

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 15, 2025

Via Hand Delivery & Email Jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: 25 W. 16th Street LLC Minor Subdivision
25 W. 16th Street, Long Beach Township, NJ 08008
Block 4.23 Lot 1

Dear Jackie:

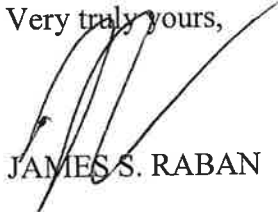
Enclosed please find the following with regard to the above referenced matter:

- (x) 15 copies of Land Use Development Application;
- (x) 15 copies of Minor Subdivision Division plan prepared by Matthew Hockenbury of MCH Engineering, Inc.;
- (x) 15 copies of highlighted tax map;
- (x) 15 copies of color photos;
- (x) W-9;
- (x) Checklist;
- (x) Technical Checklist;
- (x) Affidavit of Ownership;
- (x) Proposed Public Notice;
- (x) Application Fee check # 3574 Amount \$625.00
- (x) Escrow Account Deposit check # 3575 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing February 12, 2024 at 6:30 p.m.

Jackie Fife, Secretary
January 15, 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.

cc: 25 W. 16th Street LLC (via email)
Matthew Hockenbury (via email)
Frank Little, 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: 25 W16th Street LLC Minor Subdivision
Block: 4.23 Lot(s): 1
Property Address: 25 W. 16th Street

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: 25 W16th Street LLC
Address: Street: 27 W Beechcroft Rd. City: Short Hills Zip: 07078
Phone: (973) 524-0420 e-mail: sivtal@msn.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: Joseph Shields & Patricia Shields
Address: Street: 44 University Dr. City: Pennsville Zip: 08070
Phone: (609) 361-8300 e-mail: kathy@kathleenasheridan.com

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: MCH Engineering, Inc.
Address: Street: 1010 Commons Way, Bldg G City: Toms River Zip: 08755
Phone: (732) 569-3592 e-mail: matt@mchengineering.net

5. Architect: N/A
 Address: Street: _____ City: _____ Zip: _____
 Phone: _____ e-mail: _____

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 10,000 sq. ft. Lot Dimensions: 100' x 100'

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: 2 Single-Family Building Lots

10. When was the property purchased? 5/12/17

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>34.00</u> <input type="checkbox"/>	Building Height: _____ <input type="checkbox"/>	<input type="checkbox"/>
Front Yard Set Back	<u>36.80</u> <input type="checkbox"/>	Front Yard Set Back _____ <input type="checkbox"/>	<input type="checkbox"/>
Side Yard Set Back	<u>24.80</u> <input type="checkbox"/>	Side Yard Set Back _____ <input type="checkbox"/>	<input type="checkbox"/>
Side Yard Set Back	<u>46.80</u> <input type="checkbox"/>	Side Yard Set Back _____ <input type="checkbox"/>	<input type="checkbox"/>
Rear Yard Set Back	<u>14.80</u> <input type="checkbox"/>	Rear Yard Set Back _____ <input type="checkbox"/>	<input type="checkbox"/>
Dist. to Adj. Struct.	<u>15.00</u> <input type="checkbox"/>	Dist. to Adj. Struct. _____ <input type="checkbox"/>	<input type="checkbox"/>
Lot Coverage (sq.ft.)	<u>1,426.00</u> <input type="checkbox"/>	Lot Coverage (sq.ft.) _____ <input type="checkbox"/>	<input type="checkbox"/>
% Lot Coverage	<u>14.26</u> <input type="checkbox"/>	% Lot Coverage _____ <input type="checkbox"/>	<input type="checkbox"/>
% Impervious Coverage	<u>24.72</u> <input type="checkbox"/>	% Impervious Coverage _____ <input type="checkbox"/>	<input type="checkbox"/>
No. Principal Structures	<u>1.00</u> <input type="checkbox"/>	No. Principal Structures _____ <input type="checkbox"/>	<input type="checkbox"/>
No. Accessory Structures	<u>1.00</u> <input type="checkbox"/>	No. Accessory Structures _____ <input type="checkbox"/>	<input type="checkbox"/>
Lot Width	<u>100.00</u> <input type="checkbox"/>	No. Accessory Structures _____ <input type="checkbox"/>	<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.

- Minor Subdivision Plan prepared by MCH Engineering, Inc.
- 4 photographs of the subject property

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

Dates: _____
_____, Owner
(Print name under signature)

Dates: _____
_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: 1-14-25
[Signature], Applicant
(Print name under signature)

Dates: 1-14-25
[Signature], Applicant
(Print name under signature)

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

OWNERSHIP INFORMATION SUPPLEMENT

25 W16th Street LLC (Applicant) Membership Interests:

Erez Elisha

27 W. Beechcroft Road

Short Hills, NJ 07078

Membership Interest: 50%

Tracey Elisha

27 W. Beechcroft Road

Short Hills, NJ 07078

Membership Interest: 50%

APPLICATION SUPPLEMENT

25 W16th LLC (the “Applicant”) is seeking minor subdivision approval relative to proposed development at the property designated as Lot 1 in Block 4.23 on the Tax Map of the Township of Long Beach, located at 25 W. 16th Street in the North Beach Haven Section of Long Beach Township. Currently, the lot is developed with a single-family dwelling. The Applicant is proposing to demolish all existing improvements at the site and to subdivide Block 4.23, Lot 1 into two single-family residential building lots as shown on the minor subdivision plan submitted with the application. Each of the proposed lots has a lot area 50 feet by 100 feet. The building envelopes of the proposed dwellings will conform to all bulk zoning requirements. Although the Applicant believes that no variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

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)

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	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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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)

Long Beach Township Land Use Board

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

STATE OF _____ :
COUNTY OF _____ : ss.

I, Joseph and Patricia Shields being duly sworn according to law,
(Print owner(s) name(s))
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 25 W. 16th Street
Long Beach Township, Ocean County, New Jersey known as : (Street Address)

Block 4.23 Lot 1
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. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

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.
(Print agent name)

Dated: 1/14/25

Joseph Shields
Signature of Owner
Joseph Shields
Print Name above

Patricia A. Shields
Signature of Owner
Patricia Shields
Print name above

Sworn and Subscribed to before me
this 14 day of January, 2025.
Tony M DeAngelo
Notary Public

TONY M DEANGELO
Notary Public, State of New Jersey
My Commission Expires Sep 15, 2027.

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that 25 W16th LLC (collectively, the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for minor subdivision approval relative to proposed development at the property designated as Lot 1 in Block 4.23 on the Tax Map of the Township of Long Beach, located at 25 W. 16th Street in the North Beach Haven Section of Long Beach Township. Currently, the lot is developed with a single-family dwelling. The Applicant is proposing to demolish all existing improvements at the site and to subdivide Block 4.23, Lot 1 into two single-family residential building lots as shown on the minor subdivision plan submitted with the application. Each of the proposed lots has a lot area 50 feet by 100 feet. The building envelopes of the proposed dwellings will conform to all bulk zoning requirements.

Although the Applicant believes that no variances, waivers or exceptions are required, any 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 #3670

James S. Raban
Attorney for the Applicant