

**RABAN & RABAN**

— LLC —

*Attorneys at Law*

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN\*▲

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

MEMBER OF NJ BAR \*

MEMBER OF PA BAR▲

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October 28, 2024

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

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Sules Bulk Variance  
Block 15.36, Lot 7  
6212 Ocean Blvd., Brant Beach, N.J. 08008

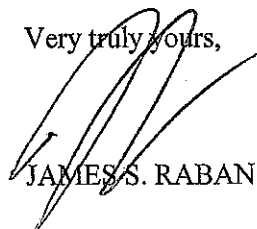
Dear Jackie:

Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application;
- (x) 15 copies of Plot Plans prepared by Jason Marciano, P.E., P.P. of East Coast Engineering, Inc.;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 color copies of four Property Photos;
- (x) 1 copy of Affidavit of Ownership;
- (x) 1 copy of Signed Checklist;
- (x) 1 copy of Technical Checklist;
- (x) 1 Proposed Public Notice;
- (x) Application Fee check \$500.00 Amount \$500.00
- (x) Attorney Escrow check \$1,000.00 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on November 13, 2024 at 6:30 p.m.

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,



JAMES S. RABAN

JSR/dh

Encl.

cc: John and Kelli Sules (via email)

Jackie Fife  
October 28, 2024  
Page 2

Jason Marciano, P.E., P.P. (via email)  
Frank Little, Jr., P.E., P.P. (via email)  
Kevin Quinlan, Esq. (via email)

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

Do not write below - for official use only

Project Name: Sules Variance  
Block: 15.36 Lot(s): 7  
Property Address: 6212 Ocean Blvd.

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: John Sules & Kelli Sules  
Address: Street: 8 Friar Tuck Court City: Orangeburg, NY Zip: 10962  
Phone: (914) 924-3313 e-mail: john.sules.bumz@statefarm.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: \_\_\_\_\_

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

3. Attorney: James S. Raban, Esq.  
Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008  
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: East Coast Engineering, Inc.  
Address: Street: 508 Main Street City: Toms River Zip: 08753  
Phone: (732) 244-3030 e-mail: jason.marciano@eceinc.net

5. Architect: N/A  
 Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: R-50 Lot Area: 3,712.87 sq. ft. Lot Dimensions: 37.55' x 98.02'

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

8. Current Use: single-family  
 No. of Dwelling Units: 1 No. of Commercial Units: \_\_\_\_\_

9. Proposed Use: single-family +

10. When was the property purchased? 7/17/2020

11. Date of Last Certificate of Occupancy: \_\_\_\_\_ Attach Copy

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

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height:	<u>33.40</u> <input type="checkbox"/>	Building Height:	<u>33.40</u> <input type="checkbox"/>
Front Yard Set Back	<u>21.10</u> <input type="checkbox"/>	Front Yard Set Back	<u>21.10</u> <input type="checkbox"/>
Side Yard Set Back	<u>5.30</u> <input type="checkbox"/>	Side Yard Set Back	<u>5.30</u> <input type="checkbox"/>
Side Yard Set Back	<u>10.10</u> <input type="checkbox"/>	Side Yard Set Back	<u>10.10</u> <input type="checkbox"/>
Rear Yard Set Back	<u>20.00</u> <input type="checkbox"/>	Rear Yard Set Back	<u>20.00</u> <input type="checkbox"/>
Dist. to Adj. Struct.	<u>10.00</u> <input type="checkbox"/>	Dist. to Adj. Struct.	<u>10.00</u> <input type="checkbox"/>
Lot Coverage (sq.ft.)	<u>1,237.00</u> <input type="checkbox"/>	Lot Coverage (sq.ft.)	<u>1,237.00</u> <input type="checkbox"/>
% Lot Coverage	<u>33.32</u> <input type="checkbox"/>	% Lot Coverage	<u>33.32</u> <input type="checkbox"/>
% Impervious Coverage	<u>67.93</u> <input type="checkbox"/>	% Impervious Coverage	<u>68.38</u> <input type="checkbox"/>
No. Principal Structures	<u>1.00</u> <input type="checkbox"/>	No. Principal Structures	<u>1.00</u> <input type="checkbox"/>
No. Accessory Structures	<u>1.00</u> <input type="checkbox"/>	No. Accessory Structures	<u>2.00</u> <input type="checkbox"/>
Lot Width	<u>37.50</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 Application Supplement.

**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**

Attached is a copy of a Resolution of Memorialization dated April 11, 2018 under Application No. LUB 6-18. The Board approved a variance to permit the construction of a new single-family dwelling with a distance of 10 feet to the adjoining dwelling to the north where a minimum of 15 feet is required.

**18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.**

- Plot Plan for Variance prepared by East Coast Engineering, Inc.
- 4 photographs of the subject property

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

Dates: 10/28/24

John F. Suler  
John F. Suler, Owner  
(Print name under signature)

Dates: \_\_\_\_\_

John F. Suler  
John F. Suler, 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

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

Dates: 10/12/24

[Signature]  
JOHN SMITH, Owner  
(Print name under signature)

Dates: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, 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

John Sules and Kelli Sules (collectively, the "Applicant") have made application to the Long Beach Township Land Use Board (the "Board") for a bulk variance relative to development at the property designated as Lot 7 in Block 15.36 on the Tax Map of the Township of Long Beach, located at 6212 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The property is currently occupied by a three-story single-family dwelling with an inground swimming pool. The Applicant is proposing to install a generator on an elevated deck within the front yard setback to Ocean Boulevard. The following variance is requested:

1. Under Section 205-5(A) of the Zoning Ordinance, accessory structures are not permitted in the front yard of a property. The proposed generator is located within the front yard setback to Ocean Boulevard at a distance of 17.6 feet from Ocean Boulevard.

There is a hardship to the Applicant based upon the fact that the existing lot is a significantly undersized corner lot. The proposed location of the generator, within the front yard setback to Ocean Boulevard, is the best location for the proposed generator and will have the most minimal impact on surrounding properties.



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

Date April 11, 2018

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by ISLAND DREAM HOMES, LLC, the owner of the lands and premises known and designated as Lot 7 in Block 15.36 on the Official Tax Map of Long Beach Township, which lands and premises are located at 6212 Ocean Boulevard, Brant Beach, New Jersey, for bulk variances to permit the demolition of the existing single family dwelling and the construction of a new single family dwelling on a 3,705 square foot lot; and

**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') feet of the property in question and notice of this application has been duly published in the Beach Haven Times, the official newspaper of the Township, all as required by law; and

**WHEREAS**, the Long Beach Township Land Use Board, after carefully considering the application, plans, exhibits and testimony presented by the applicant, as well as the representations of the applicants' attorney, James S. Raban, Esquire and members of the public at the hearing conducted on March 14, 2018, has made the following findings of fact:

- (1) David Alu is a 50% owner of the applicant Limited Liability Company.
- (2) Giuseppina Buldo is a 50% owner of the applicant Limited Liability Company.
- (3) The premises have the dimensions of 100 feet in width by 37.63 feet in depth, for a total lot area of 3,705 square feet.
- (4) The premises are located in the R-50 Residential Zone and are improved by a two story single family dwelling.
- (5) The single family dwelling is in substantial disrepair and the applicant proposes to demolish the home and construct a new, two story single family dwelling on the premises.
- (6) The lot size of 3,705 is grandfathered and, therefore, the applicants do not require a bulk variance from the lot area where 5,000 square feet required and 3,705 square feet is existing;
- (7) The lot width of 37.63 feet is grandfathered and, therefore, the applicants do not require a bulk variance for the lot width where 50 feet is required and 37.63 feet is existing;
- (8) The applicant requires a bulk variance from the required 15 foot distance between dwellings as a distance of 9.90 feet is existing and a distance of 10.0 feet is proposed.

(9) The applicants incorporate herein the plans prepared by Dante Guzzi, P.E., entitled "Variance Plan 6212 Ocean Boulevard, Block 15.36, Lot 7, Township of Long Beach, Ocean County, New Jersey" dated 02/08/2018 bearing no revision date and the plans prepared by Craig W. Brearley, A.I.A. Architect, entitled, "ALU 63<sup>rd</sup> Street, Lot 7, Block 15.36 Township of Long Beach, Ocean County, New Jersey" dated 02/08/2018 bearing no revision date.

(10) The Board finds that the dwelling as proposed is designed to be in keeping within the size of the lot and will meet all other bulk requirements of the R50 zone with the exception of the distance between structures.

(11) The Board notes that the removal of the existing structure and replacement with a new, aesthetically pleasing dwelling that will meet all building and flood code requirements substantially outweighs the detriment of granting the one variance requested.

(12) The Board specifically finds that the design of the new home that is proposed is a good design for the home on this lot and that the home as designed will be an asset to the neighborhood and is in keeping with the other homes in the neighborhood.

(13) The denial of the variance requested will deprive the applicants of a fair and reasonable use of their property without any corresponding benefit to the public good.

**NOW THEREFORE, BE IT RESOLVED** this 11<sup>th</sup> day of April, 2018, that application of ISLAND DREAM HOMES, LLC, be and is hereby granted in accordance with the application, drawings and plans prepared by Dante Guzzi, P.E., entitled "Variance Plan 6212 Ocean Boulevard, Block 15.36, Lot 7, Township of Long Beach, Ocean County, New Jersey" dated 02/08/2018 bearing no revision date and the plans prepared by Craig W. Brearley, A.I.A. Architect, entitled, "ALU 63<sup>rd</sup> Street, Lot 7, Block 15.36 Township of Long beach, Ocean County, New Jersey" dated 02/08/2018 bearing no revision date, as submitted by the applicant. The relief granted, however, is subject to the following conditions:

- a) That the applicant apply for all required building permits in due form within nine (9) months of the date hereof; and
- b) That all codes and ordinances be complied with other than as varied herein.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of March 14, 2018

Moved by: HUMMEL

Seconded by: KONNOR

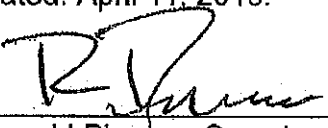
ROLL CALL VOTE:

Ayes: KONNOR, HUMMEL, SCHNELL, VANBUREN, ROTH AND STEWART

Nays: NONE

Certified to be a true copy of a Resolution adopted at a Regular Meeting of the Land Use Board held on April 11, 2018.

Dated: April 11, 2018.

  
\_\_\_\_\_  
Ronald Pingaro, Secretary

PUBLICATION DATE: APRIL 19, 2018

Long Beach Township Land Use Board

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

STATE OF \_\_\_\_\_ :  
: 85.  
COUNTY OF \_\_\_\_\_ :

I, John Sules being duly sworn according to law,  
(Print owner(s) name(s))  
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 6212 Ocean Blvd.  
(Street Address)  
Brant Beach, Ocean County, New Jersey known as :

Block 15.36 Lot 7  
Block \_\_\_\_\_ Lot \_\_\_\_\_  
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 James Raban, Esq. (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.  
(Print agent name)

Dated: 2/5/24

[Signature]  
Signature of Owner

John F Sules  
Print Name above

[Signature]  
Signature of Owner

John F Sules  
Print name above

Sworn and Subscribed to before me  
this 5 day of FEB, 2024.  
[Signature]  
Notary Public - State of New York  
NO. 01D06210121  
Qualified in Rockland County  
My Commission Expires 08/12/25

Long Beach Township Land Use Board

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

STATE OF \_\_\_\_\_ ;

COUNTY OF \_\_\_\_\_ ;

ss.

I, Kelli Sules

(Print owner(s) name(s))

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 6212 Ocean Blvd.

(Street Address)

\_\_\_\_\_, Ocean County, New Jersey known as :

Block	<u>15.36</u>	Lot	<u>7</u>
Block	_____	Lot	_____
Block	_____	Lot	_____

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

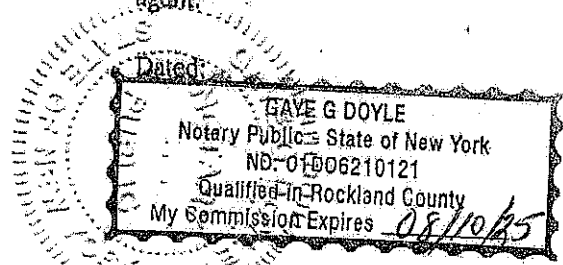
2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this 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 James Raban, Esq. (Agent), to make application on my/our

(Print agent name)

behalf. I further agree to be bound by all representations, promises and commitments made by my agent.



Sworn and Subscribed to before me  
this 8 day of Oct, 2024.

Dave G Doyle  
Notary Public

Signature of Owner \_\_\_\_\_

Print Name above \_\_\_\_\_

Signature of Owner \_\_\_\_\_

Print name above \_\_\_\_\_





TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

**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
<b>MAN-MADE FEATURES</b>									
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)



TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

**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
Offstreet 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)
<b>STREET</b>									
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)
<b>MISCELLANEOUS</b>									
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)

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
 TECHNICAL CHECKLIST

**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
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)
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)

\* The Applicant is seeking a waiver from the requirement to submit floor plans and elevations based upon the fact that there are no proposed changes to the home itself; the application only seeks relief to install a generator, which is an accessory structure.

**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

PLEASE TAKE NOTICE that John Sules and Kelli Sules (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board (the “Board”) for a bulk variance relative to proposed development at the property designated as Lot 7 in Block 15.36 on the Tax Map of the Township of Long Beach, located at 6212 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The property is currently occupied by a three-story single-family dwelling with an inground swimming pool. The Applicant is proposing to install a generator on an elevated deck within the front yard setback to Ocean Boulevard. The following variance is requested:

1. Under Section 205-5(A) of the Zoning Ordinance, accessory structures are not permitted in the front yard of a property. The proposed generator is located within the front yard setback to Ocean Boulevard at a distance of 17.6 feet from Ocean Boulevard.

Although the Applicant believes that no additional variances, waivers or exceptions are required, any additional variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk’s Docket and a hearing has been ordered for December 11, 2024 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component. Notice was previously provided for this

meeting, but due to scheduling conflicts of the Applicant, the application has not yet been heard by the Board.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township (609-361-6637) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours Monday through Thursday 9:00 a.m. to 3:00 p.m.

File #3627

James S. Raban  
Attorney for the Applicant