



**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
- 1 Copy of Proposed Notice to Property Owners and for Publication
- 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
- 1 Copy of Proposed Notice to Property Owners and for Publication

Electronic copy PDF format of all the above emailed to jfife@longbeachtownship.com

Check for Application Fee \$ 1,125.00 Check # 3870
 Check for Escrow Fee \$ 2500.00 Check # 3871

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

Applicant Signature

Date

James S. Raban

Print Name

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)

Attorney for Applicant

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 ▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

November 18, 2024

Via Hand Delivery and jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board
6805 Long Beach Boulevard
Brant Beach, NJ 08008

Re: 123 E. Maryland LLC Minor Subdivision and Bulk Variance
Block 7.11, Lots 6
123 E. Maryland Ave., Long Beach Township

Dear Jackie:

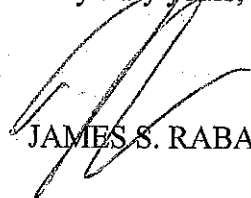
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application;
- (x) 15 copies of Minor Subdivision Plan prepared by James Brzozowski of Horn, Tyson & Yoder, Inc.;
- (x) 15 copies of Floor Plans prepared by Sarah Jennings of CWB Architecture;
- (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) W-9
- (x) 1 copy of Signed Checklist;
- (x) 1 copy of Technical Checklist;
- (x) 1 Proposed Public Notice;
- (x) Application Fee check 3870 Amount \$1,125.00
- (x) Attorney Escrow check 3871 Amount \$2,500.00
- (x) Please consent and/or approve for public hearing on December 11, 2024 at 6:30 p.m.

Jackie Fife
November 18, 2024
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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: 123 E. Maryland LLC (via email)
James Brzozowski, P.E., P.P. (via email)
Sarah Jennings, AIA (via email)
Frank Little, P.E., P.P. (via email) (w/encl.)
Kevin Quinlan, Esq. (via email) (w/encl.)

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

Do not write below - for official use only

Project Name: 123 E Maryland LLC Subdivision
Block: 7.11 Lot(s): 6
Property Address: 123 E. Maryland Ave.

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

CHECK ALL THAT APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input checked="" 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: 123 E Maryland LLC
Address: Street: 121 S. Mountain Ave. City: Montclair Zip: 07042
Phone: (917) 214-9662 e-mail: sglasser@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: _____

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: Horn, Tyson & Yoder, Inc.
Address: Street: 8510 Long Beach Blvd. City: Long Beach Twp Zip: 08008
Phone: (609) 492-5050 e-mail: jimb.hty@gmail.com

5. Architect: CWB Architecture
 Address: Street: 799 Route 72 City: Manahawkin Zip: 08050
 Phone: (609) 597-8880 e-mail: Sarah@CWBreareley.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 8,187.51 Lot Dimensions: 82.5' x 100.01'

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: 0

9. Proposed Use: 2 single-family building lots +

10. When was the property purchased? 6/21/24

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

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

13. Proposed conditions	New Lot 6.01	Variance Needed	Proposed conditions	New Lot 6.02	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>18.10</u>	<input type="checkbox"/>	Front Yard Set Back	<u>18.10</u>	<input type="checkbox"/>
Side Yard Set Back	<u>4.70</u>	<input type="checkbox"/>	Side Yard Set Back	<u>4.00</u>	<input type="checkbox"/>
Side Yard Set Back	<u>11.00</u>	<input type="checkbox"/>	Side Yard Set Back	<u>12.00</u>	<input type="checkbox"/>
Rear Yard Set Back	<u>33.90</u>	<input type="checkbox"/>	Rear Yard Set Back	<u>33.90</u>	<input type="checkbox"/>
Dist. to Adj. Struct.	<u>15.00</u>	<input type="checkbox"/>	Dist. to Adj. Struct.	<u>15.00</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.)	<u>1,200.00</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.)	<u>1,200.00</u>	<input type="checkbox"/>
% Lot Coverage	<u>29.36</u>	<input type="checkbox"/>	% Lot Coverage	<u>29.27</u>	<input type="checkbox"/>
% Impervious Coverage	<u>75.00</u>	<input type="checkbox"/>	% Impervious Coverage	<u>75.00</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>0.00</u>	<input type="checkbox"/>	No. Accessory Structures	<u>0.00</u>	<input type="checkbox"/>
Lot Width	<u>41.50</u>	<input checked="" type="checkbox"/>	Lot Width	<u>41.00</u>	<input checked="" 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

The Applicant is proposing to record a deed restriction limiting the lot coverages for each of the two proposed lots to less than 30%.

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 September 11, 2024 under Application No. LUB 09-24, which denied a minor subdivision application presented by the Applicant.

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

- Minor Subdivision Plan prepared by Horn, Tyson & Yoder, Inc.
- Architectural drawings prepared by CWB Architecture
- 4 photographs of the subject property

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

123 E. Maryland, LLC

Dates: 11/18/24

x [Signature]
SEYMUR BLASSER, Owner/
Managing Member (Print name under signature)
123 E. Maryland, LLC

Dates: 11/18/24

x [Signature]
IRA Jeffrey Kapnick, Owner/
Managing Member (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

OWNERSHIP INFORMATION SUPPLEMENT

123 E. Maryland LLC (Applicant) Membership Interests:

Seth Glasser: 50%
121 S. Mountain Ave.
Montclair, NJ 07042

Ira Kapnick: 50%
5501 Ocean Blvd.
Long Beach Township, NJ 08008

APPLICATION SUPPLEMENT

123 E. Maryland LLC (the "Applicant") has made application to the Long Beach Township Land Use Board (the "Board") for minor subdivision approval and bulk variances relative to proposed development at the property designated as Lot 6 in Block 7.11 on the Tax Map of the Township of Long Beach, located at 123 E. Maryland Avenue in the Beach Haven Terrace Section of Long Beach Township. Currently, the property is developed with a single-family dwelling with detached garage. The Applicant is seeking to demolish the existing single-family dwelling and detached garage, and to subdivide Block 7.11, Lot 6, into two single-family building lots. The dimensions of the proposed lots are as follows:

1. Proposed Lot 6.01: 41.50 feet by 100.01 feet (4,087.51 square feet)
2. Proposed Lot 6.02: 41 feet by 100 feet (4,100 square feet)

The following variances are requested:

1. Section 205-55(C)(1): The minimum required lot area is 5,000 square feet. The proposed lot area for proposed lot 6.01 is 4,087.51 square feet. The proposed lot area for proposed lot 6.02 is 4,100 square feet.
2. Section 205-55(C)(1): The minimum required lot width is 50 feet. The proposed lot width for proposed lot 6.01 is 41.50 feet. The proposed lot width for proposed lot 6.02 is 41 feet.

The single-family dwellings to be constructed on proposed lots 6.01 and 6.02 will conform to all bulk zoning requirements; the Applicant is only seeking variances for the lot area and lot width of the proposed lots. The Applicant is also proposing lot coverages for each of the two new lots that are less than 30%, and is willing to record a deed restriction limiting the respective lot coverages to less than 30%. The proposed lots are similar in size to many lots on

the block, and the proposed homes would fit in the neighborhood better than the existing lot, where an extremely large single-family dwelling could be built. Additionally, the proposed homes will improve the housing stock in the neighborhood.

Date SEPTEMBER 11, 2024

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

WHEREAS, 123 E. Maryland, LLC has made application to the Land Use Review Board of the Township of Long Beach for a minor-subdivision approval to demolish the existing cape style dwelling and associated 3 car detached garage and subdivide the parcel into two single family building lots. Variance relief is required for both proposed lots for lot area and lot width. Proposed lot 6.01 requires variance relief for lot area where 4,087.51 sq. ft. is proposed and 5,000 sq ft. is required and lot width where 41.50 ft. is proposed, and 50 ft. is required. Proposed lot 6.02 requires variance relief for lot area where 4,100 sq. ft. is proposed, and 5,000 sq. ft. is required and lot width where 41 ft. is proposed, and 50 ft. is required.

WHEREAS, the Land Use Review Board considered this application at a public hearing on August 14, 2024. The applicant was represented by James S. Raban, Esq.

WHEREAS, following exhibits were marked and entered in evidence:

- A-1 Application.
- A-2 Minor Subdivision Map prepared by Horn Tyson and Yoder; Inc. dated 1/30/24.
- A-3 Tax Map.
- A-4 Color Photos (4).
- A-5 Enlarged colorized tax map.
- B-1 Board Engineer Review Letter dated 7/30/24.

WHEREAS, Testimony was offered by James D. Brzozowski, P.E., P.P. of Horn, Tyson and Yoder, Inc., who was sworn and qualified as an expert in planning and engineering.

WHEREAS, Mr. Brzozowski testified as follows:

1. Of the 19 lots within 200 ft. of the subject property, 9 have lot frontage and lot area equal to or less than that proposed for the two new lots.

2. The proposed lots would not be out-of-character with the neighborhood.
3. The existing single lot would permit a larger dwelling to be constructed.
4. The proposed lots if approved would require larger side yards than a single home constructed on the lot without subdividing.
5. The variances can be granted without detriment to the zone plan, ordinances and Master Plan of the Township.

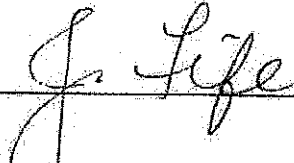
WHEREAS, the hearing was opened to the public and no interested parties came forward to testify in favor or against the proposed sub-division.

WHEREAS, the Land Use Board, after considering the Application, exhibits entered in evidence, testimony of the witnesses, argument of counsel and public comment 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 applicant is authorized to make the Application.
3. The property is in the R-50 Single-Family Residential Zone.
4. 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.
5. The Board finds that the Applicant has failed to establish that a hardship exists.
6. The Board finds that the detriment to open air and light outweighs any benefits to the granting of the variance where the benefit is to the Applicant alone.

7. 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 where no hardship exists, and the proposal would result in an increase in density.
8. The Board has reviewed and adopts the engineering report of Owen Little and Associates dated July 30, 2024, 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 Review 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:** Caplicki

ROLL CALL VOTE: Meehan, Hummel, Applegate, Jones, Roth, Caplicki, Zoladz all voted in the affirmative

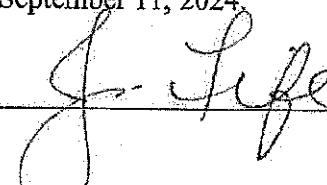
Ayes: (7) to Deny:

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 August 14, 2024 regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on September 11, 2024.



JACQUELINE FIFE
SECRETARY

Publication Date: September 17, 2024 ~ Asbury Park Press

Long Beach Township Land Use Board

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

STATE OF _____ :
:
COUNTY OF _____ : ss.

I, 123 E. Maryland LLC 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 123 E. Maryland Ave.

(Street Address)

Long Beach Township, Ocean County, New Jersey known as :

Block 7.11 Lot 6 & 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

(Print agent name)

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

Dated: 7/2/2024

123 E. Maryland, LLC

x [Signature]

Signature of Owner/Managing Member

SETU R GLASSER

Print Name above

123 E. Maryland, LLC

x [Signature]

Signature of Owner/Managing Member

Ira Jeffrey Kapurick

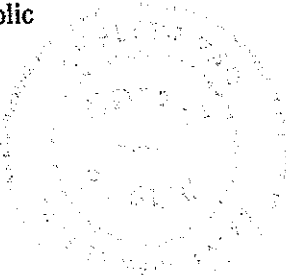
Print name above

Sworn and Subscribed to before me this 2nd day of July, 2024.

[Signature]

Notary Public

CHELSEA RAO
Notary Public, State of New Jersey
Comm. # 50219504
My Commission Expires 3/5/2029



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
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)

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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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)
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)

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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	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)

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that 123 E. Maryland LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for minor subdivision approval and bulk variances relative to proposed development at the property designated as Lot 6 in Block 7.11 on the Tax Map of the Township of Long Beach, located at 123 E. Maryland Avenue in the Beach Haven Terrace Section of Long Beach Township. Currently, the property is developed with a single-family dwelling with detached garage. The Applicant is seeking to demolish the existing single-family dwelling and detached garage, and to subdivide Block 7.11, Lot 6, into two single-family building lots. The dimensions of the proposed lots are as follows:

1. Proposed Lot 6.01: 41.50 feet by 100.01 feet (4,087.51 square feet)
2. Proposed Lot 6.02: 41 feet by 100 feet (4,100 square feet)

The following variances are requested:

1. Section 205-55(C)(1): The minimum required lot area is 5,000 square feet. The proposed lot area for proposed lot 6.01 is 4,087.51 square feet. The proposed lot area for proposed lot 6.02 is 4,100 square feet.
2. Section 205-55(C)(1): The minimum required lot width is 50 feet. The proposed lot width for proposed lot 6.01 is 41.50 feet. The proposed lot width for proposed lot 6.02 is 41 feet.

The single-family dwellings to be constructed on proposed lots 6.01 and 6.02 will conform to all bulk zoning requirements; the Applicant is only seeking variances for the lot area and lot width of the proposed lots. The Applicant is also proposing lot coverages for each of the two new lots that are less than 30%, where the maximum permitted lot coverage is 33.3%.

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.

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 #3665

James S. Raban
Attorney for the Applicant