

# RABAN & RABAN

— LLC —

*Attorneys at Law*

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

REGINALD J. RABAN (1945-2024)  
JAMES S. RABAN\*▲

MEMBER OF NJ BAR \*  
MEMBER OF PA BAR▲

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November 12, 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: Giarraputo Bulk Variance  
Block 15.74, Lot 6  
5208 Ocean Blvd., Long Beach Township, 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 pool variance plans prepared by R.C. Burdick, P.E., P.P., P.C.;
- (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 3526 Amount \$500.00
- (x) Attorney Escrow check 3527 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on January 8, 2025 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: Leonard and Linda Giarraputo (via email)

Jackie Fife  
November 12, 2024  
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R.C. Burdick, P.E., P.P., P.C. (via email)  
Frank Little, Jr., P.E., P.P. (via email)  
Kevin Quinlan, Esq. (via email)



**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     I-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](mailto:jfife@longbeachtownship.com)
- Check for Application Fee \$ 300.00    Check # 3526
- Check for Escrow Fee \$ 1,000.00    Check # 3527

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

James S. Raban,

Print Name

Attorney for Applicant

Date

11/12/24

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)

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

Do not write below - for official use only

Project Name: Giarraputo Variance  
Block: 15.74 Lot(s): 6  
Property Address: 5208 Ocean Boulevard

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: Leonard Joseph Giarraputo and Linda Ann Giarraputo  
Address: Street: 11 Overlook Court City: Medford Zip: 08088  
Phone: (609) 923-7226 e-mail: ln4monkes@comcast.net

Applicant is :  Owner  Agent  Corporation  Partnership  LLC

If applicant and/or owner is a corporation, LLC or partnership set forth the names addresses of all stockholders, partners or members having 10% or more interest on a separate paper. Corporations must be represented by a New Jersey licensed attorney and include a Resolution authorizing the Application.

2. Owner's Name: 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: R.C. Burdick, P.E., P.P., P.C.  
Address: Street: 1023 Ocean Road City: Point Pleasant Zip: 08742  
Phone: (732) 892-5050 e-mail: rburdickpe@aol.com

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: 4,378 sq. ft. Lot Dimensions: 50.10' x 89.13'

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? May 7, 2015

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>34.00</u>	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>20.00</u>	<input type="checkbox"/>	Front Yard Set Back <u>20.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>15.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>15.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>4.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>4.00</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>15.00</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>15.00</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>1,454.00</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,454.00</u>	<input type="checkbox"/>
% Lot Coverage <u>33.22</u>	<input type="checkbox"/>	% Lot Coverage <u>33.22</u>	<input type="checkbox"/>
% Impervious Coverage <u>54.82</u>	<input type="checkbox"/>	% Impervious Coverage <u>54.82</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>1.00</u>	<input type="checkbox"/>
Lot Width <u>50.00</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**

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

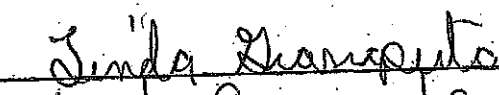
- Pool Variance Plan prepared by R.C. Burdick, P.E., P.P., P.C.
- 5 photographs of the subject property

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

Dates: 11/12/24

  
\_\_\_\_\_  
Leonard Giarrapeto, Owner  
(Print name under signature)

Dates: 11/12/24

  
\_\_\_\_\_  
Linda Giarrapeto, 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**

Leonard Joseph Giarraputo and Linda Ann Giarraputo (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 6 in Block 15.74 on the Tax Map of the Township of Long Beach, located at 5208 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The property is currently occupied by a single-family dwelling with an inground swimming pool. After recently having the swimming pool installed at the property, the Applicant was notified by Long Beach Township that the setback from the pool to East 53<sup>rd</sup> Street did not meet the minimum setback requirements. As a result, the Applicant is seeking the following variance from the Long Beach Township Zoning Ordinance:

1. Under Section 205-11(E)(1)(a) of the Zoning Ordinance, the minimum required setback from East 53<sup>rd</sup> Street to the swimming pool is 4 feet. The swimming pool was installed with a 2.5-foot setback to East 53<sup>rd</sup> Street. The Applicant is seeking a variance to permit the swimming pool to remain in its current location.

The location of the pool, being 1.5 feet closer to the property line than permitted, has virtually no impact on any of the surrounding property owners.









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

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	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

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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
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 requesting a waiver from the requirement to submit architectural drawings based upon the fact that the Applicant is not proposing any changes to the improvements at the property.

## PUBLIC NOTICE

### LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that Leonard Joseph Giarraputo and Linda Ann Giarraputo (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 6 in Block 15.74 on the Tax Map of the Township of Long Beach, located at 5208 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The property is currently occupied by a single-family dwelling with an inground swimming pool. After recently having the swimming pool installed at the property, the Applicant was notified by Long Beach Township that the setback from the pool to East 53<sup>rd</sup> Street did not meet the minimum setback requirements. As a result, the Applicant is seeking the following variance from the Long Beach Township Zoning Ordinance:

1. Under Section 205-11(E)(1)(a) of the Zoning Ordinance, the minimum required setback from East 53<sup>rd</sup> Street to the swimming pool is 4 feet. The swimming pool was installed with a 2.5-foot setback to East 53<sup>rd</sup> Street. The Applicant is seeking a variance to permit the swimming pool to remain in its current location.

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 January 8, 2025 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 #3622

James S. Raban  
Attorney for the Applicant