RABAN & RABAN

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 A

TEL (609) 492-0533 FAX (609) 492-0464 Email: jraban@regraban.com

November 12, 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:

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 trally/yours

S S/RABAN

JSR/dh

Encl.

cc: Leonard and Linda Giarraputo (via email)

Jackie Fife November 12, 2024 Page 2

> 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

INST	RU	CT	IONS:	
** 10 7		\sim $_{\perp}$	TOTAO.	

- l. 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	
I Copy of Architectural Plans	
1 Copy of Zoning Denial Letter (if applicable)	
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 Publica	tíon
Mailed to Kevin Quinlan 207 W. Main Street, Tuckerton, N	T 08087
	,
Frank Little, P.E., P.P.	
1 Copy of Complete Application	
1 Copy Variance Plan, Site Plan, or Subdivision Map	
I Copy of Architectural Plans	
l Copy of Zoning Denial Letter (if applicable)	
1 Copy of Color Photos	
I Copy of Tax Map with Property Block & Lot highlighted	,
l Copy of COMPLETED Technical Check List	
Mailed to Frank Little: Owen, Little & Associates Inc. 443	ttlantic City Boulevard, Beachwood, NJ 08722
Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Bea 1 ORIGINAL of each of the following:	<u>ch, NJ 08008:</u>
Application Variance Plan Site Plan Subdivision	
T JILC 1 AII JILC 1 AII SIIDIIIVISII	on Plan Architectural Plan(s)
Tax Map Color Photos I-W-9 Zoning D	enial Signed Checklist
Technical Checklist Affidavit of Ownership, Consent, A I Copy of Proposed Notice to Property Owners and for Publicat	uthorization and Non-Collusion
Electronic copy PDF format of all the above emailed to fife@	10n
Check for Application Fee \$ 500.00 Check #	longbeachtownship.com
	3527
Board Member Packets (COLLATED):	J 3 2 1
14 Copies of Complete Application including:	
14 Copies Variance Plan, Site Plan, or Subdivision Map	
14 Copies of Architectural Plans	
14 Copies of Zopting Denial Letter (if applicable)	
✓ 14 Copies of Color/Photos	
14 Copies of Lax Map with Property Block & Lot highlighted	
////	
/s // //	11/12/200
Applicant Signature	
appaream signature	Date
· James J. Kaban	
Print Name A	Amanau I
	Approved Denied
Attorney for Applicant	(FOR LAND USE BOARD SECRETARY ONLY)

TOWNSHIP LAND USE BOARD	1 Do not write below	- for official use only
Project Name: Giarraputo Variance	Date Received:	A
Block: 15.74 Lot(s): 6	Application Fee: Escrow Fee:	\$ \$
Property Address: 5208 Ocean Boulevard	Docket Number:	
CHECK ALL THAT APPLY:		÷ .
 ✓ Bulk Variance ─ Use Variance ─ Interpretation ─ Informal ─ Conditional Use 	Minor Subdivision Major Subdivision Major Subdivision Site Plan/Prelimin Site Plan/Final	n/Preliminary n Final Major
ANSWER ALL QUESTIONS. IF NOT APPLIED ON NOT LEAVE BLANKS. INCOMPLIANCE ACCEPTED OR WILL BE I	ETE APPLICATIONS W	VILL NOT BE
I. Applicant Name: Leonard Joseph Giarrapute	o and Linda Ann Giarraput	0
Address: Street: 11 Overlook Court	City: Medford	Zip: 08088
Phone: (609) 923-7226 e-mail:	monkes@comcast.net	
If applicant and/or owner is a corporation, LI addresses of all stockholders, partners or men separate paper. Corporations must be represented and include a Resolution authorizing the App	nbers having 10% or mo ented by a New Jersey lic	re interest on a
2. Owner's Name: Same as Applicant		
Address: Street:	City:	Zip:
Phone: e-mail:		
All owners must be identified and sign applica	ation. (Use additional p	oages if necessary)
3. Attorney: James S. Raban, Esq.		<u>, , , , , , , , , , , , , , , , , , , </u>
Address: Street: 11710 Long Beach Blvd.	City: Haven Bead	ch Zip : 08008
Phone: (609) 492-0533 e-mail: jrab	an@regraban.com	
4. Planner/Surveyor: R.C. Burdick, P.E., P.P., P.C		
Address: Street: 1023 Ocean Road		
Phone: (732) 892-5050 e-mail: rbu	City: Point Pleas	ant Zip: 08742

5. A	Architect: N/A					
A	Address: Street:			City:	Zip:	
P	Phone:	e-ma	ail:			
A	Attache additional sheets	if necessary.	÷			
6. J	Location of property: Zone: R-50	Lot Are	ea: <u>4,</u> 378 sq	. ft. Lot Dimensions	s: <u>50.10' x</u>	89.13'
7.]	is the property located or	n a county ro	ad? No		ı	
8. (Current Use: single-family	/				
	No. of Dwelling Units	: 1	No.	of Commercial Units:		
9.	Proposed Use: single-fam	nliy		· · · · · · · · · · · · · · · · · · ·		
	When was the property p		May 7, 201	5		
	\				10	
ll.	Date of Last Certificate of	of Occupancy	y:		Attach Co	рy
12.	Date of last construction	, alteration o	or addition	: Attac	h copies of	permits
13.	Existing conditions		Pre-Existing non-conform	g tty Proposed condit	<u>ions</u>	Varianc Needed
	Building Height:	34.00	🗖 ု	Building Height:	34.00	🗆
	Front Yard Set Back	20.00	_ 🗆	Front Yard Set Back	20.00	
	Side Yard Set Back	15.00	_ 🗆	Side Yard Set Back	15.00	_ □
	Side Yard Set Back	4.00	_ 🗆	Side Yard Set Back	4.00	🗆
	Rear Yard Set Back	20.00	_ 🗆	Rear Yard Set Back	20.00	_ □
	Dist. to Adj. Struct.	15.00	🗆	Dist. to Adj. Struct.	15.00	_ □
	Lot Coverage (sq.ft.)	1,454.00	_ 🗆	Lot Coverage (sq.ft.)	1,454.00	
	% Lot Coverage	33.22	_ 🗆	% Lot Coverage	33.22	
	% Impervious Coverage	54.82	_ 🗆	% Impervious Coverage		
	No. Principal Structures	1.00		No. Principal Structures		_ 🗆
	No. Accessory Structures	1.00	_ 🗆	No. Accessory Structures		
	Lot Width	<u>50.00</u>	_ 🗆			
14.	Existing Restrictions:			// **		
	(A) Deed Restriction	ns:		(Attach Copi		None
	(B) Easements:			(Attach Copi	. —	None
	(C) Condominium:			(Attach Copi	ies) ☑	None
15.	Proposed Restriction:				$\overline{\checkmark}$	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	l Use	Board
or any other Federal, State, County or local Board or Agency involving this pro	72	
the subject of this application and attach copies of any application, supporting pleadings, decisions and/or orders from the relevant entity including any denia		
picadings, decisions and/or orders from the relevant entity mendanig any dema	15. 🖭	None
18. List all material submitted with this application i.e. plans, surveys, drawing reports etc.	gs, ph	otos,
-Pool Variance Plan prepared by R.C. Burdick, P.E., P.P., P.C5 photographs of the subject property		

ALL OWNERS OF RECORD AND APPLICANT MUST SIGN.	Application. (Attach additional pages if necessar
Dates: 11/12/24	Leonard (Flamporto, Owner (Print name under signature)
Dates: 11/2/24	Linda Ciarran C., Owner (Print name) under signature)
Applicant Signature (if different from ov	vner):
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 53rd 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 53rd Street to the swimming pool is 4 feet. The swimming pool was installed with a 2.5-foot setback to East 53rd 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.

Long Beach Township Land Use Board

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

STATE OF .	
COUNTY OF:	
I,Leonard and Linda Giarrap	outo being duly sworn according to law
(Print owner(s) name(s)) upon my/our oath depose and say:	The state of the s
1. I/we am/are the only owner(s) of prop	perty known as 5208 Ocean Blvd,
Long Beach Township Ocean County, New	45
Block 15.74 Lo Block Lo Block Lo	t <u>6</u>
As shown on the Official Tax Maps of the Town	nship of Long Beach.
herewith. I'we further agree to be bound by all myself/ourselves or my/our authorized agent. If connection with this application as deemed necessity designated officials or representatives.	we further consent to the inspection of this property in essary by the members of the Land Use Board and/or me/us and any member of the Township of Long
4. I/we hereby authorize James Rab	
behalf. I further agree to be bound by all represagent. Dated: 2224	Signature of Owner Leanard Giarraputo Print Name above
Sworn and Subscribed to before me this 1 2 day of March, 20231 Michelle Health	Signature of Owner Linda Ciarraput Print name above

MICHELLE M. HURLBURT HOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES JUNE 29, 2027

Owner: Leonard & Linda Giarraputo	Phone #_609-923-7226	Email: Inl4monkes@comcast.ne
Applicant: Same as Owner	Phone #:	Email:
Address: 5208 Ocean Boulevard		· · · · · · · · · · · · · · · · · · ·
Block: 15.74 Lot(s): 6	Date: 11/12	/24

	VAD	IANCE	i	MINOR		· · · ·			1
	1	CATION	APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
PLATESPECIFICATIONS	4.0								
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	Х	X	X	X	х	X	х	(P) (W) (N/R)
Plat based on land survey less than 12 months old	х	х	x	Х	X :	x	x	x	(P) (W) (N/R)
Sheet size up to 30" x 42"	Х	Х	Х	X	Х	X	Х	X	(P)(W) (N/R)
Each sheet numbered and titled	Х	Х	X	x	Х	X	х	х	(P)(W) (N/R)
GENERAL INFORMATIO	N .		A Particular			7.1			
Existing and proposed lot lines with dimensions, bearing and curve data.	x	Х	x	х	х	X	X	x	(P)(W) (N/R)
Key Map: site location and features within 400 FT, including streets, street names, and zone boundaries	x	X	x	x	х	x	х	X	(P)(W) (N/R)

^{**}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.**

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE F	MAJOR SITE PLAN		MAJOR SUBDIVISION	
DESCRIPTION	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
Tax map sheet, lot and block numbers	х	Х	X	х	Х	X	X	X,	(P) (W) (N/R)
Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT.	х	x	x	x	x	x	x	x	(P)(W) (N/R)
Date of original and all revisions.	Х	Х	х	х	X	X	X	х	(P)(W) (N/R)
Written and graphic map scale.	X	х	х	Х	Х	X	X	х	(P) W) (N/R)
North arrow with reference meridian.	Х	Х	Х	Х	х	Х	X	Х	(P) (W) (N/R)
Data and signature as per the "Map Filing Law"	х	Х	х	х	x	х	×	x	(P) (W) (N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	х	х	X	X	x	x	x	х	(P)(W) (N/R)
Area of the tract and of each lot.	Х	Х	Х	Х	Х	Х	Х	х	(P) (W) (N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			х	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			х	x					(P) (W) (N/R)
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 200 FT					X	х	х	х	(P) (W)(N/k)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			х	х	х	X	х	х	(P) (W) (N/R)
The boundaries of wetlands and wetland transition areas.	х	х	х	Х	х	х	х	х	(W) (N/R)

			т						
	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE P	MAJOR SITE PLAN		MAJOR SUBDIVISION	
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
MYANI MYADE FEATURE	S			A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		i de C			COMILLIED
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	х	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	х	x	x	x	X	x	x	(P) (W) (N/R)
Building coverage and lot coverage calculations.	х	х	х		х	х			(P)(W) (N/R)
Existing and proposed easements, rights-of-way and their purposes.	х	Х	Х	x	х	х	х	x	(P)(W) (N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			х	х	x	х	x	х	(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	х	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			х	x	(P) (W)(N/R)

4

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE	
DESCRIPTION	BULK	USE	SITE	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	х	X	x	X	x	(P) (W)(N/R)	
Plans, profiles and cross- sections of paved areas, curbs and sidewalks.			х	x	x	x	x	x	(P) (W)(N/R)	
MISCELLANEOUS.				l	10 1 4 F					
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.			х	×	х	×	X	x	(P) (W)(N/R)	
Storm drainage calculations.		,			Х		х		(P) (W) (N/R)	
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		х	x	X	х	(P) (W) (N/R)	

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 ¼" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							* (PY(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.			х		X	х	·		(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 53rd 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 53rd Street to the swimming pool is 4 feet. The swimming pool was installed with a 2.5-foot setback to East 53rd 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