

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

Do not write below - for official use only

Project Name: 4807 Long Beach Boulevard
Block: 15.90 Lot(s): 1
Property Address: 4807 Long Beach Boulevard

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

CHECK ALL THAT APPLY:

- | | |
|--|--|
| <input 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: Churchview Property LLC
Address: Street: 342 W. 9th Street City: Ship Bottom Zip: 08008
Phone: (609) 361-0011 e-mail: mpagnotta731@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: Nicholas F. Talvacchia, Esquire of Cooper Levenson, P.A.
Address: Street: 1125 Atlantic Avenue, Third Floor City: Atlantic City Zip: 08401
Phone: (609) 572-7544 e-mail: _____

4. Planner/Surveyor: James D. Brzozowski, PE, PP of Horn, Tyson & Yoder, Inc.
Address: Street: 8510 Long Beach Boulevard City: Long Beach Twp Zip: 08008
Phone: (609) 492-5050 e-mail: jimb.hty@gmail.com

5. **Architect:** Michael Pagnotta Architecture & Constrution-Design
Address: Street: 342 W. 9th Street **City:** Ship Bottom **Zip:** 08008
Phone: (609) 361-0011 **e-mail:** mpagnotta731@gmail.com

Attache additional sheets if necessary.

6. **Location of property:**
Zone: R-50 **Lot Area:** 11,250 sq. ft. **Lot Dimensions:** 75 ft. x 150 ft.

7. **Is the property located on a county road?** Yes

8. **Current Use:** Single family dwelling
No. of Dwelling Units: 1 **No. of Commercial Units:** 0

9. **Proposed Use:** Subdivide into two (2) lots for single family dwellings +

10. **When was the property purchased?** December 18, 2024

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: _____	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back <u>20.00</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>8.60</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>18.00</u>	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back <u>16.50</u>	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. <u>17.20</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage <u>30.60</u>	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage _____	<input type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures <u>1.00</u>	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width _____	<input type="checkbox"/>		<input type="checkbox"/>

14. **Existing Restrictions:**
 (A) **Deed Restrictions:** _____ **(Attach Copies)** **None**
 (B) **Easements:** Atlantic City Electric **(Attach Copies)** **None**
 (C) **Condominium:** _____ **(Attach Copies)** **None**

15. **Proposed Restriction:** **None**
 N/A

16. Variances and Waivers:

(A) List Required Variances: (Include Ordinance Number)

None

N/A

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

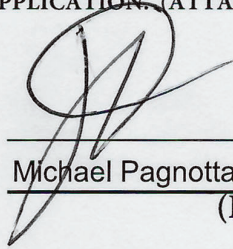
See list attached.

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

See list attached.

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

Dates: 1/13/25



Michael Pagnotta, Member _____, Owner
(Print name under signature)

Dates: _____

Michael Pagnotta

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

Same as Owner _____, Applicant
(Print name under signature)

Dates: _____

Same as Owner _____, Applicant
(Print name under signature)

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

PROJECT NARRATIVE

4807 Long Beach Boulevard
Block 15.90, Lot 1
Long Beach Township, County of Ocean, State of New Jersey

Churchview Property LLC (“Applicant”) proposes to subdivide the property located at 4807 Long Beach Boulevard, also identified as Block 15.90, Lot 1 on the Tax Map of the Long Beach Township (the “Property”), into two (2) lots. The Property is located in the R-50 residential zoning district and is currently 11,250 sq. ft. and contains a single-family dwelling that will be removed. Applicant seeks preliminary and final minor subdivision approval.

The proposed subdivision will result in proposed Lots, 1.01 and 1.02, each having lot area of 5,625 sq. ft. Both lots exceed the minimum lot area requirement. One (1) 2-story single-family dwelling will be developed on each new proposed lot and will meet all current bulk requirements regarding coverage, setbacks and height of the R-50 zoning district. Driveway access to the proposed lots will be provided from 48th Street, 49th Street, or the 15 ft. alley to the East. No vehicular access to the lots will be provided from Long Beach Boulevard.

The Applicant also requests any waivers, variances, exceptions or other relief that the Land Use Board may deem necessary and/or appropriate.

DISCLOSURE STATEMENT

**LIST OF NAMES AND ADDRESSES OF OFFICERS, DIRECTORS,
AND INDIVIDUALS OR ENTITIES
OWNING 10% OR MORE INTEREST IN THE LIMITED LIABILITY COMPANY
(N.J.S.A. 40:50D-48.1)**

CHURCHVIEW PROPERTY LLC

The person(s) or entity(ies) with a 10% or greater interest in Applicant, Churchview Property LLC:

Nautilus Custom Construction LLC
342 W. 9th Street
Ship Bottom, NJ 08008

The person(s) or entity(ies) with a 10% or greater interest in Nautilus Custom Construction LLC:

Michael Pagnotta
342 W. 9th Street
Ship Bottom, NJ 08008

14. Existing Restriction: (B) Easement(s): Atlantic City Electric (DB 5174, PG 464)

Deed of Easement A.C.E. 10-7

3646

Received of ATLANTIC CITY ELECTRIC COMPANY, a Corporation of the State of New Jersey,
One Dollar (\$1.00), in consideration of which George C. Schnell Jr

Lynne J. Schnell his wife

217 cont

hereby grant(s) and convey(s) unto said ATLANTIC CITY ELECTRIC COMPANY, its successors and assigns forever, the right and easement to erect, construct and maintain a line or lines for the transmission of electric energy thereover for any and all purposes for which electric energy is now, or may hereafter be used, and a telegraph and telephone line or lines, and cable television service, with all necessary poles, wires, cables, fixtures and appliances, including guy wires, stubs, anchors and brace poles, through, over and along the public highway or streets on which (my,our) land adjoins or abuts.

Situate in the Township of Long Beach
County of Ocean, and State of New Jersey, and bounded:

On the North by the lands of: 48th St

On the East by the lands of: 15' Wide Alley

On the South by the lands of: 49th St

On the West by the lands of: Long Beach Blvd

Being also known as Block 15.90, Lot 1, as shown on the municipal tax map.

TOGETHER with the right to fell or trim any trees along said line or lines, wherever the same may be necessary in order to erect, construct, operate or maintain said line or lines free and clear from obstructions, or which may endanger the safety or interfere with the use of said poles, wires, cables or fixtures. With the privilege to add to, or take from, line or lines, poles, wires, cables or fixtures, from time to time.

In Witness Whereof, (I,we) have hereunto set (my,our) hand(s) and affixed our seal(s) this 31st day of MAY, 1994

Signed and acknowledged in the presence of:

Charles E. Garrett
As to both

George C. Schnell, Jr. (L.S.)
Lynne J. Schnell (L.S.)

(L.S.)

NOTE: Form for Notary on other side.

COUNTY OF OCEAN
CONSIDERATION 1.00
REALTY TRANSFER FEE 1.00
DATE 6-29-94 BY RP

PREPARED BY R. F. ATKINSON

Robert F. Atkinson

DB 5174-0464

REC JUN/23/1994 12:24PH 045975 H. DEAN HAINES OCEAN COUNTY CLERK 17.00

STATE OF New Jersey }
 Ocean COUNTY }

Be it Remembered, that on this 31st day of May
1974 before me, a Notary Public of New Jersey
personally appeared George C. Schnell, Jr. and Lynn J. Schnell, his wife
who I am satisfied is or are the Grantor or Grantors mentioned in the above deed or conveyance, and I having first made known to him, her or them, the contents thereof, he, she or they acknowledged that he, she or they signed, sealed and delivered the same as his, her or their voluntary act and deed. All of which is hereby certified.

Charles E. Garrett, Jr.
CHARLES E. GARRETT, JR.
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 8, 1988

NOTE

Provisionary of Clerk's Certificate not necessary when acknowledgments are taken by other than N.J. Officers, provided the seal of the Notary is affixed to the acknowledgment, Mortgage and Acknowledgments, Power of Attorney, Justice of the Peace, etc. All acknowledgments in New Jersey.

Name: George C. Schnell, Jr. & Lynn J. Schnell
Address:
Municipality: Porto. of Long Beach
County: Ocean
Division: West Creek
CA: 27118 WO: 9400064

REMARKS:

RECORDING DATA

NOTE: RETURN TO ATLANTIC CITY ELECTRIC COMPANY
P.O. BOX 1500
SEASIDEVILLE, NJ 08238

POLE EASEMENT

0851174-0465

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.

Ocean County Planning Board

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

Minor Subdivision plan dated 01/02/2025 prepared by James D. Brzozowski, PE, PP of Horn, Tyson & Yoder, Inc.

Boundary Topographic Survey dated 12/06/2024, last revised 01/02/2025 prepared by Leon J. Tyszka, PLS of Horn, Tyson & Yoder, Inc.

Architectural renderings prepared by Michael Pagnotta Architecture & Construction-Design.