelling was denied on October 11, 2023 and memorialized by Resolution adopted November 8, 2023. Application denied because Applicant proposed location of pool within the front yard setback (20 ft. required; 4.1. ft proposed). (See attached Resolution, Application No. LUB-16-23.) Applicant then relocated pool and received a construction permit that was subsequently revoked.


)

18. List all material submitted with this application i.e. plans, surveys, drawing, photos, reportes etc.

1. Land Use Development Application;
2. Pool Permit and Pool Piling Plans, prepared by Charles Morris, L.L.A. and John W. Lord, P.E., P.L.S., dated March 4, 2024;
3. Tax Map;
4. Color photographs of the property;
5. Affidavit of Ownership;
6. Signed Submission Form;
7. Technical Checklist;
8. Proposed Public Notice;
9. W-9 form
10. Land Use Board Resolution LUB-16-23 (Exhibit A);
11. Township Engineer Review Letter, dated September 26, 2023 (Exhibit B);
12. Construction Permit (Exhibit C);
13. Land Use Board Resolution LUB-05-21 (Exhibit D);
14. Photos of and permits for front yard pools on other Long Beach Township properties (Exhibit E)


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

Dates: 9-24-2024



Carl R. Ohlsson, Owner
(Print name under signature)

Dates: 9-24-2024



Koral Ohlsson, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

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

APPLICATION SUPPLEMENT

The Property and Present Application

Carl R. Ohlsson, Jr. and Koral Ohlsson (collectively, the “Applicant”), are the owners of the property located at Lot 1, Block 1.79, 31 W. Susan Avenue in the Holgate Section of Long Beach Township (the “Property”). The Applicant proposes to install an in-ground swimming pool (the “Pool”) in the front yard adjacent to the recently constructed single-family dwelling. The front yard of the Property lies along S. Pennsylvania Avenue and is directly across the street from Lot 1, Block 1.77, also owned by the Applicant. Lot 1, Block 1.77 is a vacant lot which lies on the Little Egg Harbor Bay and cannot be developed.

The Property is located within the R-35, Single Family Residential Zone.

At the present time, the Applicant believes their proposal to install a Pool within the front yard of the Property meets all zoning requirements and the request should be granted.

The Previous Application

By Application dated and filed September 5, 2023 (Application No. LUB-16-23), the Applicant sought approval from the Long Beach Township Land Use Board (the “Board”), to install a pool in the front yard of the Property. That proposed pool was larger than now proposed and required a front yard setback variance from S. Pennsylvania Avenue.

By Resolution dated November 8, 2023, the Board denied the Applicants’ request because they only requested a 4.1 ft setback variance from the S. Pennsylvania Avenue front yard setback to the proposed pool – less than the Township Ordinance required.

The Subsequent Construction Permit

The Applicant reconfigured the pool installation to be fully compliant with the Ordinance. On April 11, 2024, the Applicant obtained a Construction Permit from the Township Construction Official permitting the installation of the proposed pool in the front yard of Applicant’s new home on Lot 1, Block 1.79 (see Exhibit C). Thereafter, the Applicant was ordered to discontinue work on the reconfigured pool installation. The Applicant was advised that the pool reconfiguration now violated the Township Ordinance because the front yard was not ‘immediately adjacent to the ocean, bay or lagoon.’

**APPLICANT'S PROPOSED POOL DOES NOT VIOLATE
TOWNSHIP ZONING ORINANCES**

A. The Township Code Permits the Applicants' Pool

1. Section 205-11(E)(1)(a) of the Zoning Ordinance provides:

On any corner lot, the owner of such lot may determine upon which street he or she wishes the main building to front. The front yard shall have the minimum setback required by this chapter; provided, however, that if the main building on the adjoining lot fronting on the street upon which street the owner wishes his or her main building to front provides for a front yard setback of less than that required by this chapter the corner lot being developed may maintain the same front yard setback as the adjacent building; provided, however, that such front yard distance shall not be less than 10 feet. The street not selected as the front yard shall be designated as the side yard. All front-yard and side-yard regulations shall apply to the lot, as selected.

With regard to the Applicant's property, S. Pennsylvania Avenue is the front yard and W. Susan Avenue is the side yard. As a result, the minimum required front yard setback to the proposed pool from S. Pennsylvania is 18.3 feet, pursuant to Section 205-58(C)(3) of the Zoning Ordinance; a setback of 18.3 feet is proposed from S. Pennsylvania Avenue to the pool. However, a paved patio lies between the setback line and S. Pennsylvania Avenue.

2. Section 205-5(A) provides that 'accessory buildings'

. . . shall not be located in any required front yard, except that swimming pools shall be permitted in front yards of properties immediately adjacent to the ocean, bay or lagoon

The Applicant does not believe that a pool is an "accessory building" as defined in § 205-2(B) nor is it a 'building.'

3. The Applicant does not believe that any variances are required from § 205-11E(1)(a) because:

- a) There is no prohibition of pavers beyond the front yard setback;
- b) Such pavers are commonly within a front yard setback throughout the Township;
- c) The only variance identified in prior Board Resolution LUB-16-23 is for a pool within 4.1 feet of the front yard (see Exhibit “A”, pp. 2 to 3; item 4);
- d) The Township Engineer did not identify the placement of pavers as needing a variance in his review letter, dated September 26, 2023 (See Exhibit “B”); and
- e) The Township Construction official previously approved the proposed construction (See Exhibit “C”).

4. The Applicant does not believe that any variances are required from Section 205-5(A) to locate the pool in the front yard because:

- (a) The pool is not an “accessory building” as that term is defined in the Township Ordinance;
- (b) The only variance identified in a prior Board Resolution LUB-16-23 is for a pool within 4.1 feet of the front yard (see Exhibit “A”, pp. 2 to 3; item 4);
- (c) The Township Engineer did not identify the placement of pavers as needing a variance in his review letter, dated September 26, 2023 (See Exhibit “B”);
- (d) The Township Construction official previously approved the proposed construction (See Exhibit “C”); and
- (e) Pools are often located in front yards in Long Beach Township (see Exhibits “D” and “E”).

To the extent that variances are required, they are justified under N.J.S.A. 40:55D-70(c)(1) since there is no other location for a pool on the property. Also, under N.J.S.A. 40:55D-70(c)(2) the benefits of the variance outweigh any detriments because the Applicant owns Lot 1 in Block 1.77. which is a vacant lot across S. Pennsylvania Avenue from the proposed pool. Lot 1 in Block 1.77 cannot be developed. Therefore, Lot 1 in Block 1.79 is essentially a bayfront lot. If Lot 1 in Block 1.79 was a true bayfront lot, the Applicant would be permitted to install a pool as proposed without a variance. Being that there are no homes that can be constructed directly

west of the Applicant's proposed pool, and because the Applicant's property is an end lot, there is no detriment to surrounding properties, nor to the public good.

B. MLUL JUSTIFICATION FOR VARIANCE

As the Board is aware, in order to warrant a variance, an applicant must satisfy either the positive hardship criteria, N.J.S.A. 40:55C-70(c)(1), or the flexible (c) criteria N.J.S.A. 40:55C-70(c)(2) and both of the negative criteria.

1. The Positive Criteria

(a) In order to qualify for a (c)(1) hardship variance, an applicant must show that, in the absence of the variance, it would sustain "peculiar and exceptional practical difficulties." Here, there is no other location on the property for the pool. While the Applicant owns the lot across from the proposed pool, it would be impractical to put a pool on that lot.

In order to qualify for a (c)(2), flexible (c) variance, the applicant must demonstrate that the benefits of the variance outweigh any detriments. The Applicant satisfies this criteria as well. See e.g. Lang v. Zoning Board of Adjustment, 160 N.J. 41 (1999), a case in which the Supreme Court of New Jersey found that the applicant satisfied both the (c)(1) and (c)(2) criteria for an in ground swimming pool.

There, the North Caldwell Board of Adjustment had granted a variance to permit construction of an in ground swimming pool which was 8 feet from the rear yard side line, where a 30 foot setback was required. In addition, the pool had an insufficient side yard setback, and its installation produced an excess coverage of 14.17% when 10% was permitted.

The lot was undersized: it was 60 feet wide at the street line and 78 feet wide at the rear property line. The Ordinance required a minimum lot width of 100 feet. Therefore, the variances were far more significant than is the case here.

The Law Division had affirmed the grant of the variance, ruling that, because of the narrow width of the lot, it would be “almost impossible to meet the applicable setback requirements.” *Id.* at 46. The Appellate Division reversed, reasoning that the pool was overly long due to the applicant’s desire for a diving board, and that this desire did not create a hardship under N.J.S.A. 40:55D-70(c)(1). A pool which conformed to the setback requirements, albeit smaller, could, the Appellate Division reasoned, have been installed without a variance.

The Supreme Court granted certification. Reinstating the variances, the Court reasoned that all variances could be supported under either the c(1) or c(2) criteria. With regard to the (c)(1) test, the Court ruled that the Appellate Division had misconstrued the hardship criteria. While personal hardship is irrelevant, a hardship that derives from the “unique or exceptional conditions of the specific property” is sufficient to support a variance. *Id.* at 54. The test under (c)(1) is whether “the strict enforcement of the zoning ordinance, in view of [a] property’s unique characteristics, imposes a hardship that may inhibit the extent to which the property can be used.” *Id.* at 55. (Emphasis in original; citation omitted). In assessing the cause of the hardship under (c)(1), the proper inquiry is into the impact of the unique condition of the property, and not into the size of the proposed improvement unless the “dimensions of a proposed structure [are] . . . unusual or atypical.” *Id.* at 55. The fact that the “proposed structure does not conform to the ordinance is neither decisive nor relevant to the causation question.” *Id.* The Court found that the deficiencies in the dimensions of the property warranted a (c)(1) variance. *See also, Bressman v. Gash*, 131 N.J. 517 (1993) where the Court approved the grant of dimensional variances on a similar basis.

In summary, based upon the Supreme Court’s reasoning in Lang, any variance that might be needed satisfies the(c)(1) criteria.

(b) The Applicant also satisfies the (c)(2) criteria. In the application of the (c)(2) criteria, a Board is to consider whether the variances will advance the purposes of the Municipal Land Use law and weigh the benefits of the variance against any detriment. As noted above, the Lang Court also found that the requested set back variances for the swimming pool were warranted under (c)(2):

The Board also determined that the dimensional variances could be sustained under subsection c(2), reasoning that the removal of the existing above ground pool and deck and their replacement with an average-sized in-ground pool is consistent with “promotion of a desirable visual environment,” in the Borough and “is found to advance at least the safety and visual purposes of zoning.” The Board further concluded that those benefits were not outweighed by any detriment that would result from the grant of the variances. We find that conclusion also is supported by sufficient evidence in the record.

Id. at 60.

2. The Negative Criteria

In assessing whether the negative criteria have been satisfied, Courts have uniformly held that, in order to find a failure of proof, a Land Use Board or a Court must find that the adverse impact on the zone plan and public good is “substantial.” Referring to the language of N.J.S.A. 40:55D-70, the Appellate Division has written:

The key word here is “substantially.” It comes from the statute itself. Obviously, any permission for a nonresidential use in a residential zone may have some tendency to impair residential character, utility or value.

Yahnel v. Jamesburg, 79 N.J. Super. 509, 519 (App. Div. 1963), certif. den., 41 N.J. 116 (1963).

See also Dinizo v. Plan. Bld. of Westfield, 312 N.J. Super. 225 (L. Div. 1998).

The impact of the two variances here (if required) is not substantial. The pavers are no different than a driveway or other landscaping feature and the presence of the pool in the front yard is better than were it located closer to any neighbor. Moreover, because a pool is at ground level, it is less visible and has no impact on site lines.

Conclusion

For all of the foregoing reasons, the Applicant submits that no variances are required for the construction of their proposed swimming pool with pavers in the front yard on S. Pennsylvania Avenue. Should the Board determine that a variance is required, The Applicant submits that their proposal is consistent with Township Ordinances, does not constitute a substantial detriment to the zone plan or the overall public good and accordingly, the Applicant's request and any required variances should be granted.

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Exhibit A

APPROVED
LAND USE BOARD

Date November 8, 2023

APPLICATION NO. LUB-16-23
(APPLICATION DENIED)

**LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION**

WHEREAS, Carl and Koral Ohlsson have made an application to the Land Use Board of the Township of Long Beach for variance to construct an inground pool in the front yard adjacent to the existing single-family dwelling. The applicant is seeking a minimum setback to the pool from S. Pennsylvania Avenue of 4.1 ft. where 20 ft. is required.

WHEREAS, the Land Use Review Board considered this application at a public hearing on October 11, 2023. The applicant was represented by James S. Raban, Esq.

WHEREAS, the Application has been deemed complete and jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') of the property in question and notice of this application has been duly published in the official newspaper of the Township, all as required by law; and

WHEREAS, the Long Beach Township Land Use Board has received a report from its Engineer, Frank J. Little, Jr. PE, dated September 26, 2023, which report was duly marked as Exhibit B-1 in evidence at the time of the public hearing conducted on 10/11/23, and is specifically incorporated herein by reference; and

WHEREAS, the property lies within the R-35 Single-Family Residential Zone.

WHEREAS, following exhibits were marked and entered in evidence:

- A-1 Application.
- A-2 Variance Plan prepared by Horn, Tyson and Yoder, Inc. dated 10/1/20 and revised 8/23/23.
- A-3 Tax Map.
- A-4 Color Photos (5).
- B-1 Board Engineer Review Letter dated 9/26/23.

WHEREAS, Testimony was offered by James Brzozowski, P.E., P.P. who was qualified as an expert in planning and engineering, and Carl R. Ohlsson, the property owner. All witnesses were sworn.

WHEREAS, Mr. Brzozowski testified as follows:

1. If the lot were a bayfront property a pool would be permitted in the front yard.
2. The subject property is not a bayfront lot under the applicable ordinances. While the owners of the subject lot are also the owners of the lot on the other side of South Pennsylvania avenue which fronts on the bay, the lots are not continuous.
3. The location of the proposed pool is a considerable distance from adjacent properties and therefore not a detriment.
4. The actual setback from S. Pennsylvania Avenue being sought by the applicant is 4.1 ft. where 20 ft. is required. It was shown on the Application and Variance Map at 4.4 ft. where 18.3 is required.
5. The benefits of granting the variance outweigh the detriments.
6. The proposed development includes four parking spaces which complies with the new ordinance while only 3 were required at time of Application.
7. The proposed pool will have no detrimental impact on parking.
8. The distance between the proposed pool and the dwelling is safer than other possible locations.
9. Pool equipment will be located in compliance with applicable ordinances.
10. Proposed fence to be relocated outside the sight-triangle.

WHEREAS, Carl R. Ohlsson testified as follows:

1. He has owned the property with his wife for approximately six years.
2. House was re-oriented on the lot to shield pool from neighbors.
3. The pool location was chosen to make it easily visible from the dwelling.

WHEREAS, the hearing was opened to the public and four interested parties testified against the granting of the variance relief.

WHEREAS, the Land Use Board, after considering the Application, exhibits entered in evidence, testimony of the witnesses, argument of counsel and makes the following factual findings:

1. All jurisdictional requirements have been met as the Application has been deemed complete and proper notice having been published and served.
2. The applicants are authorized to make the Application.
3. The property is in the R-35 Single Family Residential Zone.
4. A variance for front yard setback to the pool from S. Pennsylvania Avenue

is proposed at 4.1 ft. where 20 ft. is required.

5. The Board finds that the applicant failed to satisfy his burden of proof under N.J.S.A. 40:55D-70(c) in that the applicant failed to offer credible testimony that the purpose of the Land Use Law would be advanced by deviation from the zoning ordinance requirements, that the variances could be granted without substantial detriment to the public good, that the benefits of granting the variances would substantially outweigh the detriment, nor that granting of the variances will not substantially impair the purpose and intent of the zone plan and/or zoning ordinances of the Township of Long Beach.

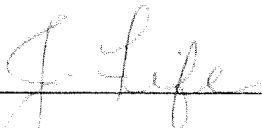
6. The Board finds that the Applicant has failed to establish that a hardship exists whereas testimony from their expert witness did not cite any hardship.

7. The Board finds that any hardship is self-created and there is no legal basis to grant variance relief.

8. The Board further finds that the purposes of the ordinances and Master Plan of the Township of Long Beach would not be advanced by the granting of a variance whereas a conforming front yard setback is possible with a smaller pool.

9. The board has reviewed and adopts the report of Frank J. Little, Jr., P.E., P.P., C.M.E. of Owen Little and Associates dated September 26, 2023, which comments therein shall be incorporated herein as if set forth in length in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Township of Long Beach that the relief requested by the applicants, for variance relief is hereby denied.



JACQUELINE FIFE
SECRETARY

Moved By: ROTH

Seconded by: VANBUREN

ROLL CALL VOTE: COLMER, VANBUREN, ROTH, CAPLICKI AND ZOLADZ

ALL VOTED YES

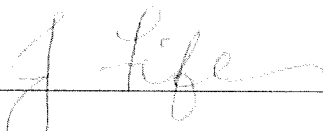
Ayes: (5):

Nays: NONE

Abstentions: NONE

CERTIFICATION

I, **JACQUELINE FIFE**, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean, and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the October 11, 2023, regular meeting of the Land Use Review Board of the Township of Long Beach and memorialized at a public meeting held on November 8, 2023.



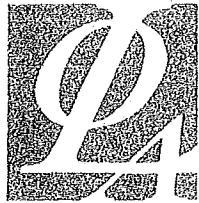
JACQUELINE FIFE
SECRETARY

Publication Date: November 14, 2023

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Exhibit B



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

September 26, 2023

Chairman and Members
Long Beach Township Land Use Board
6805 Long Beach Blvd.
Brant Beach, NJ 08008

Re:	Docket #:	LUB-16-23
	Applicant:	Carl R. Ohlsson, Jr. and Koral Ohlsson
	Block:	1.77 & 1.79
	Lot(s):	1 & 1
	Location:	31 W. Susan Avenue
	OLA File No.:	LBLUB-23-OHL

Dear Chairman and Members:

This office is in receipt of and has reviewed the Variance Application for the referenced site.

In addition to the application, the submission consists of the following:

- A. Variance Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc. signed by James D. Brzozowski, PE, PP, dated 10/01/2020 and last revised 08/23/2023.
- B. Tax Map sheet with the subject property highlighted.
- C. Color Photos, Five (5) color photos of the various angles of the property.

The applicant proposes to install an inground pool in the front yard adjacent to the existing single-family dwelling at the property that is nearing completion of construction. In addition to Lot 1 in Block 1.79, the applicant also owns Lot 1 in Block 1.77, which is a vacant lot across S. Pennsylvania Avenue from the proposed pool. Lot 1 in Block 1.77 cannot be developed.

Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

1. **Zoning** - The subject site lies within the R-35, Single Family Residential Zone. Review of the above referenced materials indicates the following:
 - a. **Front Yard Setback** – Code 205-11(E)(1)(a) - On any corner lot, the owner of such lot may determine upon which street he or she wished the main building to front. The front yard shall have the minimum setback required provided that if the main building on the adjoining lot fronting on the street upon which street the owner wishes his or her main building to front provides for a front yard setback of less than that required by this section, the corner lot being developed may maintain the same front yard setback as the adjacent building; provided that such front yard shall not be less than 10 FT. The street not selected as the front yard shall be designated as the side yard.

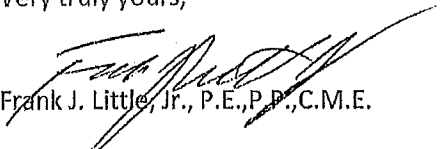
443 Atlantic City Blvd.
Benchwood, NJ 08722
732-244-1090
Fax 732-341-3412
www.owenlittle.com
info@owenlittle.com

In this case, S. Pennsylvania Avenue is the front yard and W. Susan Avenue is the side yard. Therefore, the minimum required setback to the pool from S. Pennsylvania Avenue is 18.3 FT where 4.4 FT is proposed. A Variance is required.

- b. **Impervious Coverage** – Code 205-33(B)(3)(a) - On lots adjacent to a paved roadway, the impervious lot coverage shall not exceed 75% of the entire lot area nor 60% of any yard setback area whereas the proposed impervious coverage within the front yard setback to S. Pennsylvania Avenue is 71.8%. A variance is required.
 - c. **Pool Equipment** - Testimony shall be provided as to the location of the pool equipment to ensure a variance is not required.
 - d. **Pool Construction and Fencing** – The proposed pool will be surrounded by a 4 FT high fence with 50% opacity, which is the minimum required for a corner lot and all other facets of construction shall be in accordance with Chapter 180 of the Township Code.
2. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
- a. Any and all other outside agency approvals as may be required.

It is therefore recommended that should the Board approve this application, it be conditional upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Very truly yours,


Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI:cmb:caa

Cc: Jackie Fife, Board Secretary (jfife@longbeachtownship.com)

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Exhibit C

WORKING HOURS

MON-FRI 7:00 A.M. - 6:00 P.M.

SATURDAY 9:00 A.M. - 6:00 P.M.

NO WORK ON SUNDAY

Ohlsson



Date Issued
Control #
Permit #

24-342
4.11.24

CONSTRUCTION PERMIT NOTICE

Block 1.79 Lot 1 Qualification Code _____

Work Site Location: 31 N. SUSAN AVE.

AUTHORIZED FOR:

- BUILDING
- PLUMBING
- ELEVATOR DEVICES
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- DEMOLITION
- OTHER _____

Description of Work: IG Swimming Pool

This notice shall be posted conspicuously at the work site and shall remain so until issuance of a certificate.



CONSTRUCTION PERMIT

Date Issued 4/11/2024
 Control # C-24-00317
 Permit # 20240342

IDENTIFICATION Block: 1.79 Lot: 1 Qualifier _____
 Work Site Location: 31 W SUSAN AVE Long Beach Township, NJ 08008 Contractor EXECUTIVE POOLS LLC
 Address 229 W GALLEY COURT EGG HARBOR CITY NJ 08205
 Owner in Fee OHLSSON, CARL R JR & KORAL
5 SAMUEL CT CEDAR KNOLLS NJ 07927 Telephone: (609) 350-3236
 Telephone: (201) 214-7811 Lic. No. or Bldrs. Reg. No. 13VH09294900
 Federal Employee. No. 813680941

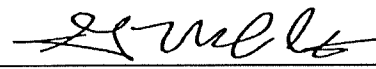
Is hereby granted permission to perform the following work:

- BUILDING PLUMBING LEAD HAZARD ABATEMENT
 ELECTRICAL FIRE PROTECTION DEMOLITION
 ELEVATOR DEVICES ASBESTOS ABATEMENT (Subchapter 8 only) OTHER

DESCRIPTION OF WORK:

FENCE, IN-GROUND SWIMMING POOL INGROUND POOL

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.
 Estimated Cost of Work \$25,200



 Construction Official 3/13/2024
 Date

U.C.C. F170
 equiv (rev 1/04)

1 WHITE - INSPECTOR 2 CANARY - OFFICE 3 PINK - TAX ASSESSOR 4 GOLD - APPLICANT

PAYMENTS (Office Use Only)	
Building	\$285
Electrical	\$155
Plumbing	\$45
Fire Protection	\$49
Elevator Devices	\$0
Other	\$60.00
DCA Training Fee	\$48
CO Fee	
Other	\$335
Total	\$977
Check No.	3980
Cash	\$0
Credit	\$0
Collected By	Construction Counter

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- Required inspections for all subcodes for one- and two-family dwellings are as follows:
1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
 2. Foundations and all walls up to grade level prior to back filling.
 3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and for air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".
- A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

ZONING APPLICATION LONG BEACH TOWNSHIP

DATE 3/12/24
 NAME Chip Ohlsson ADDRESS 31 W Susan Ave
 BLOCK 1.79 LOT 1 USE _____

WORK DESCRIPTION: Install an inground Pool
Fence completed by others / LIB-110-23 DENIED / Pool
(PROPOSAL REVISED TO COMPLY

CHECK ONE: SINGLE FAMILY DUPLEX OTHER (EXPLAIN) W/CURRENT ZONING
REGULATIONS

DO NOT WRITE BELOW THIS LINE

FEE \$ 75⁰⁰ ZONE R-35 PERMIT # _____

MINIMUM REQUIREMENTS	PROPOSED	AS BUILT
LOT SIZE <u>4,500ϕ</u>	LS <u>5,440ϕ</u>	LS _____
E <u>20' OR ALIGNMENT</u>	F <u>18.3' ALIGNMENT</u>	F _____
R <u>4'</u>	R <u>27'-10"</u>	R _____
S <u>4'</u>	S <u>4'</u>	S _____
ADJ <u>5' To House</u>	ADJ <u>5'</u>	ADJ _____
HEIGHT <u>12" COPING</u> MAX.	H <u>12"</u>	H _____
% COVERAGE <u>33.3%</u> MAX.	<u>32ϕ P/E EXEMPT</u>	_____
SLAB ELEVATION <u>/</u> MIN.	<u>/</u>	_____
IMP COV <u>75%</u> MAX.	<u>70.5%</u>	_____
FRONT IMP COV <u>100%</u>	<u>55.8%</u>	_____
FLOOD ZONE <u>/</u>	FF <u>/</u>	_____
AS BUILT PLOT PLAN REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
UPDATED EC REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
CURB REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

REMARKS: Pool & Equipment Per Plan. P/E Platform, 32 ϕ
MAX., EXEMPT FROM COVERAGE CALCS. & ALLOW TO ENCRACH
INTO SETBACK

* LIB-110-23 DENIED / PROPOSED Pool REVISED TO COMPLY
W/CURRENT ZONING REGS. *



ZONING OFFICER

REVIEW DATE 3/12/24
 PERMIT DATE _____
 DENIED DATE _____

PILING PERMIT

LONG BEACH TOWNSHIP # _____

DATE 3/12/24 \$ 75⁰⁰

NAME Chip Ohlsson CHK # _____

ADDRESS 31 W Ohlsson

OCEANFRONT _____ OTHER X

BLOCK 1.79 LOT 1

TYPE OF BLDG. Pool OTHER _____

PILING CONTRACTOR TKK or Amos USE _____

DO NOT WRITE BELOW THIS LINE

LOT SIZE 5,440 sq ft NO. OF PILINGS 13

TYPE OF PILING 1.03 TREATMENT - 10" DIA - 10 TON CAPACITY

METHOD OF INSTALLATION VIBRATE & HAMMER

SPECIAL CONDITIONS _____

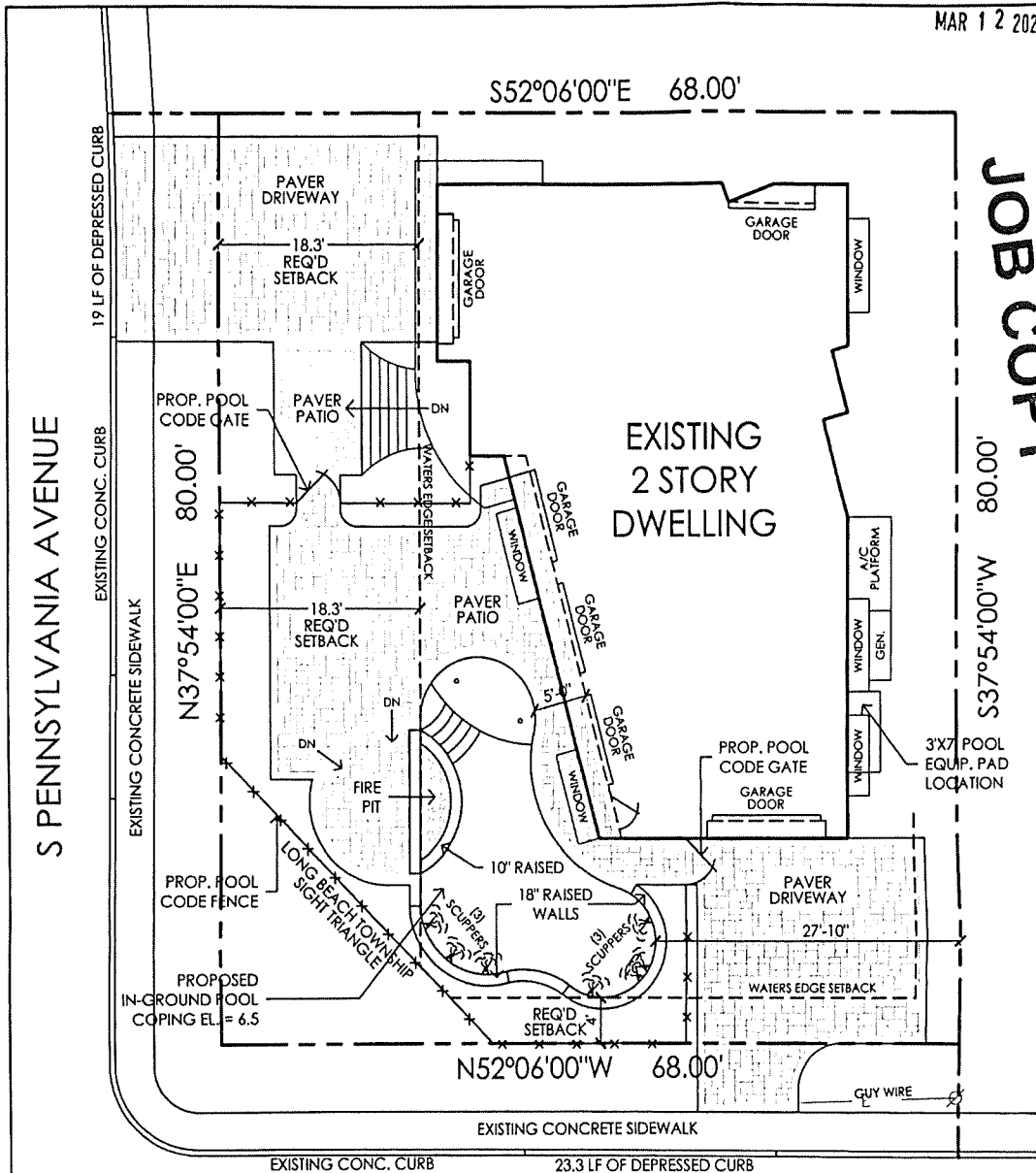
NOTICE

1. NO PILINGS SHALL BE INSTALLED ON WEEKENDS OR TOWNSHIP HOLIDAYS.
2. PILING CERTIFICATION IS REQUIRED.

SR
ZONING OFFICER

3/12/24
DATE

MAR 12 2024



S PENNSYLVANIA AVENUE

S52°06'00"E 68.00'

JOB COPY

EXISTING 2 STORY DWELLING

N52°06'00"W 68.00'

SUSAN AVENUE

ZONING SCHEDULE R-35 RESIDENTIAL ZONE

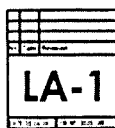
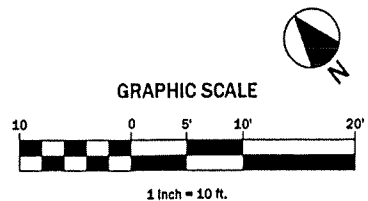
	CODE	REQUIREMENT
LOT AREA	205-580.(1)	4,500 S.F.
LOT WIDTH	205-580.(1)	50 FT
SETBACKS:		
FRONT		
S. PENNSYLVANIA AVE.	205-11E.(1)(a)	18.3 FT
REAR	205-580.(5)	10 FT.
SIDE	205-580.(4)	4 FT./9 FT.
SUSAN AVENUE SIDE	205-580.(5)	15 FT
CGVERNED SIDE YARD	205-72B	24 FT.
BETWEEN BUILDINGS	205-580.(4)	15 FT.
ACCESSORY SETBACKS:		
FRONT		
S. PENNSYLVANIA AVE.	205-580.(5)	18.3 FT.
SIDE	205-11E.(1)(a)	4 FT.
TO HOUSE	205-580.(6)	5 FT.
LOT COVERAGE(X):		
MAXIMUM COVERAGE	205-580.(7)	33.3%
MINIMUM COVERAGE	205-33B.(3)(a)	75%
FRONT SETBACK IMPERVIOUS	205-33B.(3)(a)	60%
PARKING		
	205-580.(1)	4 SPACES
HEIGHT		
	205-10A	34 FT

Lot Coverage Analysis

11 E Florida Ave.
Township of Long Beach, Ocean County, NJ
Total Lot Area: 5,440 sf

Total Proposed Front Coverage (60% Max)	817 sf
	55.80 %
Total Proposed Impervious Coverage	3,835 sf
	70.50 %

- Notes:
1. Outbound & Topographical Information shown hereon per a survey by Horn, Tyson, Yoder, Inc. dated 10/11/2020
 2. The purpose of this plan is to obtain a building permit for the installation of an in-ground pool.
 3. Pool to be secured by min. 4 ft fence with self latching and closing gates by property owner.
 4. All electrical equipment shall be located at least 10 feet from the swimming pool.



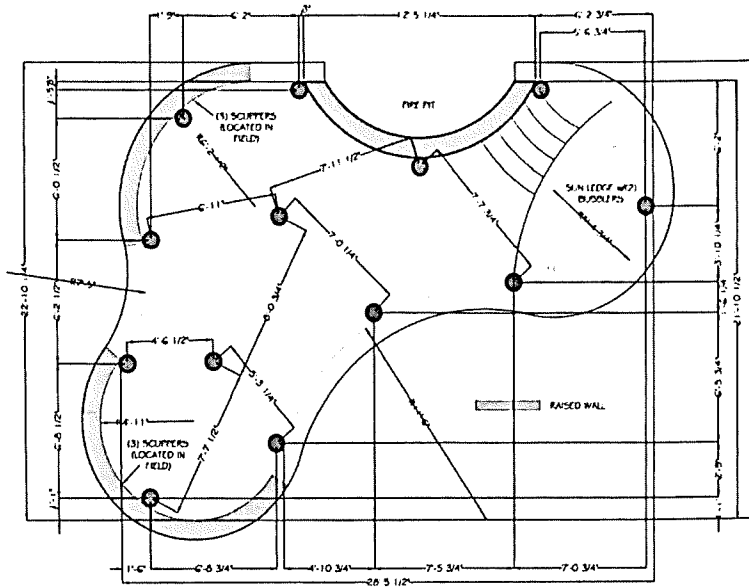
POOL PERMIT PLAN
SINGLE FAMILY RESIDENCE
31 SUSAN AVENUE
LOT 1 & BLOCK 1.79
TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY

Charles Yoder, L.L.A.
Charles Yoder, L.L.A.
Landscape Architect - NJ License # 12124

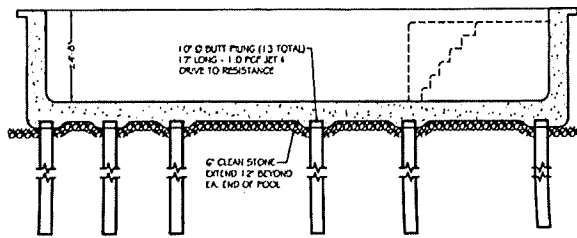


LINEWORK
LANDSCAPE ARCHITECTURE, L.L.C.
3500 SANDHILL CIRCLE
PALMYRA, NJ 08058
INFO@LINEWORKLLC.COM
607.436.0411

JOB COPY



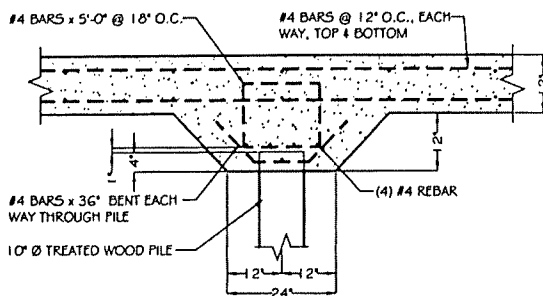
MAR 12 2024



POOL PILING PLAN & SECTION

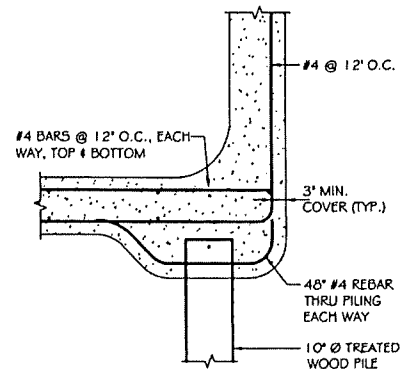
NOT TO SCALE

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.



SECTION @ PILE HAUNCH

NOT TO SCALE



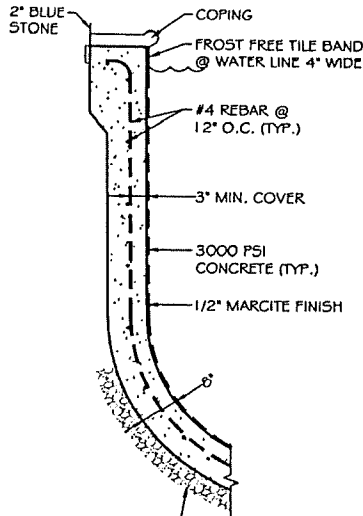
SECTION @ POOL WALLS

NOT TO SCALE

PILING NOTES:

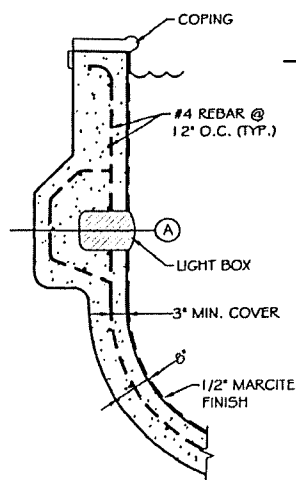
1. ALL PILES SHALL BE TIMBER AND HAVE 1.03 TREATMENT w/10\"/>
2. THE DRIVING OF THE INITIAL TEST PILE SHALL BE WITNESSED BY AN ENGINEER LICENSED IN THE STATE OF NEW JERSEY TO VERIFY THE MINIMUM PILE CAPACITY OF 10 TONS & TO DETERMINE THE REQUIRED LENGTH. CAPACITY SHALL BE CALCULATED BASED ON THE ENR FORMULA.
3. EVERY PILE IS TO BE LOGGED IN ACCORDANCE WITH THE IRC 2021, NEW JERSEY EDITION & CERTIFIED BY AN ENGINEER REGISTERED IN THE STATE OF NEW JERSEY FOR BEARING CAPACITY, LENGTH & EMBEDMENT.
4. PILES TO BE DRIVING WITHIN 1 1/2\"/>
5. PILE CUT OFFS SHALL BE TREATED IN ACCORDANCE WITH THE AWPA M4.
6. LUMBER SHALL BE SPF #2.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IRC 2021, NEW JERSEY EDITION.

No	DATE	REVISIONS	INITIAL
SCALE: AS NOTED			
DATE: 03-04-2024			
CHECKED BY: JW			
DRAWN BY: fds			
SHEET No: 1 of 2			
POOL PILING PLAN BLOCK 1.79 LOT 1 31 SUSAN AVENUE LONG BEACH, OCEAN COUNTY, N.J. John W. Lord P.E. L.S. PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. No. GB32455 877 Ocean View Drive, Toms River, NJ 08753 908-783-3471			

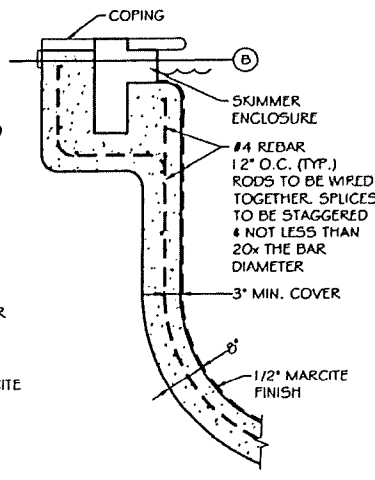


6" MIN. COMPACTED CRUSHED GRAVEL (NOT SHOWN-SOLID FLEXIBLE INERT PIPING FROM BELOW POOL TO FILTER AREA. PIPING TO REMAIN AFTER CONSTRUCTION FOR PRESSURE RELIEF SHOULD WATER BUILD UP.)

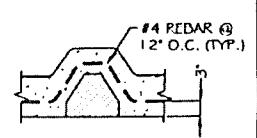
WALL SECTION
NOT TO SCALE



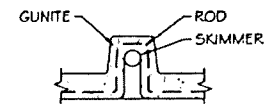
LIGHTBOX SECTION
NOT TO SCALE



SKIMMER SECTION
NOT TO SCALE



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

POOL NOTES:

- ALL WORK SHALL CONFORM TO ICC-NJ RESIDENTIAL 2018, INTERNATIONAL SWIMMING POOL & SPA CODE 2018, NATIONAL ELECTRIC CODE 2017, & NATIONAL PLUMBING CODE 2018.
- PIPING, FITTINGS AND COMPONENTS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH NSF 30 OR NSF 14.
- ALL PIPING SHALL BE PRESSURE TESTED WITH WATER, NOT AIR.
- ALL ELECTRICAL EQUIPMENT SHALL BE SUPPLIED BY BRANCH CIRCUITS THAT HAVE GROUND FAULT CIRCUITRY INTERRUPTER PROTECTION. SWIMMING POOL AND SPA CODE. ALL GATES SHALL BE SELF LATCHING. ALL WINDOWS OR DOORS ADJACENT TO THE POOL SHALL HAVE AN ALARM PRODUCING AN AUDIBLE WARNING WITH THE WINDOW SCREEN OR DOOR IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL2017.

ADDITIONAL NOTES:

- POOL INSTALLATION SHALL BE BY A QUALIFIED AND LICENSED (APPROVED BY LOCAL BUILDING DEPARTMENT) POOL CONTRACTOR. THE INSTALLATION SHALL CONFORM TO ALL LOCAL BUILDING CODES, PERMITS, SPECIFICATIONS, CODES, RULES, INSPECTIONS, WORKMANSHIP, ETC.
- BACKFILL MATERIALS MUST NOT CONTAIN ROCKS OR OTHER MATERIALS THAT COULD DAMAGE POOL WALLS.
- POOL TURNOVER SHALL BE 12 HOURS MAXIMUM WITH HI-RATE RAPID SAND FILTER (MIN. 18" DIAM. OR 1.75 S.F.) AND PROPERLY GROUNDED APPROVED PUMP (MIN. 3/4 H.P. w/29 GPM 60 TDM) OR EQUAL.
- STEPS OR A LADDER MUST BE PROVIDED AT THE SHALLOW END OF THE POOL.
- HANDRAILS SHALL BE PROVIDED AS REQUIRED BY CODE.
- INSTALL LOW VOLTAGE LIGHT AS PER NEC 480.
- DIVING PLATFORMS OR DIVING BOARDS SHALL NOT BE INSTALLED ON THIS POOL.
- DURING A HURRICANE WARNING OR ALERT, THIS POOL SHALL BE FILLED WITH WATER.
- THE POOL SHALL MEET OR EXCEED THE ANSINSP 3 1997 PERMANENTLY INSTALLED POOL STANDARDS. THIS IS FOR BOTH THE PUBLIC AND PRIVATE POOLS.
- MAIN DRAIN PLUMBING SHALL BE TWO DRAINS SEPARATED BY 3' WITH APPROVED ANSINSP A112 1.9.02.2007 COVERS. AS AN ALTERNATE THE APPROVED DRAINS MAY BE PLACED ON DIFFERENT PLANES. THE TWO DRAINS SHALL HAVE A COMMON SUCTION LINE. SUCTION GRATES MAY BE USED IF APPROVED AT A MAXIMUM OF 1-1/2 FPS AND THE SUCTION PIPING IS RECESSED FROM THE GRATE THE DISTANCE EQUAL TO THE SUCTION PIPE SIZE. IN ADDITION A SAFETY VACUUM RELEASE SYSTEM MUST BE INSTALLED. THESE MAY CONSIST OF AN AIR RELEASE SYSTEM. THE VENT PIPES SHALL BE TIED TO THE MAIN DRAIN LINES, SIZED THE SAME AS THE MAIN DRAIN SUCTION LINE AND BROUGHT BACK TO THE FILTER LOCATION, ELBOWED UP AND COVER WITH A GRATE FOR PROTECTION AND LABELED "SAFETY VENT". AS AN ALTERNATIVE THE SAFETY VACUUM RELEASE SYSTEM (SVRS) MAY BE APPROVED VALVE MEETING SPSC 2018. SKIMMERS DO NOT REQUIRE PROTECTION AND MAY BE DESIGNED FOR 30 GPM SUCTION.
- THE FOLLOWING SHALL BE LABELED WITH RED LABELS WATER TAPE AT THE FILTER LOCATION: PPE, VALVES, "SAFETY VENT" OR "SAFETY DEVICE", PUMPS OFF SWITCH.
- THE FOLLOWING CODES ARE TO BE MET WHERE REQUIRED:
2021 STANDARD SWIMMING POOL CODE
2021 COMMERCIAL CODE - NJ EDITION
2020 NATIONAL ELECTRICAL CODE AND/OR ANY SUPPLEMENT
2021 ANSINSP-7 SUCTION ENTRAPMENT AVOIDANCE.
- THE FOLLOWING ALSO MUST BE MET:
VIRGINIA GRAEBE BAKER POOL AND SPA SAFETY ACT PROVIDING REQUIRES ASINSP A1129.4-2007 COMPLIANT DRAIN COVERS.
- POOL SHALL CONFORM WITH NJ CHAPTER 111 OF IBC 2018 AND ALL NJ BARRIER FREE CODES.
- ALL POOL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH ISFSC 2021, THE SWIMMING POOL & SPA CODE

GENERAL DESIGN REQUIREMENTS:

- DESIGN DIMENSIONS SHALL COMPLY WITH SPECIFICATIONS IN ANSINSP 5 RESIDENTIAL IN GROUND SWIMMING POOL TYPE AND NSP 3 PERMANENTLY PUBLIC SPAS.
- SEE ANSINSP 5 FOR DIVING WATER ENVELOPES. SLIDES SHALL MEET THE MANUFACTURER'S REQUIREMENTS.
- ENTRY/EXIT SHALL COMPLY WITH ANSINSP 3, LADDERS, UNDERWATER SEATS, AND SWIMMOUTS (MAX 20' BELOW WATER).
- CIRCULATION SYSTEMS, COMPONENTS AND EQUIPMENT SHALL COMPLY WITH NSF 30.
- THE MAXIMUM TURNOVER RATE IS 12 HOURS.
- FILTERS SHALL HAVE AN AIR RELIEF AND PRESSURE GAUGE. PUMPS 3 HP & LESS SHALL MEET ANSHULL 061, CORROSION RESISTANT WITH STRAINER & MEET THE REQUIRED FLOW.
- SURFACE SKIMMERS SHALL MEET NSF 30 AND THERE SHALL BE ONE FOR EVERY 800 SQUARE FEET OF SURFACE AREA.
- RETURN INLETS SHALL BE A MINIMUM OF ONE FOR EVERY 400 SQUARE FEET.
- HEATERS SHALL MEET ANSI-221.34 OR UL1261 OR UL556 DISINFECTANT EQUIPMENT SHALL COMPLY WITH NSF 50.
- PRESSURE TEST PIPING AT 35 PSI FOR 15 MINUTES OR MEET LOCAL CODE IF GREATER.

PIPE SIZING CHART (MAXIMUM)

PIPE	SUCTION	PRESSURE
1 1/2"	50 GPM	65 GPM
2"	63	105
2 1/2"	118	167
3"	184	250
4"	317	394

SPECIAL SPA REQUIREMENTS

- MAXIMUM WATER DEPTH 4', MAXIMUM SEAT DEPTH 28", MAXIMUM FLOOR SLOPE 1:12
- STEPS: MIN. TREAD 10x12", 7" MIN. RISER, 12" MAXIMUM EXCEPT THE BOTTOM STEP MAY BE 14" IF IT IS A SEAT.
- INTERMEDIATE TREADS AND RISERS SHALL BE UNIFORM.
- IF THE SPA IS OPERATED INTERMITTENTLY, IT SHALL HAVE A ONE HOUR TURNOVER, IF CONTINUOUS 60 HOUR TURNOVER.
- MAXIMUM TEMPERATURE 104 DEGREES.
- MEET ANSINSP 1 2003 OR CURRENT SAFETY INSTRUCTIONS, SAFETY INSTRUCTIONS/SAFETY SIGNS. PRESSURE TEST PIPING AT 35 PSI OF 15 MINUTES OR MEET LOCAL CODE IF GREATER.

ELECTRICAL REQUIREMENTS

WIRING AND BONDING & ALL ELECTRIC LET ART. 140 OR LOCAL CODE. NO OUTLET OR OVERHEAD POWER WITHIN 10'. IF WITHIN 15' PROTECT BY GFI, TRANSFORMER MIN. 10' FROM POOL, 6" ABOVE WATER. J BOX 4' FROM POOL, BRASS PO J BOX OR TRANSFORMER WHICHEVER IS FIRST EXCEPT WHERE PVC IS APPROVED.

No	DATE	REVISIONS	INITIAL

SCALE:	AS NOTED
DATE:	03-04-2024
CHECKED BY:	JWL
DRAWN BY:	fds

POOL NOTES & DETAILS
BLOCK 1.79 LOT 1
31 SUSAN AVENUE
LONG BEACH, OCEAN COUNTY, N.J.

John W. Lord P.E. I.S.

**E
X
H
I
B
I
T

D**

Exhibit D

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION

WHEREAS, application has been made to the Long Beach Township Land Use Board by Glenn Shaevitz, the owner of the lands known and designated as Block 20.136, Lot 1.03, on the Official Tax Map of Long Beach Township, which lands are located at 140A Long Beach Boulevard for variance to construct an in-ground pool in the front yard;

WHEREAS, the jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') of the property in question and notice of this application has been duly published in the official newspaper of the Township, all as required by law; and

WHEREAS, the Long Beach Township Land Use Board has received a report from its Engineer, Frank J. Little, Jr. PE, dated March 3, 2021, which report was duly marked as Exhibit B-1 in evidence at the time of the public hearing conducted March 10, 2021, and is specifically incorporated herein by reference; and

WHEREAS, Daniel P. Wheaton, AIA, P.P. was sworn and qualified as an expert in professional planning and testified as follows:

- (1) The Applicant is proposing to construct a 12.5 ft. x 26.25 ft. in-ground swimming pool and paver surround within the front yard adjacent to Long Beach Boulevard.
- (2) The location of the pool represents the best planning alternative given the other acceptable locations on site would locate the pool closer to neighboring properties.
- (3) The Applicant agrees to locate the pool safety fence to run immediately adjacent to the paver surround and to install evergreen plantings at five (5) foot intervals between the fence and property line along Long Beach Boulevard.
- (4) The Applicant agrees to maintain a 10 ft. by 10 ft. sight triangle at the intersection of the right-of-way easement and Long Beach Boulevard.

WHEREAS, Mr. Wheaton further testified that in his opinion that the variance can be granted without substantial detriment to the zone plan, ordinances, and master plan of the Township of Long Beach Township and that the benefits of granting the variance out weight any detriment.

WHEREAS, Glenn Shaevitz was sworn and testified that he is the owner of the property. Mr. Shaevitz further testified that he approves of the testimony of his professional witness and agrees to the proposed amendments to the application.

WHEREAS, the Long Beach Township Land Use Board, after considering the application, plans, amendments and representations submitted by the applicant, as well as the representations of the applicants' attorney, James Raban, Esq., the testimony of the Applicant's Expert and the report of the Township Engineer, Frank J. Little, Jr., PE, has made the following findings of fact:

- (1) Glenn Shaevitz is the owner of the subject property.
- (2) The property is located in the R-10 General Residential Zone.
- (3) The property is currently developed with a single-family residential dwelling.
- (4) The Applicant is seeking a variance to locate an in-ground swimming pool in the front yard where same is not permitted pursuant to Ordinance Article II, '205-5.
- (5) The following Exhibits were marked and moved into evidence:
 - A-1 Application and attachments.
 - A-2 Variance Plan prepared by Daniel P. Wheaton, AIR, P.P. of Ten 10 Architecture dated 1/30/21.
 - B-1 Board Engineer Review Letter prepared by Frank Little, Jr. P.E., P.P., CME. dated 3/3/21.
- (6) The Board finds that the variances can be granted without substantial detriment to the Zone Plan, Master Plan and/or ordinances of the Township of Long Beach.
- (7) The Board finds that location of the pool in the front yard is a better zoning alternative in keeping the pool distant from adjacent properties and maintaining open air and light.
- (8) The Applicant shall locate the pool safety fence to run immediately adjacent to the paver surround and to install evergreen plantings at five (5) foot intervals between the fence and property line along Long Beach Boulevard.
- (9) The Applicant shall maintain a 10 ft. x 10 ft sight triangle at the intersection of Long Beach Boulevard and the access easement located to the south of the subject property.

WHEREAS, The hearing was opened to the public for comments in support or in opposition to the variances sought. No interested parties spoke in favor or against the application.

NOW THEREFORE, BE IT RESOLVED, that the variance relief requested, by the Applicant Glenn Shaevitz, be and the same is hereby granted in accordance with the application and plans submitted by the Applicant, subject to the following conditions:

1. The Applicant shall revise the plan to show the pool safety fence to run immediately adjacent to the paver surround and evergreen plantings at five (5) foot intervals between the fence and property line along Long Beach Boulevard.
2. The plan shall reflect a 10 ft. x 10 ft sight triangle at the intersection of Long Beach Boulevard and the access easement located to the south of the subject property.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned to Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr. P.E., P.P., and C.M.E., dated February 1, 2021, as entered into evidence as Exhibit B-1

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant obtaining all required permits and Applicant complying with all Federal, State and Local rules, regulations, statutes and existing ordinances effecting this development and proposed use.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicants' payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required. Applicant shall also pay and post all inspection fees, performance guarantees and maintenance bonds as may be required, in amounts established by the Borough Engineer, and in such form as required by the Borough Solicitor.

BE IT FURTHER RESOLVED that the applicant is required to comply with all existing ordinances of the Township of Long Beach, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Board with respect to Borough Ordinances, including the Zoning Ordinances.

BE IT FURTHER RESOLVED that this approval is subject to all conditions and representations as set forth herein and as placed on the record at the public hearing conducted on March 10, 2021 when this matter was considered.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicants complying with any and all technical revisions and submissions as the Borough Engineer may require.

Moved By: **HUMMEL**

Seconded by: **PINGARO**

ROLL CALL VOTE:

Ayes: (5): **SCHNELL, PINGARO, VANBUREN, ROTH** and **CAPLICKI**

Nays: 0

Abstentions: 0

CERTIFICATION

I, **JACQUELINE FIFE**, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the March 14, 2021 regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on April 14, 2021.


JACQUELINE FIFE
SECRETARY

PUBLICATION DATE: APRIL 22, 2021

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Exhibit E

ZONING PERMIT

LONG BEACH TOWNSHIP 9 2018

DATE 10-9-18 FEE \$ 50 PERMIT NO. _____ CK. NO. _____
 NAME Anthony Marchelli ADDRESS 11 W Webster Rd Gate
 BLOCK 174 LOT 2 ZONE R-35 USE SF NJ _____

WORK DESCRIPTION: Install Swimming Pool

CHECK ONE: SINGLE FAMILY DUPLEX OTHER (EXPLAIN) _____
DO NOT WRITE BELOW THIS LINE

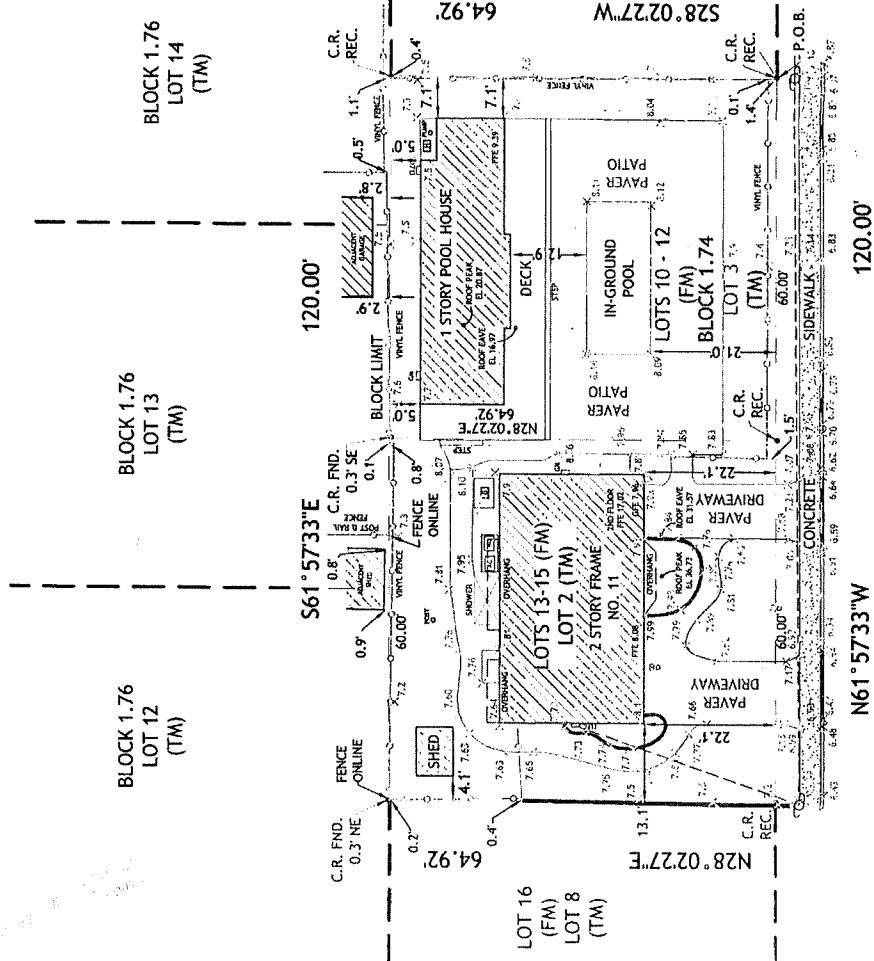
MINIMUM REQUIREMENTS	PROPOSED	AS BUILT
LOT SIZE <u>4500</u> sf	LS <u>2,740.4</u> sf	LS <u>2,740.4</u> sf
F <u>20'</u>	F <u>20'</u>	F <u>21'</u>
R <u>4'</u>	R <u>4'</u>	R <u>4'</u>
S <u>4'</u>	S <u>4'</u>	S <u>4'</u>
ADJ <u>5'</u>	ADJ <u>5'</u>	ADJ <u>12.9'</u>
HEIGHT <u>12" H coping</u> MAX.	H <u>6" H coping</u>	H <u>4 1/2" H coping</u>
% COVERAGE <u>33 1/3</u> % MAX.	<u>32</u> SF <u>equip</u>	

UPDATED EC REQUIRED YES NO
 SLAB ELEVATION _____ MIN. _____
 IMP COV 75% MAX. 75%
 FLOOD ZONE _____ FF ex adc

AS BUILT PLOT PLAN REQUIRED YES NO
 REMARKS: Pool as per plan. Pool fence to meet zoning requirements. See mark-up on plan.
Final inspection required. Equip as per plan

[Signature] ZONING OFFICER [Signature] DATE 10/16/18
 WHITE - ZONING OFFICERS COPY CANARY - APPLICANT'S COPY

- LEGEND:**
- AIR CONDITIONING UNIT
 - ELECTRIC METER
 - GAS METER
 - POOL HEATER
 - CLEAN 200
 - GENERATOR
 - UTILITY POLE
 - FENCE LINE
 - CONCRETE PAVING
 - EDGE OF BITUMINOUS CONCRETE PAVING
 - DEPRESSED CURB
 - BRICK PAVERS
 - OVERHEAD WIRE



LONG BEACH BOULEVARD (BAY AVENUE-FM) (VARIED WIDTH)

AS-BUILT

DESCRIPTION:
BEING KNOWN AS LOTS 10, 11, 12, 13, 14 & 15, BLOCK A, AS SHOWN ON A CERTAIN MAP ENTITLED: "BEACH HAVEN ANNEX NO. 2" AS FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 1925 AS MAP NO. D-160.

ALSO KNOWN AS LOTS 2 & 3 - BLOCK 1.74 AS SHOWN ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY.

CERTIFIED TO:
ANTHONY AND PATRICIA MARTINELLI.

NOTES:

1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND; PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
2. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
3. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
4. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
5. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
7. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.e. BUILDINGS, SHEDS, FENCES, ETC.;
8. HORIZONTAL DATUM BASED ON NAD83. VERTICAL DATUM BASED ON NAVD83.

CLEARPOINT SERVICES LLC
Professional Land Surveyors

JOHN W. McCORD, Sr.
John W. McCord, Sr.

PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 35385

WEBSTER AVENUE
(45' WIDE)

FINAL AS-BUILT SURVEY PLAN
PREPARED FOR
11 WEBSTER AVENUE
~ LOTS 2 & 3 ~ BLOCK 1.74 ~
SITUATED IN THE
TOWNSHIP OF LONG BEACH,
OCEAN COUNTY, NEW JERSEY

CERTIFICATE NO. 2462815000

JOB NO. 18-30972 SCALE 1"=20'

DATE: 04-10-19

SHEET 1 OF 1

PM - PW

Long Beach, New Jersey

Google Street View

Aug 2022 [See more dates](#)

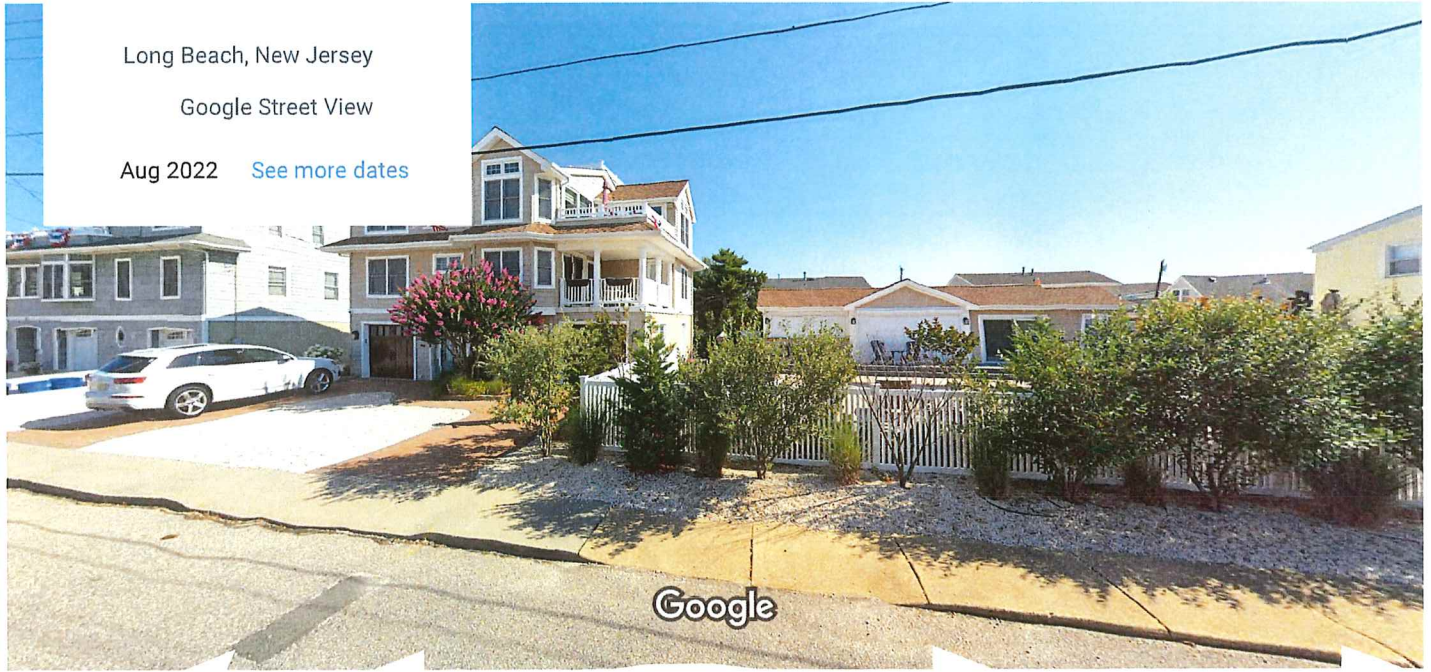


Image capture: Aug 2022 © 2024 Google



Long Beach, New Jersey

Google Street View

Aug 2022 [See more dates](#)

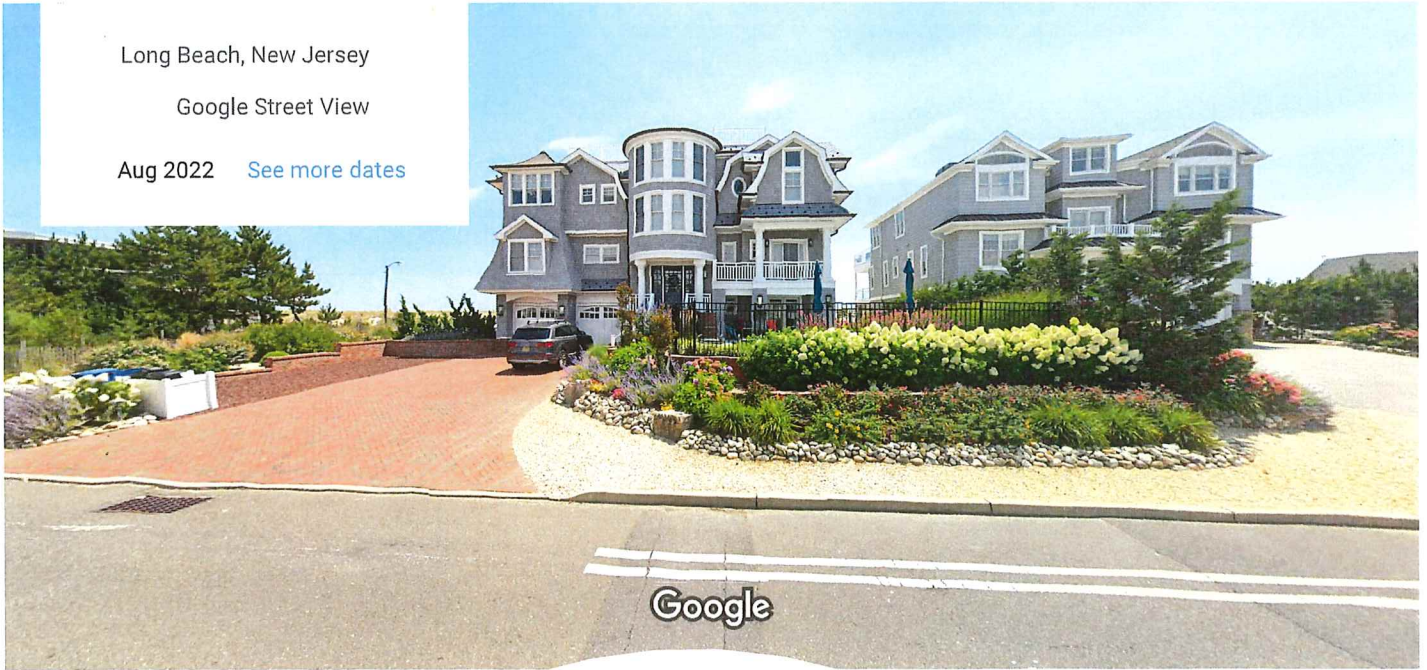


Image capture: Aug 2022 © 2024 Google



Long Beach, New Jersey

Google Street View

Aug 2023 [See more dates](#)

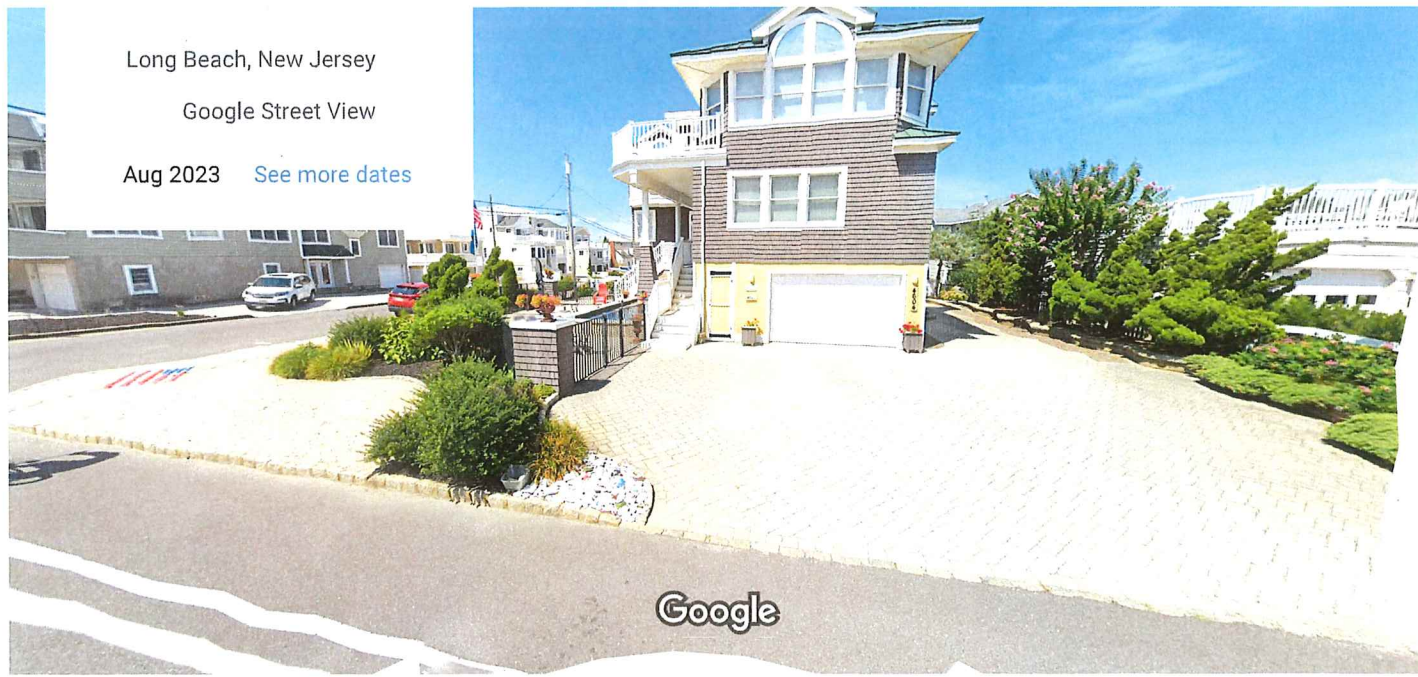


Image capture: Aug 2023 © 2024 Google



Long Beach, New Jersey

Google Street View

Sep 2013 [See more dates](#)

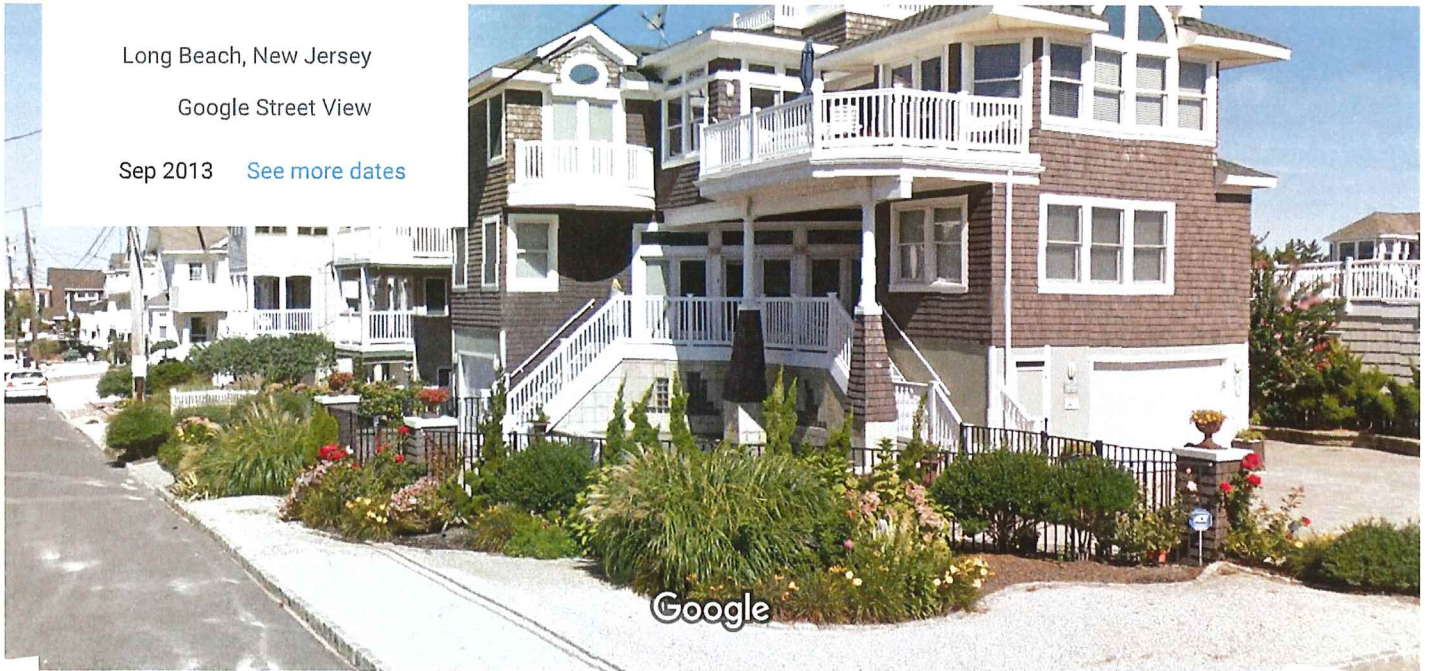
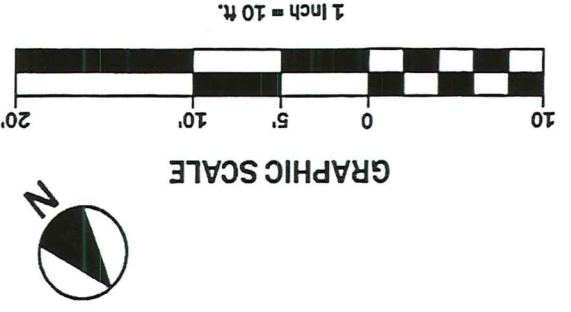


Image capture: Sep 2013 © 2024 Google



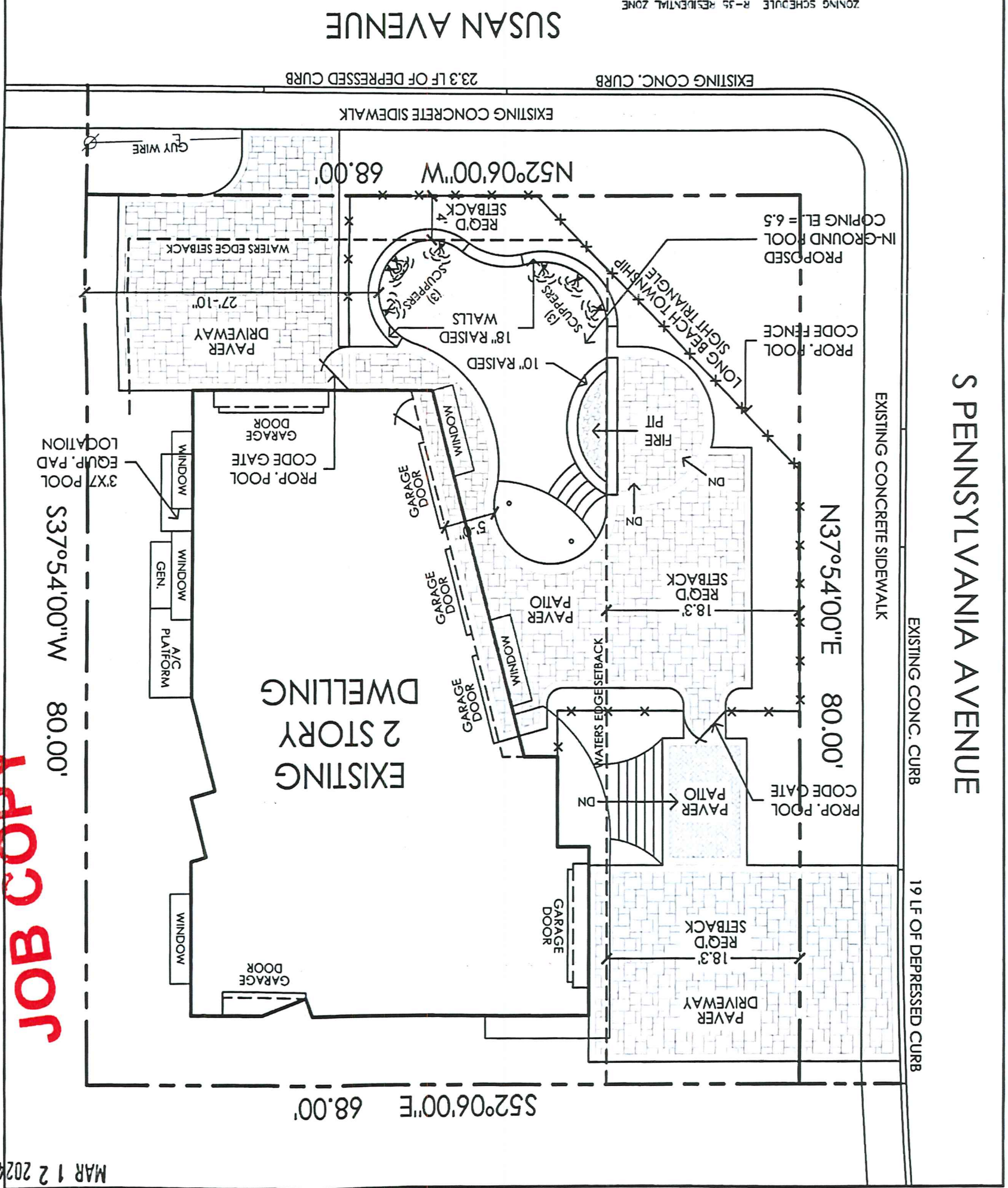
SETBACKS:	FRONT	REAR	SIDE	COVERED SIDE YARD	BETWEEN BUILDINGS	ACCESSORY SETBACKS:	FRONT	SIDE	TO HOUSE	LOT COVERAGE (%)	IM-ERIOUS COVERAGE	FRONT SETBACK IMPVIOUS	PARKING	HDCHT
LOT AREA	205-58C(1)	4,500 S.F.	50 FT.											
SETBACKS:	205-1E(1)(a)	18.3 FT.	10 FT.	10 FT.	10 FT.	205-58C(2)	18.3 FT.	4 FT./9 FT.	4 FT.	33.3%	75%	60%	4 SPACES	205-10A
FRONT	205-1E(1)(a)	18.3 FT.	10 FT.	10 FT.	10 FT.	205-58C(3)	18.3 FT.	4 FT.	5 FT.					
REAR	205-58C(2)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(4)	15 FT.							
SIDE	205-58C(3)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(5)	15 FT.							
COVERED SIDE YARD	205-58C(4)	4 FT./9 FT.	15 FT.	15 FT.	15 FT.	205-58C(6)	24 FT.							
BETWEEN BUILDINGS	205-58C(5)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(7)	24 FT.							
ACCESSORY SETBACKS:	205-58C(6)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(8)	24 FT.							
FRONT	205-1E(1)(a)	18.3 FT.	10 FT.	10 FT.	10 FT.	205-58C(9)	24 FT.							
SIDE	205-58C(2)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(10)	24 FT.							
TO HOUSE	205-58C(3)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(11)	24 FT.							
LOT COVERAGE (%)	205-58C(4)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(12)	24 FT.							
IM-ERIOUS COVERAGE	205-58C(5)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(13)	24 FT.							
FRONT SETBACK IMPVIOUS	205-58C(6)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(14)	24 FT.							
PARKING	205-58C(7)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(15)	24 FT.							
HDCHT	205-58C(8)	10 FT.	10 FT.	10 FT.	10 FT.	205-58C(16)	24 FT.							

Notes:
 1. Outbound & Topographical Information shown hereon per a survey by Horn, Tyson, Yoder, Inc. dated 10/1/2020.
 2. The purpose of this plan is to obtain a building permit for the installation of an in-ground pool.
 3. Pool to be secured by min. 4' ft fence with self latching and closing gates by property owner.
 4. All electrical equipment shall be located at least 10 feet from the swimming pool.



Lot Coverage Analysis
 11 E Florida Ave.
 Township of Long Beach, Ocean County, NJ
 Total Lot Area: 5,440 sf

Total Proposed Front Coverage (60% Max)	817 sf	55.80 %
Total Proposed Impervious Coverage	3,835 sf	70.50 %



JOB COPY

PILING NOTES:

1. ALL PILES SHALL BE TIMBER AND HAVE 1.03 TREATMENT w/10% MINIMUM BUTT DIAMETER, 10 TON CAPACITY, MINIMUM 10' EMBEDMENT.
2. THE DRIVING OF THE INITIAL TEST PILE SHALL BE WITNESSED BY AN ENGINEER LICENSED IN THE STATE OF NEW JERSEY TO VERIFY THE MINIMUM PILE CAPACITY OF 10 TONS & TO DETERMINE THE REQUIRED LENGTH. CAPACITY SHALL BE CALCULATED BASED ON THE ENR FORMULA. EVERY PILE IS TO BE LOGGED IN ACCORDANCE WITH THE IRC 2021, NEW JERSEY EDITION & CERTIFIED BY AN ENGINEER REGISTERED IN THE STATE OF NEW JERSEY FOR BEARING CAPACITY, LENGTH & EMBEDMENT.
3. PILES TO BE DRIVING WITHIN 1/2' OF PLAN LOCATION.
4. PILE CUT OFFS SHALL BE TREATED IN ACCORDANCE WITH THE AWPA M4.
5. LUMBER SHALL BE SPT #2.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IRC 2021, NEW JERSEY EDITION.

SCALE:	AS NOTED
DATE:	03-04-2024
CHECKED BY:	JWL
DRAWN BY:	fds
SHEET No.:	1 of 2

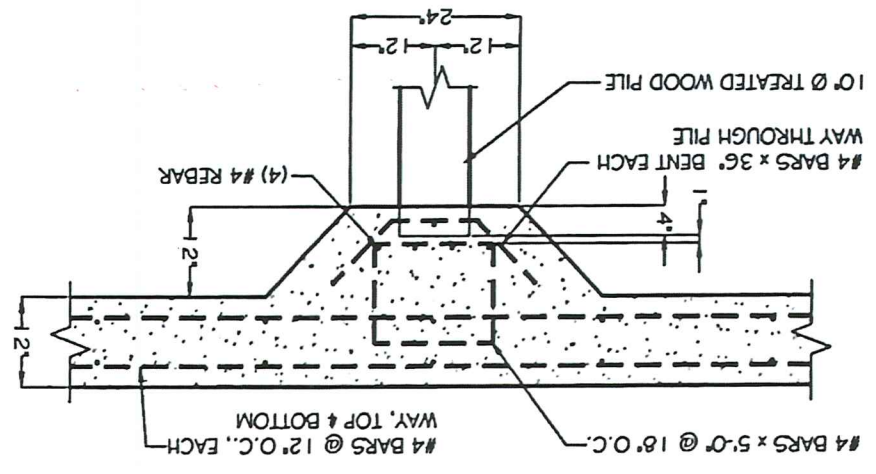
POOL PILING PLAN
 BLOCK 1.79 LOT 1
 31 SUSAN AVENUE
 LONG BEACH, OCEAN COUNTY, N.J.

JOHN W. LORD P.E. L.S.

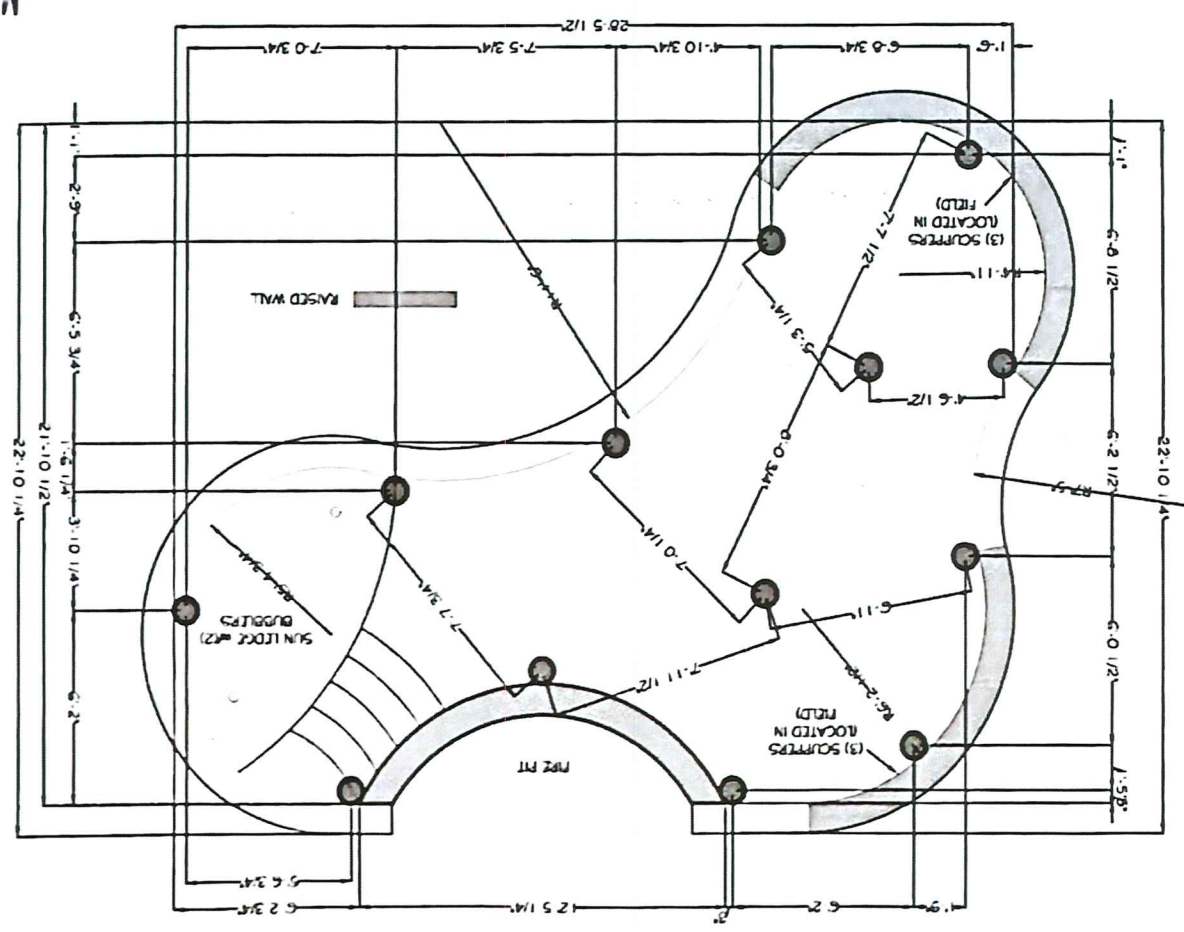
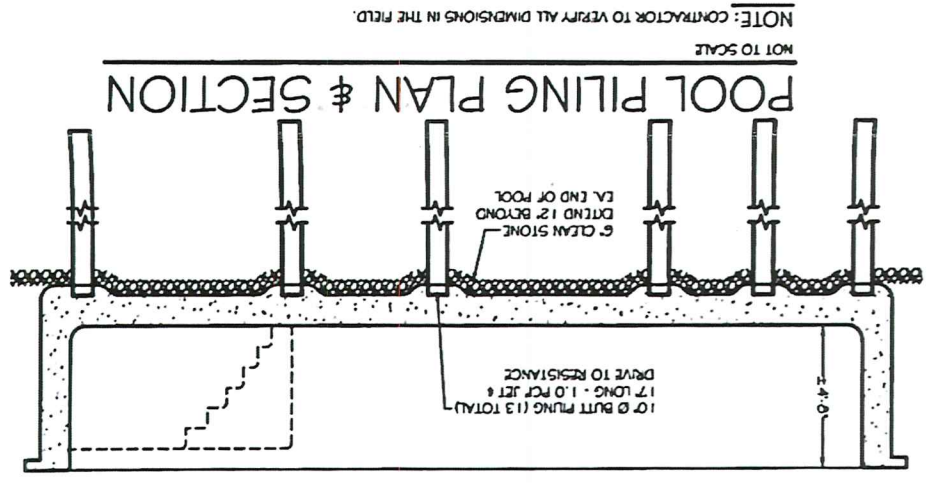
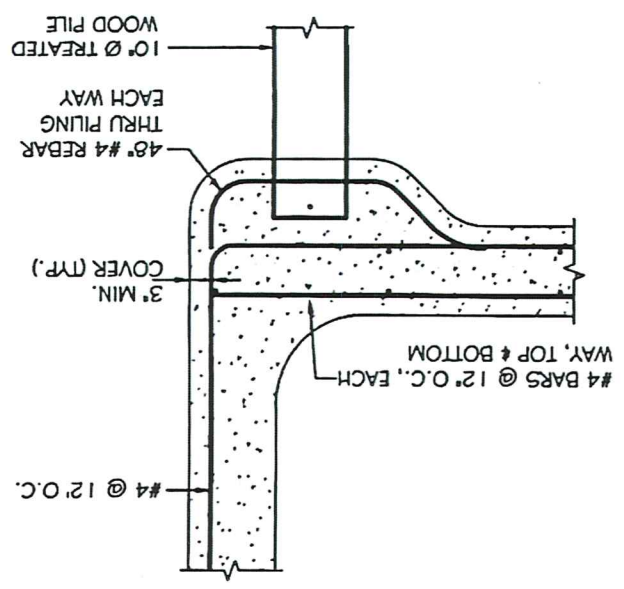
PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. NO. GB32455
 877 Ocean View Drive, Toms River, NJ 08753 908-783-3471

No.	DATE	REVISIONS	INITIAL

SECTION @ PILE HAUNCH



SECTION @ POOL WALLS



JOB COPY

MAR 12 2024

John W. Lord P.E. I.S.

POOL NOTES & DETAILS
 BLOCK 1.79 LOT 1
 31 SUSAN AVENUE
 LONG BEACH, OCEAN COUNTY, N.J.

SCALE:	AS NOTED
DATE:	03-04-2024
CHECKED BY:	JWL
DRAWN BY:	fds

No.	DATE	REVISIONS

GENERAL DESIGN REQUIREMENTS:

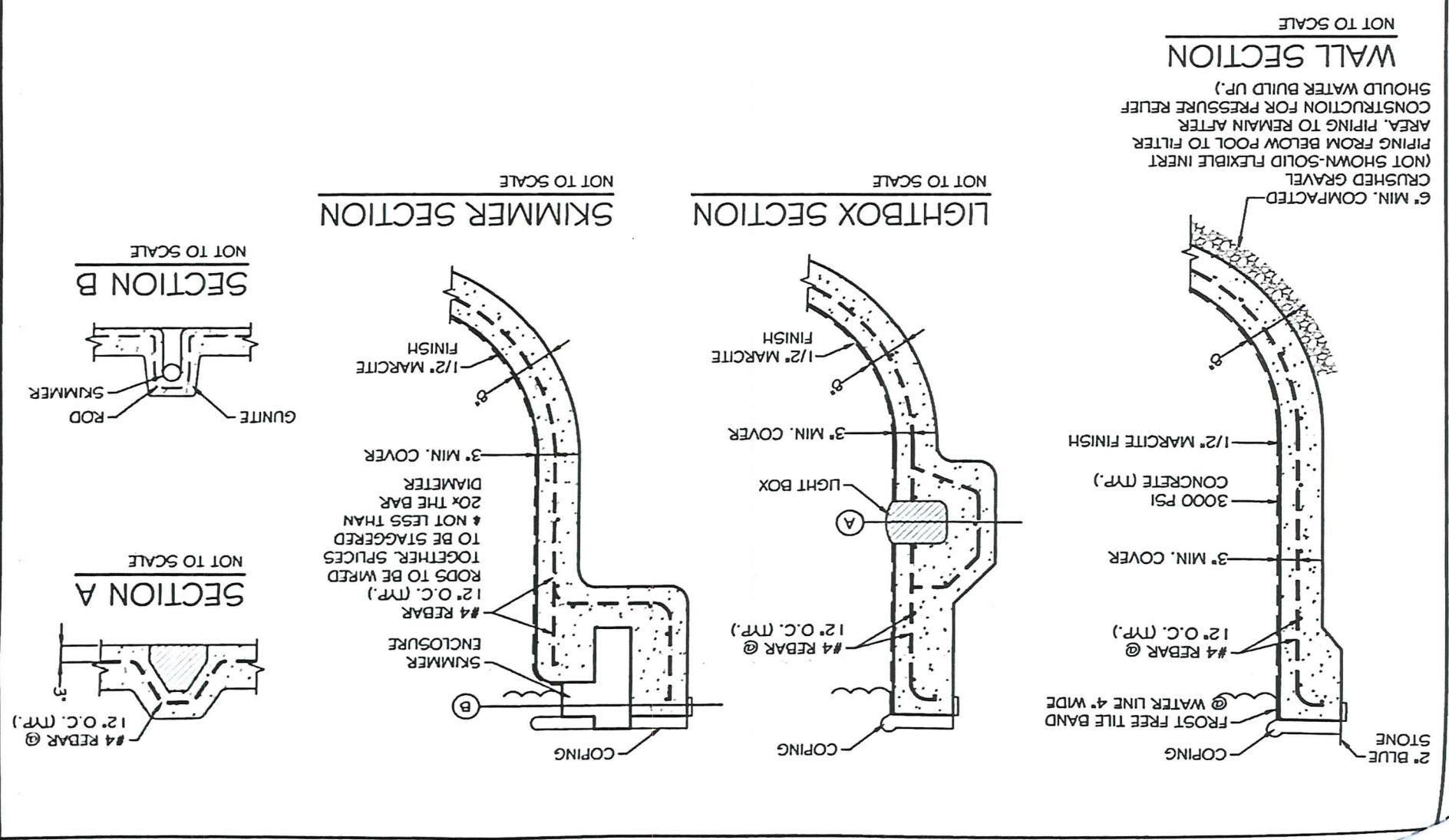
- DESIGN DIMENSIONS SHALL COMPLY WITH SPECIFICATIONS IN ANSISR 5 RESIDENTIAL IN-GROUND SWIMMING POOL TYPE AND NSF 3 PERMANENTLY PUBLIC SPAS. SEE ANSISR 5 FOR DIVING WATER ENVELOPES, SUDES SHALL MEET THE MANUFACTURER'S REQUIREMENTS.
- ENTRY/EXIT SHALL COMPLY WITH ANSISR 5, LADDERS, UNDERWATER SEATS, AND SWIMOUTS (MAX 20 BELOW WATER).
- REGULATION SYSTEMS, COMPONENTS AND EQUIPMENT SHALL COMPLY WITH NSF 30. THE MAXIMUM TURNOVER RATE IS 1.2 HOURS.
- FILTERS SHALL HAVE AN AIR RETURN AND PRESSURE GAUGE. PUMPS 3 HP & LESS SHALL MEET ANSULL 061. CORROSION RESISTANT WITH STRAINER & MEET THE REQUIRED FLOW. SQUARE FEET OF SURFACE AREA.
- RETURN INLETS SHALL BE A MINIMUM OF ONE FOR EVERY 400 SQUARE FEET.
- HEATERS SHALL MEET ANSI-221.34 OR UL 1261 OR UL556 DISINFECTANT EQUIPMENT SHALL COMPLY WITH NSF 50.
- PRESSURE TEST PIPING AT 35 PSI FOR 15 MINUTES OR MEET LOCAL CODE IF GREATER.
- PIRE SIZING CHART (MAXIMUM)

PIRE	SUCTION	PRESSURE
1 1/2"	50 GPM	65 GPM
2"	63	105
2 1/2"	118	167
3"	184	250
4"	317	394

SPECIAL SPA REQUIREMENTS

- MAXIMUM WATER DEPTH 4'; MAXIMUM SEAT DEPTH 28"; MAXIMUM FLOOR SLOPE 1:12 STEPS: MIN. TREAD 10" X 12", 7" MIN. RISER. 12" MAXIMUM EXCEPT THE BOTTOM STEP MAY BE 14" IF IT IS A SEAT.
- INTERMEDIATE TREADS AND RISERS SHALL BE UNIFORM.
- IF THE SPA IS OPERATED INTERMITTENTLY, IT SHALL HAVE A ONE HOUR TURNOVER. IF CONTINUOUS SIX HOUR TURNOVER.
- MAXIMUM TEMPERATURE 104 DEGREES.
- MEET ANSISR 1 2003 OR CURRENT SAFETY INSTRUCTIONS, SAFETY INSTRUCTIONS SAFETY SIGNS, PRESSURE TEST PIPING AT 35 PSI OF 15 MINUTES OR MEET LOCAL CODE IF GREATER.
- ELECTRICAL REQUIREMENTS

WIRING AND BONDING & ALL ELECTRIC LET ART. 140 OR LOCAL CODE. NO OUTLET OR OVERHEAD POWER WITHIN 10'. IF WITHIN 15' PROTECT BY GFI, TRANSFORMER MIN. 10 FROM POOL. 8" ABOVE WATER. 1 BOX 4' FROM POOL. BRASS PO 1 BOX OR TRANSFORMER WHICH EVER IS FIRST EXCEPT WHERE PVC IS APPROVED.



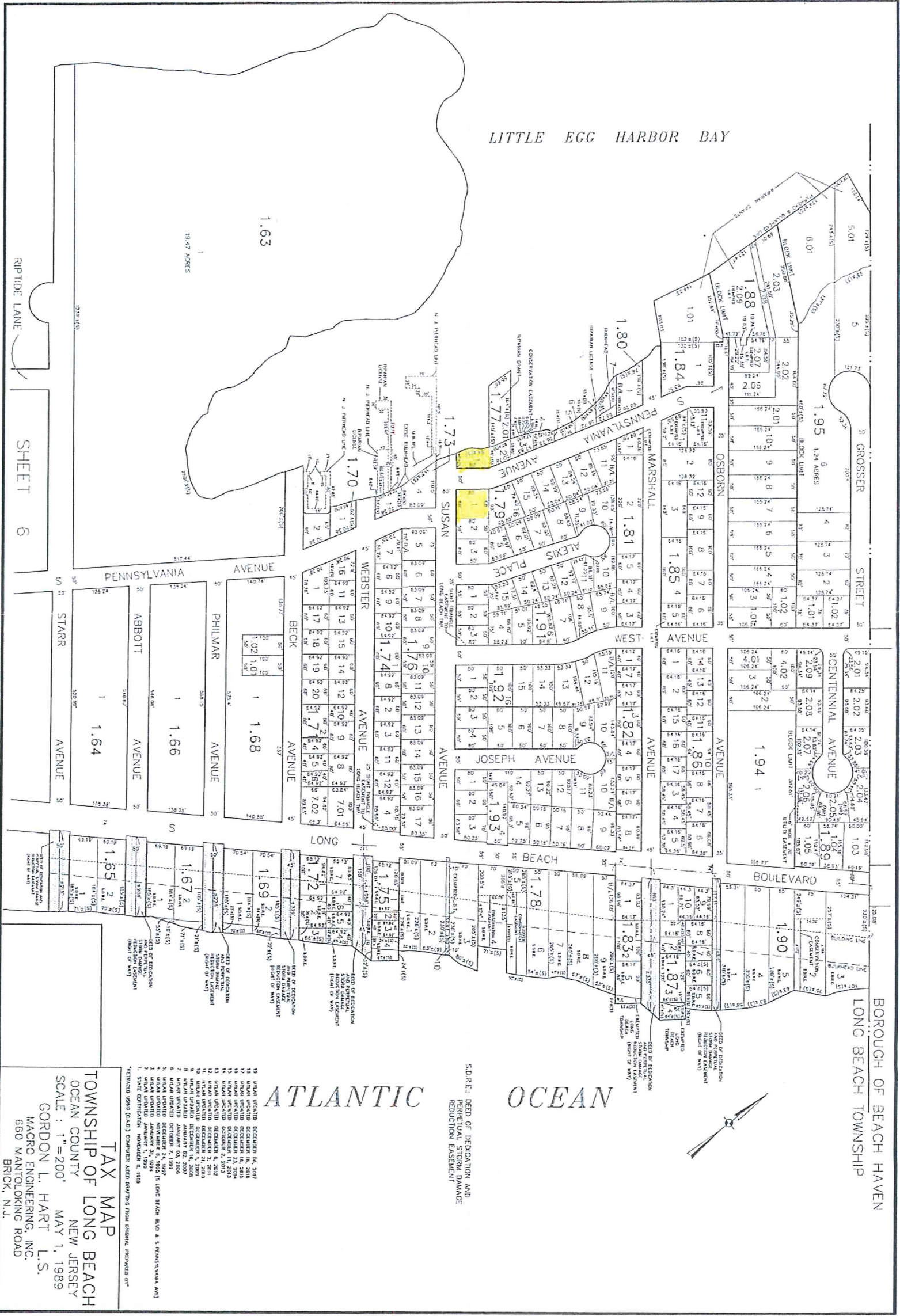
POOL NOTES:

- ALL WORK SHALL CONFORM TO ICC-NU RESIDENTIAL 2018, INTERNATIONAL SWIMMING POOL & SPA CODE 2018, NATIONAL ELECTRIC CODE 2017, & NATIONAL PLUMBING CODE 2018.
- PIPING, FITTINGS AND COMPONENTS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH NSF 30 OR NSF 14.
- ALL PIPING SHALL BE PRESSURE TESTED WITH WATER, NOT AIR.
- ALL ELECTRICAL EQUIPMENT SHALL BE SUPPLIED BY BRANCH CIRCUITS THAT HAVE GROUND FAULT CIRCUITRY INTERLOCK PROTECTION SWIMMING POOL SHALL BE PROTECTED WITH A BARRIER IN ACCORDANCE WITH THE INTERNATIONAL SWIMMING POOL AND SPA CODE. ALL GATES SHALL BE SELF LATCHING. ALL WINDOWS OR DOORS ADJACENT TO THE POOL SHALL HAVE AN ALARM PRODUCING AN AUDIBLE WARNING WITH THE WINDOW SCREEN OR DOOR IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL2017.

ADDITIONAL NOTES:

- POOL INSTALLATION SHALL BE BY A QUALIFIED AND LICENSED (APPROVED BY LOCAL BUILDING DEPARTMENT) POOL CONTRACTOR. THE INSTALLATION SHALL CONFORM TO ALL LOCAL BUILDING CODES, PERMITS, SPECIFICATIONS, CODES, RULES, INSPECTIONS, WORKMANSHIP, ETC.
- BACKFILL MATERIALS MUST NOT CONTAIN ROCKS OR OTHER MATERIALS THAT COULD DAMAGE POOL WALLS.
- POOL TURNOVER SHALL BE 1.2 HOURS MAXIMUM WITH HIGH RATE SAND FILTER MIN. 18" DIA. OR 1.75 S.F.) AND PROPERLY GROUNDED APPROVED PUMP (MIN. 3/4 H.P. #29 GPM 60 TDM) OR EQUAL.
- STEPS OR A LADDER MUST BE PROVIDED AT THE SHALLOW END OF THE POOL. HANDRAILS SHALL BE PROVIDED AS REQUIRED BY CODE.
- INSTALL LOW VOLTAGE LIGHT AS PER NEC 480.
- DIVING PLATFORMS OR DIVING BOARDS SHALL NOT BE INSTALLED ON THIS POOL.
- DURING A HURRICANE WARNING OR ALERT, THIS POOL SHALL BE FILLED WITH WATER. THE POOL SHALL MEET OR EXCEED THE ANSISR 3 1997 PERMANENTLY INSTALLED POOL STANDARDS. THIS IS FOR BOTH THE PUBLIC AND PRIVATE POOLS.
- MAIN DRAIN PUMPING SHALL BE TWO DRAINS SEPARATED BY 3' WITH APPROVED ANSIRAME A112 19.82.2007 COVERS. AS AN ALTERNATE THE APPROVED DRAINS MAY BE PLACED ON DIFFERENT PLANS. THE TWO DRAINS SHALL HAVE A COMMON SUCTION LINE. SUCTION GRATES MAY BE USED IF APPROVED AT A MAXIMUM OF 1-1/2" FFS AND THE SUCTION PIPING IS RESSESSED FROM THE GRATE THE DISTANCE EQUAL TO THE SUCTION PIPE SIZE. IN ADDITION A SAFETY VACUUM RELEASE SYSTEM MUST BE INSTALLED. THESE MAY CONSIST OF AN AIR RELEASE SYSTEM. THE VENT PIPES SHALL BE TIED TO THE MAIN DRAIN LINES, SIZED THE SAME AS THE MAIN DRAIN SUCTION LINE AND BROUGHT BACK TO THE FILTER LOCATION. ALTERNATE THE SAFETY VACUUM RELEASE SYSTEM (SVRS) MAY BE APPROVED VALVE MEETING SPSC 2018. SKIMMERS DO NOT REQUIRE PROTECTION AND MAY BE DESIGNED FOR 30 GPM SUCTION.
- THE FOLLOWING SHALL BE LABELED WITH RED LABELS WATER TAPE AT THE FILTER LOCATION: PFE, VALVES, SAFETY VENT OR SAFETY DEVICE, PUMPS) OFF SWITCH.
- 2021 STANDARD SWIMMING POOL CODE
- 2021 CONCRETE CODE - NU EDMON
- 2020 NATIONAL ELECTRICAL CODE ANOR ANY SUPPLEMENT
- 2021 ANSIRSP-7 SUCTION ENTRAPMENT AVOIDANCE.
- THE FOLLOWING ALSO MUST BE MET:
 VIRGINIA GRAVE BAKER POOL AND SPA SAFETY ACT PROVIDING REQUIRES ASHWANSI A1129-4-2007 COMPLIANT DRAIN COVERS.
 POOL SHALL COMPLY WITH NJ CHAPTER 111 OF IBC 2018 AND ALL NJ BARBER FREE CODES.
 ALL POOL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH ISFSC 2021. THE SWIMMING POOL & SPA CODE

LITTLE EGG HARBOR BAY



19.47 ACRES
RIP TIDE LANE
SHEET 6

TAX MAP
TOWNSHIP OF LONG BEACH
OCEAN COUNTY
NEW JERSEY
SCALE : 1"=200'
MAY 1, 1989
GORDON L. HART L.S.
MACRO ENGINEERING, INC.
660 MANTOLOKING ROAD
BRICK, N.J.

ATLANTIC OCEAN

BOROUGH OF BEACH HAVEN
LONG BEACH TOWNSHIP



S.D.R.E. DEED OF DEDICATION AND
RENTUAL STORM DAMAGE
REVISION FEBRUARY

10. VADA UNDATED DECEMBER 04, 2017
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99. VADA UNDATED DECEMBER 16, 2014
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Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION, and NON-COLLUSION

STATE OF NEW JERSEY :

: ss.

COUNTY OF _____ :

I, Carl R. Ohlsson, Jr. and Koral Ohlsson being duly sworn according to law, upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 31 W. Susan Avenue, Long Beach Township, Ocean County, New Jersey known as :

Block 1.79 Lot 1
Block 1.77 Lot 1
Block _____ Lot _____

As shown on the Official Tax Maps of the Township of Long Beach.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize Arnold C. Lakind (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 9-24-2024

[Signature]
Signature of Owner

Carl R. Ohlsson
Print Name above

[Signature]
Signature of Owner

Koral Ohlsson
Print name above

Sworn and Subscribed to before me this 24 day of Sept., 2024.

[Signature]
Notary Public

JOSEPH R FRAMPTON
Commission # 50102622
Notary Public, State of New Jersey
My Commission Expires April 08, 2029



LONG BEACH TOWNSHIP LAND USE BOARD
CHECKLIST FOR INITIAL SUBMISSION

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED

PLEASE READ

INSTRUCTIONS:

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

Kevin Quinlan, Esq.:

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- 1 Copy of this Checklist
- Mailed to Kevin Quinlan 207 W. Main Street, Tuckerton, NJ 08087

Frank Little, P.E., P.P.:

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of COMPLETED Technical Check List
- Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:

1 ORIGINAL of each of the following:

- Application Variance Plan Site Plan Subdivision Plan Architectural Plan(s)
- Tax Map Color Photos 1 - W-9 Zoning Denial Signed Checklist
- Technical Checklist Affidavit of Ownership, Consent, Authorization and Non-Collusion
- Electronic copy PDF format of all the above emailed to jfife@longbeachtownship.com
- Check for Application Fee \$ 500.00 Check # 6528
- Check for Escrow Fee \$ 1,000.00 Check # 6527

Board Member Packets (COLLATED):

- 14 Copies of Complete Application including:
- 14 Copies Variance Plan, Site Plan, or Subdivision Map
- 14 Copies of Architectural Plans
- 14 Copies of Zoning Denial Letter (if applicable)
- 14 Copies of Color Photos
- 14 Copies of Tax Map with Property Block & Lot highlighted

Carl R. Ohlsson and Koral Ohlsson

Applicant Signature

Carl R. Ohlsson AND Koral Ohlsson

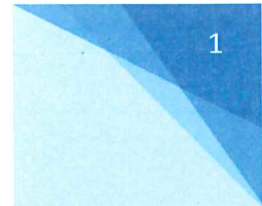
Print Name

9-24-2024

Date

Approved

Denied



TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

Owner: Carl R and Koral Ohlsson, Jr. Phone # 201-214-7811 Email: chip.ohlsson@wyndham.com

Applicant: Carl R. and Koral Ohlsson, Jr. Phone #: _____ Email: _____

Address: 31 W. Susan Avenue

Block: 1.77 & 1.79 Lot(s): 1 & 1 Date: _____

****This checklist MUST be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review.****

****Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.****

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
PLAT SPECIFICATIONS									
For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
All Plans MUST provide current information and be dated within one (1) year of the hearing date. (ADDED 7.10.24)	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Each sheet numbered and titled	X	X	X	X	X	X	X	X	(P)(W)(N/R)
GENERAL INFORMATION									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	(P)(W)(N/R)

TOWNSHIP OF LONG BEACH
 LAND USE BOARD
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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Zone boundaries, tax map sheet, lot and block number and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Date of original and all revisions.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Written and graphic map scale.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
North arrow with reference meridian.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Area of the tract and of each lot.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X	X	X	X	X	(P) (W) (N/R)
NATURAL FEATURES									
Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 50 FT			X	X					(P) (W) (N/R)
Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 200 FT					X	X	X	X	(P) (W) (N/R)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			X	X	X	X	X	X	(P) (W) (N/R)
The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	(P) (W) (N/R)

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MAN-MADE FEATURES									
Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Building coverage and lot coverage calculations.	X	X	X		X	X			(P)(W)(N/R)
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			X	X	X	X	X	X	(P)(W)(N/R)
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.					X	X	X	X	(P)(W)(N/R)
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P)(W)(N/R)

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Off street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
STREET									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
MISCELLANEOUS									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

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Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							(P) (W) (N/R) <i>Application is for in ground Pool only</i>
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Commercial Space; including counters, seating, equipment, etc. (ADDED 7.10.24)			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Residential Units showing all floors, room dimensions and proposed use of each area.(ADDED 7.10.24)	X	X		X	X	X	X	X	(P) (W) (N/R)

**In the County of Ocean
Township of Long Beach**

NOTICE

PLEASE TAKE NOTICE:

That the undersigned applicant has applied to the Land Use Board of the Township of Long Beach in the County of Ocean for approval to install an in-ground swimming pool in the front yard of the newly constructed residence, located at 31 W. Susan Avenue, Township of Long Beach, also known as lot 1, block 1.79, which is within 200 feet of the property owned by you. While the Applicant believes the proposal is consistent with all Zoning requirements of the Township, should the Land Use Board determine otherwise, the Applicant seeks any such variances and/or waivers that may be required so as to permit the construction of the pool in the Applicant's front yard.

A public hearing has been ordered for Wednesday, _____ at 6:30, p.m., in the James J. Mancini Administration Building, 1st Floor Courtroom, 6805 Long Beach Blvd., Brant Beach, NJ at which time you may appear in person or by attorney with a properly authorized power of attorney, or agent and present any objection you may have to the granting of this appeal. Please note that this is an in person meeting only. There will be no virtual component.

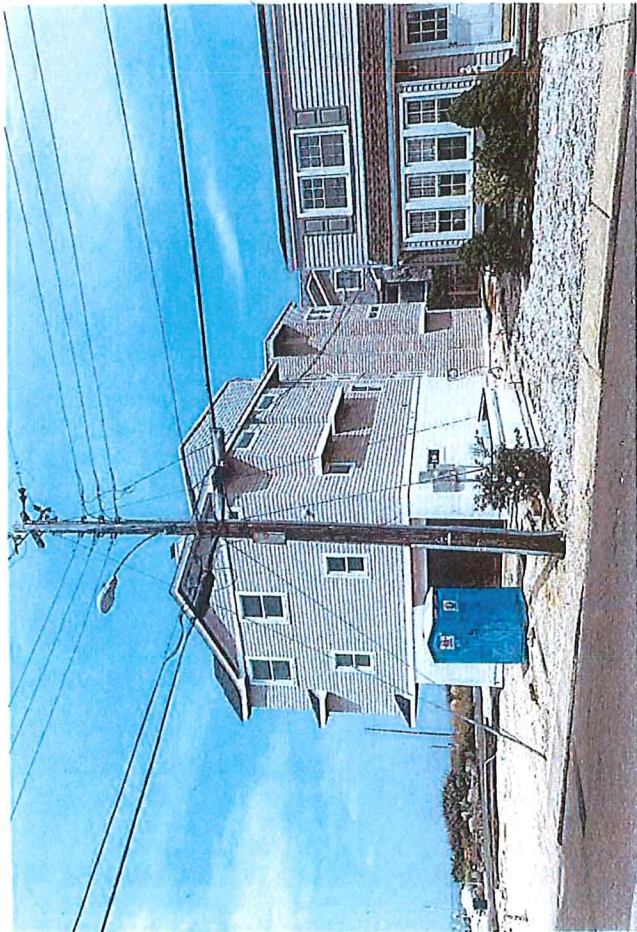
Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Blvd., Brant Beach, NJ, Monday through Friday 9:00 a.m. to 3:00 p.m..

**Arnold C. Lakind, Esq.
Attorney for the Applicant
Carl and Koral Ohlsson**

Dated:

OHLSSON
PROPERTY PHOTOS

Block 1.79 Lot 1



Block 1.77 Lot 1

