

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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January 13, 2025

Via Hand Delivery and Jfife@longbeachtownship.com

Jackie Fife
Long Beach Township Land Use Board
6805 Long Beach Boulevard
Brant Beach, NJ 08008

Re: 2804 West End LLC Special Reasons and Bulk Variance
Block 1.91, Lot 8,
2804 West Ave., 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 variance plans prepared by Jason Marciano of East Coast Engineering, Inc.;
- (x) 15 c opies of contractor drawings of the proposed deck;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 color copies of Property Photos (4);
- (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) W-9
- (x) Application Fee check 3557 Amount \$1,000.00
- (x) Attorney Escrow check 3558 Amount \$2,000.00
- (x) Please consent and/or approve for public hearing on February 12, 2025 at 6:30 p.m.

Jackie Fife
January 13, 2025
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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. Eileen Reid (via email)
Jason Marciano (via email)
Frank Little, Jr., P.E., P.P. (via email and regular mail)
Kevin Quinlan, Esq. (via email and regular mail)

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

Do not write below - for official use only

Project Name: 2804 West End LLC
Block: 1.91 Lot(s): 8
Property Address: 2804 West Ave.

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 checked="" 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: 2804 West End LLC
Address: Street: 151 Jay Avenue City: Lyndhurst Zip: 07071
Phone: (201) 370-8209 e-mail: ejreid151@aol.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: N/A
 Address: Street: _____ City: _____ Zip: _____
 Phone: _____ e-mail: _____

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-35 Lot Area: 4,924.66 Lot Dimensions: 50' x 106' (irreg.)

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

8. Current Use: Two-Family
 No. of Dwelling Units: 2 No. of Commercial Units: 0

9. Proposed Use: Two-Family +

10. When was the property purchased? 12/20/13

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>22.30</u> <input type="checkbox"/>	Building Height:	<u>22.30</u> <input type="checkbox"/>
Front Yard Set Back	<u>21.10</u> <input type="checkbox"/>	Front Yard Set Back	<u>14.20</u> <input checked="" type="checkbox"/>
Side Yard Set Back	<u>8.60</u> <input type="checkbox"/>	Side Yard Set Back	<u>8.60</u> <input type="checkbox"/>
Side Yard Set Back	<u>9.80</u> <input type="checkbox"/>	Side Yard Set Back	<u>9.80</u> <input type="checkbox"/>
Rear Yard Set Back	<u>41.70</u> <input type="checkbox"/>	Rear Yard Set Back	<u>41.70</u> <input type="checkbox"/>
Dist. to Adj. Struct.	<u>16.70</u> <input type="checkbox"/>	Dist. to Adj. Struct.	<u>16.70</u> <input type="checkbox"/>
Lot Coverage (sq.ft.)	<u>837.19</u> <input type="checkbox"/>	Lot Coverage (sq.ft.)	<u>1,615.29</u> <input type="checkbox"/>
% Lot Coverage	<u>17.00</u> <input type="checkbox"/>	% Lot Coverage	<u>21.40</u> <input type="checkbox"/>
% Impervious Coverage	<u>32.00</u> <input type="checkbox"/>	% Impervious Coverage	<u>32.80</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	_____ <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, Inc.
- Drawings of the proposed deck prepared by the Applicant's contractor
- 4 photographs of the subject property

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

Dates: 1/13/2025 
KAROL REID, Owner
(Print name under signature)

Dates: 1/13/2025 
John REID, 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

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

Dates: 1/13/2025



Allison Leud, Owner
(Print name under signature)

Dates: _____

_____, 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



NOTARY PUBLIC OF NEW JERSEY
Lisa M Miller
COMM. NO. 2414078
My commission expires OCT 28, 2026

OWNERSHIP INFORMATION SUPPLEMENT

2804 West End LLC (Applicant) Membership Interests:

John Reid
151 Jay Ave.
Lyndhurst, NJ 07071
Membership Interest: 33.3%

Karyl Reid
347 Harding Ave
Lyndhurst NJ 07071
Membership Interest: 33.3%

Allison Reid
234 Main Street
New Canaan CT 06840
Membership Interest: 33.3%

APPLICATION SUPPLEMENT

2804 West End LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for variances from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 8 in Block 1.91 on the Tax Map of the Township of Long Beach, located at 2804 West Avenue in the Holgate Section of Long Beach Township. The property is currently developed with a two-story two-family dwelling. The Applicant is proposing to remove the existing front wood landing and paver patio, and to construct a covered porch in its place. The following variances are requested:

1. Under Section 205-58 of the Zoning Ordinance, two-family dwellings are not permitted in the R-35 General Residential Zone. The proposed construction of a covered porch constitutes an expansion of a preexisting nonconforming use, which requires a special reasons variance.
2. Under Section 205-58(C)(2)(b) of the Zoning Ordinance, the minimum required lot area is 5,000 square feet. The existing lot area is 4,924.66 square feet, which is a preexisting nonconformity that is not changing.
3. Under Section 205-58(C)(3) of the Zoning Ordinance, the minimum required front yard setback is 20 feet. The existing front yard setback is 21.1 feet; the proposed front yard setback is 14.2 feet.

There is a hardship to the Applicant based upon the irregular shape of the Applicant’s property, as well as the location of the existing structure upon the property. The proposed covered porch only triggers variance relief on one side of the property due to the irregular shape of the property, and will have no negative impact on any surrounding properties or the public good.

Long Beach Township Land Use Board

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

STATE OF _____ ;
COUNTY OF _____ ; ss.

I, 2804 West End LLC being duly sworn according to law, upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 2804 West Ave., Long Beach Township, Ocean County, New Jersey known as :

Block 1.91 Lot 8
Block _____ Lot _____
Block _____ Lot _____

As shown on the Official Tax Maps of the Township of Long Beach.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize James Raban, Esq. (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 2/15/2023

Signature of Owner (Handwritten signature)

Print Name above (James Raban)

Signature of Owner (Handwritten signature)

Print name above (James Raban)

Sworn and Subscribed to before me this 15 day of Feb, 2023

Notary Public (Handwritten signature)

NOTARY PUBLIC OF NEW JERSEY Lisa M Miller COMM. NO. 2414078 My commission expires OCT 28, 2026

Signature of Owner (Handwritten signature)

Print name above (Allison Reid)

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
MAN-MADE FEATURES									
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
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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)
STREET									
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)
MISCELLANEOUS									
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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	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) <u>(W)</u> (N/R) * See Below
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 seeking a waiver from the requirement to submit architectural drawings for the proposed front porch. The Applicant has submitted drawings from their contractor in lieu of drawings from a licensed architect.

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that 2804 West End LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for variances from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 8 in Block 1.91 on the Tax Map of the Township of Long Beach, located at 2804 West Avenue in the Holgate Section of Long Beach Township. The property is currently developed with a two-story two-family dwelling. The Applicant is proposing to remove the existing front wood landing and paver patio, and to construct a covered porch in its place. The following variances are requested:

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3. Under Section 205-58(C)(3) of the Zoning Ordinance, the minimum required front yard setback is 20 feet. The existing front yard setback is 21.1 feet; the proposed front yard setback is 14.2 feet.

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 February 12, 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 #3562

James S. Raban
Attorney for the Applicant