RABAN & RABAN

LLC —

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN*▲

Attorneys at Law 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: <u>jraban@regraban.com</u>

November 20, 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:

Dubois Bulk Variance

Block 18.116, Lot 2

4 Lagoon Drive North, 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 Floor Plans prepared by Arnie Boyle, AIA of Walters Architecture;
- (x) 15 copies of Variance plans prepared by Jason Marciano, P.E., P.P. of East Coast Engineering;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 color copies of (4) 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 3531 Amount \$500.00
- (x) Attorney Escrow check 3532 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on January 8, 2025 at 6:30 p.m.

Jackie Fife November 20, 2024 Page 2

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,

JAMJAS S. RABAN

JSR/dh Encl.

Cc: Bryon and Denise Dubois (via email)

Arnie Boyle AIA (via email)

Jason Marciano, P.E., P.P (via email)

Frank Little, Jr., P.E., P.P., (via email and regular mail)

Kevin Quinlan, Esq. (via email and regular mail)



LONG BEACH TOWNSHIP LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION **INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED**

PLEASE READ

| INSTRUCTIONS: | lication being |
|--|----------------|
| 1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to appl | ication being |
| deemed complete. | and Use |
| 2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled La | als, 234 |
| Board Meeting at which consideration is sought. 3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted! | |
| 3. All documents must be submitted at the same time - incomplete submissions will be a decopy of the Applicant MUST deliver Completed Application and supporting documents in the following arrangement | ıt: |
| 4. Applicant MOST deliver Completed Application and supporting documents in the total way | |
| | |
| Kevin Quinlan, Esq.: | |
| 1 Copy of Complete Application | |
| I Copy Variance Plan, Site Plan, or Subdivision Map | • |
| 1 Copy of Architectural Plans | |
| 1 Copy of Zoning Denial Letter (if applicable) | |
| I 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 | |
| I Copy of this Checklist | |
| 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 | |
| I Copy of Architectural Plans | |
| I 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 | <u>!</u> |
| Wanted to Flank Little. Owen, Little & Hissociates inc. 115 Treatment only 2012 | |
| 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 | |
| Tax Map Color Photos I - W-9 Zoning Denial Signed Checklist | |
| Technical Checklist ——Affidavit of Ownership, Consent, Authorization and Non-Conusion | |
| 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 \$ 500 00 Check # 353/ | |
| Check for Escrow Fee \$ 1,000 Check # 3002 | |
| 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 Architectura Flans 14 Copies of Zoning Denial Letter (if applicable) | |
| 14 Copies of Golof Photos | |
| 14 Copies of Wax Map with Property Block & Lot highlighted | |
| 1, copicy of man 120 p. 23 p. 23 p. 23 p. 23 p. 24 p. 25 | • |
| 11/20/24 | |
| | |
| Applicant Signature Date | |
| James S. Raban | |
| Print Name Approved Demed | |
| | 1TA) |
| Attorney for Applicant (FOR LAND USE BOARD SECRETARY OF | |
| * - 4 1. · | |

| APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD | Do not write below - for | r official use only |
|---|--|---------------------------------------|
| Project Name: DuBois Variance | Date Received: Application Fee: \$ | · · · · · · · · · · · · · · · · · · · |
| Block: 18.116 Lot(s): 2 | Escrow Fee: \$ | |
| Property Address: 4 Lagoon Drive North | Docket Number: _ | |
| CHECK ALL THAT APPLY: | \ | |
| ✓ Bulk Variance Use Variance Interpretation Informal Conditional Use | Minor Subdivision (E Major Subdivision/Pr Major Subdivision Fi Site Plan/Preliminary Site Plan/Final | reliminary nal Major |
| ANSWER ALL QUESTIONS. IF NOT APPLICABI DO NOT LEAVE BLANKS. INCOMPLETE A ACCEPTED OR WILL BE DEEM | APPLICATIONS WILI | |
| 1. Applicant Name: Bryon DuBois & Denise DuBois | | |
| Address: Street: 1058 Prospect Ave. | City: Manahawkin | Zip: 08050 |
| Phone: (609) 488-2857 e-mail: bdubois@ | denviro.com | |
| Applicant is: ☐ Owner ☐ Agent ☐ Corport | ation □ Partnership | |
| If applicant and/or owner is a corporation, LLC or addresses of all stockholders, partners or members separate paper. Corporations must be represented and include a Resolution authorizing the Application | having 10% or more in by a New Jersey licens | iterest on a |
| 2. Owner's Name: Same as Applicant | | |
| Address: Street: | City: | Zip: |
| Phone: e-mail: | | |
| All owners must be identified and sign application. | | |
| | (Use additional page | s if necessary) |
| 3. Attorney: James S. Raban, Esq. | (Use additional page | s if necessary) |
| Address: Street: 11710 Long Beach Blvd. | (Use additional page City: Haven Beach | |
| Address: Street: 11710 Long Beach Blvd. | City: Haven Beach | |
| Address: Street: 11710 Long Beach Blvd. Phone: (609) 492-0533 e-mail: jraban@re 4. Planner/Surveyor: East Coast Engineering, Inc. | City: Haven Beach | |
| Address: Street: 11710 Long Beach Blvd. Phone: (609) 492-0533 e-mail: jraban@re 4. Planner/Surveyor: East Coast Engineering, Inc. | City: Haven Beach | Zip: 08008 |
| Address: Street: 11710 Long Beach Blvd. Phone: (609) 492-0533 e-mail: jraban@re | City: Haven Beach egraban.com City: Toms River | |

| Э. | Architect: | vvalters Al | rchitecture | ********** | | | |
|-----|---|---------------|--|------------------------------|---------------------------------------|--------------------|--------------------|
| | Address: Street: | 500 Barne | gat Blvd, Bui | lding 400 | City: Barnegat | Zip: _0 | 8005 |
| | Phone: (609) 698-8 | 3295 | e-mail: | aboyle@ | waltersarchitecture.com | <u> </u> | |
| | Attache additiona | l sheets if 1 | iecessary. | | | | |
| 6. | Location of prope Zone: R-10E | rty: | Lot Area: | 5,200 sq. | ft. Lot Dimension | s: <u>80' x 65</u> | 3 |
| 7. | Is the property lo | cated on a | county road | ? <u>No</u> | | | |
| 8. | Current Use: sing | le-family | | | | | |
| | No. of Dwellin | | 1 | No. o | f Commercial Units: | 0 | |
| 9. | Proposed Use: sin | | | | • | | |
| | | | | 40 004 | 7 | ****** | <u>+</u> |
| IV. | When was the pro | perty pur | chased! Ju | ne 16, 201 | <u> </u> | | |
| 11. | Date of Last Certi | ificate of C | Occupancy: | | | Attach Co | ору |
| 12. | Date of last const | ruction, al | teration or | addition: | Attac | h copies of | f permits |
| 13. | Existing condit | ions | ne | Pre-Existing on-conformit | y Proposed condit | ions | Variance Needed |
| | Building Height: | · <u>4</u> | 28.20 | | Building Height: | 34.00 | 🗆 |
| | Front Yard Set Back | <u>.</u> | 3.30 | | Front Yard Set Back | 20.10 | |
| | Side Yard Set Back | | <u> 19.30 </u> | | Side Yard Set Back | 10.17 | □ |
| | Side Yard Set Back | _ | 22.70 | | Side Yard Set Back | 21.00 | 🗆 |
| | Rear Yard Set Back | _ | 5.60 | ☑ | Rear Yard Set Back | 10.15 | |
| | Dist. to Adj. Struct. | _ | 29.40 | | Dist. to Adj. Struct. | 19.80 | 7 |
| | Lot Coverage (sq.ft.) | _ | 1,662.40 | ☑ | Lot Coverage (sq.ft.) | 1,559.00 | <u> </u> |
| | % Lot Coverage% Impervious Cover | _ | 31.20 | ☑ | % Lot Coverage | 29.98 | |
| | No. Principal Struct | | 32.80 | | % Impervious Coverage | 44.70 | |
| | No. Accessory Struct | hriwan _ | 1.00 | | No. Principal Structures | 1.00 | 🗆 |
| | Lot Width | 7 | 0.00 | | No. Accessory Structures | s <u>0.00</u> | |
| 14. | Existing Restricti | ons: | 80.00 | | | • | |
| | - | trictions: | · | | (Attach Copi | ies) ☑ | None |
| | (B) Easemen | | | <u> </u> | (Attach Copi | | None |
| | (C) Condom | | | | (Attach Copi | | None |
| 15. | Proposed Restric | tion: | | | · · · · · · · · · · · · · · · · · · · | | 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 La or any other Federal, State, County or local Board or Agency involving this pethe subject of this application and attach copies of any application, supporting pleadings, decisions and/or orders from the relevant entity including any den | roperty 1g docur | which is nentation |
| | | |
| 18. List all material submitted with this application i.e. plans, surveys, draw reports etc. | ings, ph | otos, |
| -Variance Plan prepared by East Coast Engineering -Architectural drawings prepared by Walters Architecture -4 photographs of the subject property | | |

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

| Dates: | 11/20/24 | (BDB) | |
|---------|------------------------------------|-----------------|----------------|
| | | Bryon Dubois | , Owner |
| | | (Print name und | er signature) |
| Dates: | 11/20/24 | x Denniduris | |
| | | Denise Dubois | , Owner |
| | · | (Print name und | ler signature) |
| Applica | ant Signature (if different from o | wner); | |
| | • | | , |
| Dates: | | | , Applicant |
| | | (Print name un | ler signature) |
| | · · | | , Applicant |
| Dates: | 1 | (Print name ur | ider signature |

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

APPLICATION SUPPLEMENT

Bryon DuBois and Denise DuBois (collectively, the "Applicant") have made application to the Long Beach Township Land Use Board (the "Board") for bulk variances relative to proposed development at the property designated as Lot 2 in Block 18.116 on the Tax Map of the Township of Long Beach, located at 4 Lagoon Drive North in the North Beach Section of Long Beach Township. The Applicant is seeking to demolish the existing single-family dwelling and construct a new single-family dwelling. The following bulk variances are requested:

- 1. Under Section 205-52(C)(1) of the Zoning Ordinance, the minimum required lot area is 10,000 square feet. The existing lot area is 5,200 square feet, which is a preexisting nonconformity that is not changing.
- Under Section 205-52(C)(1) of the Zoning Ordinance, the minimum required lot width is 75 feet. The existing lot width is 65 feet, which is a preexisting nonconformity that is not changing.
- 3. Under Section 205-52(C)(3) of the Zoning Ordinance, there shall be at least 30 feet between two adjacent houses. The distance between the existing dwelling and the adjoining dwelling to the east is 29.4 feet; the distance between the proposed dwelling and the adjoining dwelling to the east is 19.8 feet.
- 4. Under Section 205-52(C)(6) of the Zoning Ordinance, all buildings, including accessory buildings, shall not cover more than 25% of the lot. The existing lot coverage is 31.2%; the proposed lot coverage is 29.98%.

There is a hardship to the Applicant based upon the fact that the existing lot is a significantly undersized for the R-10E Zone. The proposed dwelling is modest in size and will fit well within the existing neighborhood.

Long Beach Township Land Use Board

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

| STATE OF: | • |
|--|---|
| COUNTY OF ss. | |
| I, Bryon and Denise Dubois | being duly sworn according to law |
| (Print owner(s) name(s)) upon my/our eath depose and say: | |
| | perty known as 4 Lagoon Drive North (Street Address) |
| Long Beach Township , Ocean County, New | Jersey known as : |
| Block 18.116 Lo Block Lo Block Lo | |
| As shown on the Official Tax Maps of the Town | |
| myself/ourselves or my/our authorized agent. I/ connection with this application as deemed nece other 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 |
| 4. I/we hereby authorize James Raba (Print agent many behalf. I further agree to be bound by all repress agent. | an, Esq. (Agent), to make application on my/our e) entations, promises and commitments made by my |
| Dated: 10/20/24 | Signature of Owner Bryon Dubois |
| Sworn and Subscribed to before me this 20 day of October 2024. Notary Public | Print Name above Signature of Owner Denise Dubois Print name above |
| MATTHEW R. LEATHERWOOD NOTARY PUBLIC - NEW JERSEY Comm. # 50076345 My Comm. Expires Feb. 5, 2028 | |

| Owner: Bryon DuBois & Denise DuBois | _ Phone # <u>609-488-2857</u> | Email: bdubois@denviro.com |
|-------------------------------------|-------------------------------|----------------------------|
| Applicant: Same as Owner | Phone #: | Email: |
| Address: 4 Lagoon Drive North | | |
| Block: 16.116 Lot(s): 2 | Date: 11/20 | /24 |

| | | | AP | MINOR APPLICATION MAJOR S | | LAN | MAJOR SUBDIV | ISION | CIRCLE ONE |
|--|------|---|------------------|---------------------------|-------------------|---------|-------------------|-------|----------------------|
| DESCRIPTION | | | SITE SUBDIVISION | | PRELIMINARY FINAL | | PRELIMINARY FINAL | | MUST BE COMPLETED |
| PLAT/SPECIFICATIONS | | | | 工业学科技 | | ini 4.4 | | | 400 大型 |
| 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 | х | х | x | x | x | x | (P)(W) (N/R) |
| Plat based on land survey less than 12 months old | х | х | х | х | x | х | х | х | (P)(W) (N/R) |
| Sheet size up to 30" x 42" | Х | Х | Х | х | Х | х | Х | х | (P)(W) (N/R) |
| Each sheet numbered and titled | x | X | х | х | Х | Х | Х | Х | (P)(W) (N/R) |
| GENERALINFORMATIO | Name | | - 18.38 | · / 然. 建物研究级型 | | | | | 1000 |
| Existing and proposed lot lines with dimensions, bearing and curve data. | x | x | x | x | x | 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 | х | x | x | x | x | 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.**

| | | IANCE CATION | АР | MINOR PLICATION | MAJOR SITE | PLAN | MAJOR SUBDIV | /ISION | CIRCLE ONE |
|--|-------|-----------------|--------------|--------------------|-------------|-------|--------------|--------|----------------------|
| 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 | х | х | Х | х | X | х | (P) (W) (N/R) |
| Zone boundaries, fax map sheet, lot and block numbers and names and addresses of all owners within 200 FT. | x | х | x | х | x | x | х | х | (P)(W) (N/R) |
| Date of original and all revisions. | х | Х | Х | х | Х | х | Х | X | (P)(W) (N/R) |
| Written and graphic map scale. | х | Х | х | х | Х | X | X | х | (P)(W) (N/R) |
| North arrow with reference meridian. | х | Х | х | Х | Х | x | X | х | (P)(W) (N/R) |
| Data and signature as per the "Map Filing Law" | х | X | х | х | x | х | x | х | (P) (W) (N/R) |
| Table of zoning requirements, showing existing nonconformities and proposed variances. | x | х | x | x | x | x | x | х | (P)(W) (N/R) |
| Area of the tract and of each lot. | х | Х | х | Х | X | х | X | х | (P)(W) (N/R) |
| Approval signature lines for Chairman, Secretary and Board Engineer | | | х | х | x | х | x | х | (P) (W) (N/R) |
| NATURAL FEATURES | War. | | 4 | TALL W | | | 1447 | | |
| Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 50 FT | | | x | х | | | | | (P) (W) (N/R) |
| Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 200 FT | | | | | x | x | x | x | (P) (W)(N/R) |
| All existing water courses and related areas that are subject to 100 Year floods under FEMA standards. | 10.00 | | x | х | x | x | x | x | (P) (W) (N/R) |
| The boundaries of wetlands and wetland transition areas. | х | х | х | x | X | x | Х | х | (P) (W) (N/R) |

| | | IANCE CATION | MINOI | R APPLICATION | MAJOR SITE PI | AN | MAJOR SUBDIV | ISION | CIRCLE ONE |
|--|------|-----------------|--------------|---------------|---------------|-------|--------------|-------|----------------------|
| DESCRIPTION | BULK | USE | SITE PLAN | SUBDIVISION | PRELIMINARY | FINAL | PRELIMINARY | FINAL | MUST BE COMPLETED |
| MAN-MADE REATURE | Sa. | | | · 推 | | | | | (4) |
| 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. | х | x | х | | х | х | | | (P)(W) (N/R) |
| Existing and proposed easements, rights-ofway and their purposes. | X | х | х | x | х | x | х | 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) (N) |
| 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) |

| | | IANCE CATION | MINO | R APPLICATION | MAJOR SITE P | LAN | MAJOR SUBDIV | /ISION | 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 . | | | AMEST. | 1.14.14 | | e e derek ju | Historia (1999) | Sin i | |
| 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 | х | x | x | x | x | (P) (W)(N/R) |
| MISCELLANEOUS | 4 (19) | | | | | | | | |
| 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 | | х | | (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) |

| | | IANCE CATION | MINO | RAPPLICATION | MAJOR SITE PLAN | | MAJOR SUBDIVISION | | CIRCLE ONE | |
|---|------|-----------------|--------------|--------------|-----------------|-------|-------------------|-------|----------------------|--|
| DESCRIPTION | 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 | | | | | | | (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 Bryon DuBois and Denise DuBois (collectively, the "Applicant") have made application to the Long Beach Township Land Use Board (the "Board") for bulk variances relative to proposed development at the property designated as Lot 2 in Block 18.116 on the Tax Map of the Township of Long Beach, located at 4 Lagoon Drive North in the North Beach Section of Long Beach Township. The Applicant is seeking to demolish the existing single-family dwelling and construct a new single-family dwelling. The following bulk variances are requested:

- Under Section 205-52(C)(1) of the Zoning Ordinance, the minimum required lot area
 is 10,000 square feet. The existing lot area is 5,200 square feet, which is a preexisting
 nonconformity that is not changing.
- Under Section 205-52(C)(1) of the Zoning Ordinance, the minimum required lot width is 75 feet. The existing lot width is 65 feet, which is a preexisting nonconformity that is not changing.
- 3. Under Section 205-52(C)(3) of the Zoning Ordinance, there shall be at least 30 feet between two adjacent houses. The distance between the existing dwelling and the adjoining dwelling to the east is 29.4 feet; the distance between the proposed dwelling and the adjoining dwelling to the east is 19.8 feet.
- 4. Under Section 205-52(C)(6) of the Zoning Ordinance, all buildings, including accessory buildings, shall not cover more than 25% of the lot. The existing lot coverage is 31.2%; the proposed lot coverage is 29.98%.

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 #3661

James S. Raban Attorney for the Applicant