

TOWNSHIP OF LONG BEACH LAND USE BOARD

Form Z-2

5-18-20 HEARING 7/8/2020 DOCKET # LUB 13-20

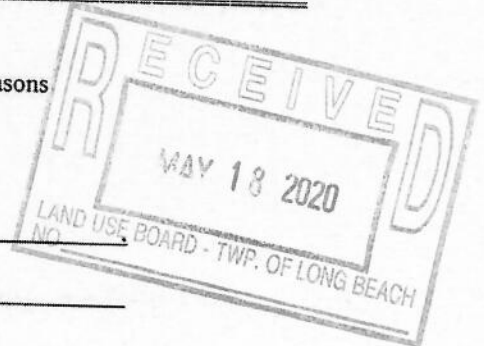
An appeal is hereby made for a variance from the terms of the Zoning Ordinance so as to As to permit the demolition of an existing single family home and the construction of a new 3 story single family home. Variances will be requested for side yard setback to Louisiana Avenue and rear yard setback.

Place an (X) before the relief or approvals requested

- ( ) Appeal from decision of building administrator, complete Z-2a  
(X) Bulk (hardship) Variance (N.J.S.A 40:D-70(c) complete Z-2c & c2 Reasons  
( ) Special Reasons Variance (N.J.S.A. 40:55D-70(d) complete Z-2d

**PREMISES AFFECTED BY THIS APPLICATION**

Designation of Tax Map (a) Lot(s) 10 (b) Block 11.06  
Street Address 124 East Louisiana Ave.  
Location Long Beach Township  
ZONE R-50



USE (if residential use, indicate below whether single family, duplex or Other

(a) Existing \_\_\_\_\_

(b) Proposed \_\_\_\_\_

IS PROPERTY ON COUNTY ROAD ( ) yes (X) no

Is Property located within 200 feet of a Municipal Boundary ( ) yes (X) no

WHEN was property purchased May 3, 2018

DATE of Original Construction 1945

Date of last construction, alteration or addition N/A Describe said construction alteration or addition.

Has there been any previous appeal involving these premises? None Known

If so, state character of appeal and date of disposition. -

**APPLICANT** Name Ralph DeSimone and Jennifer DeSimone

Street Address (permanent residence) 45 Blackburn Rd.

City Summit State NJ Zip Code 07901

Telephone (917) 693-2071

**OWNER** (if different from applicant - explain relationship to applicant)

Name same Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Note:** If applicant is partnership or corporation attach a list of the names and addresses of persons having a ten (10) percent interest or more in the corporation or partnership

Dimensions 40' x 231'

Area (in square feet) 9,240 Total (5,365.87 sf West of Building Line)

EXISTING IMPROVEMENTS

Number of Principal Structures: 1

Number of Accessory Structures: 1

Building Height (principal) 30'

(accessory)

Set Backs Principal

Accessory

Front Yard 145.4'

N/A

Rear Yard 29.6'

Side Yards 2'

Rear Yard 2.6'

Distance between Principal and Accessory Structure: Approximately

Total Ground Coverage (in square feet)

Percentage of Ground Coverage 16.6%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1

Number of Accessory Structures: 0

Building Height (principal) 36'

(accessory)

Set Backs

Accessory

Front Yard 97.4' (Oceanfront)

Rear Yard 10'

Side Yards 11' / 4'

Distance from adjacent Principal Structures: 21.2'

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet)

Percentage of Ground Coverage 31.6%

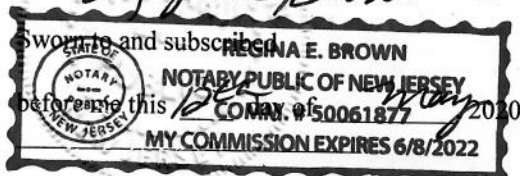
Prevailing set-back of adjoining buildings within the block 20'

VERIFICATION

State of New Jersey County of Ocean

The applicants, of full age, being duly sworn, upon him oath deposes and says:

The statements contained in this application, and all schedules thereto are true to the best of my knowledge and belief.



APPLICANT

APPLICANT

*[Signature]*  
*[Signature]*

**SCHEDULE II**  
**Form Z-2c**

**BULK (HARDSHIP) VARIANCE (NJSA 40:55D-0(c))**  
**TOWNSHIP OF LONG BEACH LAND USE BOARD**

- A. Describe all bulk variances requested and the section of the Zoning Ordinance from which the relief is sought:

Side yard setback to Louisiana Ave. having proposed 11' (15' required).

Rear yard setback having proposed 10' (15' required).

- B. Explain in detail how the strict application of the provisions of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant by reason of the exceptional narrowness, shallowness or shape of the property or by reason of exceptional topographic condition and exceptional situation or condition of the property.

The lot is a non-conforming lot as to lot width.

Property is constrained by the building line which limits potential construction.

- C. Explain in detail why a granting of this variance will not be materially detrimental to the Public Welfare or injurious to the property or improvements in the Neighborhood in which the property is located.

- 1) Applicant will add two additional parking spaces for a total of 4.
- 2) Development will eliminate two non-conforming setbacks for the existing garage by its removal.
- 3) Development will reduce the existing non-conformity of the front yard setback by an additional 1 foot.
- 4) The new construction will be an aesthetic improvement to the property and neighborhood.
- 5) There will be adequate distance between principal residences.
- 6) All construction will conform to BFE requirements.

**KELLY & VISOTCKY, L.L.C.**

ATTORNEYS-AT-LAW

149 E. Bay Avenue  
Manahawkin, New Jersey 08050  
[www.kvlawfirm.com](http://www.kvlawfirm.com)

Please Reply to:  
Post Office Box 536  
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Phone: (609) 597-7200  
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**RICHARD P. VISOTCKY**

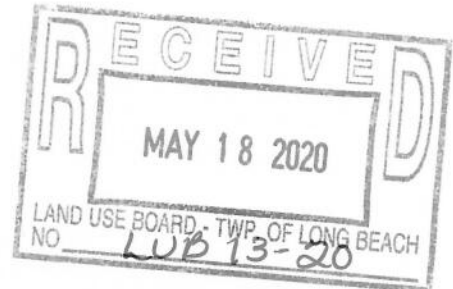
May 12, 2020

**HAND DELIVERED**

Leslie Krueger, Secretary  
Long Beach Township Land Use Board  
6805 Long Beach Boulevard  
Brant Beach, NJ 08008

RE: DeSimone, Ralph & Jennifer  
Property: Block 11.06, Lot 10  
a/k/a 124 East Louisiana Avenue  
Loveladies, Long Beach Twp., NJ

Dear Ms. Krueger:



Enclosed please find copies of the following:

1. 19 copies of variance plans;
2. 19 copies of Architectural plans;
3. 19 copies of Application;
4. 1 copy of check list;
5. Tax Certification (TBD);
6. Affidavit of Ownership;
7. Proposed Notice of Hearing; and
8. Two checks, one in the amount of \$425.00 and one in the amount of \$500.00.

Please review and advise if same is deemed complete.

Thank you for your cooperation.

Very truly yours,

  
RICHARD P. VISOTCKY

/rb  
Encl.

**KELLY & VISOTCKY, L.L.C.**

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**RICHARD P. VISOTCKY**

**NOTICE OF HEARING**

PLEASE TAKE NOTICE that Ralph DeSimone and Jennifer DeSimone have made application to the Long Beach Township Land Use Board for permission to remove the existing two story single family residence and non-conforming garage on their property and construct a new 3 story single family residence located at 124 East Louisiana Avenue, Long Beach Township, also known as Block 11.06, Lot 10 of the Long Beach Township Tax Map.

Applicant will seek variances for side yard setback to Louisiana Avenue having proposed 11' (15' required) and rear yard setback having proposed 10' (15' required). Applicant will seek any other variances that may be required by the Long Beach Township Land Use Board at the time said application is heard.

Applicants will also seek any other variances that may be required by the Long Beach Township Land Use Board at the time of the Public Hearing.

This matter is on the Clerk's Docket as Docket Number LUB-\_\_-20 and a public hearing has been ordered for Wednesday, June 10, 2020 at 7:00 PM in the Administration Building, Second Floor Multi-purpose 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.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours.

Kelly & Visotcky, LLC

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Richard P. Visotcky, Esquire  
Attorney for Applicants

11/18		Township of Long Beach Land Use Board Checklist										Waiver (Attach Reason)	Not Applicable	Board Receipt	Applicant Submission	Other Applications (Appeals/Interpretations)	Use Variance	Bulk Variance	Final Major Subdivision	Prelim. Major Subdivision	Minor Subdivision	Final Major Site Plan	Prelim. Major Site Plan	Minor Site Plan
Application Name: <u>DESIMONE, RALPH</u>																								
Block: <u>11.06</u> ; Lot(s): <u>10</u>																								
<b>PLAT SPECIFICATIONS</b>																								
1	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	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2	Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
3	Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
4	Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
5	Each sheet numbered and titled	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>GENERAL INFORMATION</b>																								
6	Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
7	Key Map: site location and features within 400 FT, including streets, street names, and zone boundaries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
8	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	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
9	Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
10	Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
11	Date of original and all revisions.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
12	Written and graphic map scale.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
14	Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
15	Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
16	Area of the tract and of each lot.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
17	Approval signature lines for Chairman, Secretary and Board Engineer	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>NATURAL FEATURES</b>																								
18	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 50 FT	X				X																		
19	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 200 FT		X	X			X	X																
20	All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.	X	X	X	X	X	X	X																
21	The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>MAN-MADE FEATURES</b>																								
22	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	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
23	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	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
24	Building coverage and lot coverage calculations.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
25	Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
26	Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
27	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																

Township of Long Beach Land Use Board Checklist		Minor Site Plan	Prelim. Major Site Plan	Final Major Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
28	All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X	X	X							
29	Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls	X	X	X					X					
<b>STREET</b>														
30	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							
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	X	X	X	X	X							
<b>MISCELLANEOUS</b>														
32	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							
33	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							
34	Storm drainage calculations.		X			X								
35	Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.	X	X	X		X	X							
36	Applications for new construction or additions to buildings: provide 19 sets 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	X	X			
37	Location of all signs and drawn details showing the size, construction type, height and content of all signs.	X	X	X										
38	Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.	X	X	X										

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

Block: \_\_\_\_\_

Lot: \_\_\_\_\_