

**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 20, 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: Dubois Bulk Variance

Block 18.116, Lot 2

4 Lagoon Drive North, Long Beach Township, N.J. 08008

Dear Jackie:

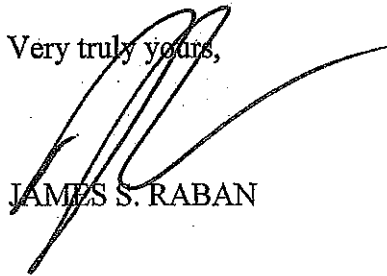
Enclosed please find the following with regard to the above referenced matter:

- (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,

A handwritten signature in black ink, appearing to read 'J. Raban', with a long, sweeping horizontal stroke extending to the right.

JAMES 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:**

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](mailto:jfife@longbeachtownship.com)
- Check for Application Fee \$ 500.00 Check # 3531
- Check for Escrow Fee \$ 1,000.00 Check # 3532

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

*11/20/24*

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: DuBois Variance  
Block: 18.116 Lot(s): 2  
Property Address: 4 Lagoon Drive North

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: 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  Corporation  Partnership  LLC

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

2. Owner's Name: Same as Applicant  
Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

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

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

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

5. Architect: Walters Architecture  
 Address: Street: 500 Barnegat Blvd, Building 400 City: Barnegat Zip: 08005  
 Phone: (609) 698-8295 e-mail: aboyle@waltersarchitecture.com

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: R-10E Lot Area: 5,200 sq. ft. Lot Dimensions: 80' x 65'

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

8. Current Use: single-family  
 No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: single-family H

10. When was the property purchased? June 16, 2017

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>28.20</u>	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>8.30</u>	<input checked="" type="checkbox"/>	Front Yard Set Back <u>20.10</u>	<input type="checkbox"/>
Side Yard Set Back <u>19.30</u>	<input type="checkbox"/>	Side Yard Set Back <u>10.17</u>	<input type="checkbox"/>
Side Yard Set Back <u>22.70</u>	<input type="checkbox"/>	Side Yard Set Back <u>21.00</u>	<input type="checkbox"/>
Rear Yard Set Back <u>5.60</u>	<input checked="" type="checkbox"/>	Rear Yard Set Back <u>10.15</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>29.40</u>	<input checked="" type="checkbox"/>	Dist. to Adj. Struct. <u>19.80</u>	<input checked="" type="checkbox"/>
Lot Coverage (sq.ft.) <u>1,662.40</u>	<input checked="" type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,559.00</u>	<input checked="" type="checkbox"/>
% Lot Coverage <u>31.20</u>	<input checked="" type="checkbox"/>	% Lot Coverage <u>29.98</u>	<input checked="" type="checkbox"/>
% Impervious Coverage <u>32.80</u>	<input type="checkbox"/>	% Impervious Coverage <u>44.70</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>80.00</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.**

- 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

[Signature]  
Bryon Dubois, Owner  
(Print name under signature)

Dates: 11/20/24

[Signature]  
Denise Dubois, 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

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.
2. 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.









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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DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
<b>STREET</b>									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
<b>MISCELLANEOUS</b>									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
 TECHNICAL CHECKLIST

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							(P) (W) (N/R)
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)

**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:

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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