

**LONG BEACH TOWNSHIP
6805 LONG BEACH BOULEVARD
BRANT BEACH, NEW JERSEY 08008
(609) 361-1000**

LAND USE DEVELOPMENT APPLICATION
(TO BE COMPLETED BY TOWNSHIP STAFF ONLY)

Date Filed _____ Docket No. _____
Application Fees _____ Escrow Deposit _____
Scheduled for: Review for Completeness _____ Hearing _____

1. SUBJECT PROPERTY (TO BE COMPLETED BY APPLICANT)

Location: 3705 Long Beach Boulevard,
Tax Map: Sheet Block 15.26 Lot (s) 1

Dimensions Frontage 150' on Long Beach Blvd x 75' on 37th and 38th Streets Total Area 11,250 square feet-

Zoning District **C- Commercial Zone**

2. APPLICANT

Name MEYER SHORE, LLC

Address 150 Himmelein Road
Medford, NJ 08055

Telephone Number: Home:

Local:

Work: 609-654-4030

FAX: 609-953-2046

Applicant is: New Jersey Limited Liability Company

Other (Please Specify)

Social Security Number / Federal ID Number: See W-9 submitted herewith

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (attach pages as necessary to fully comply.)

Name	Robert J. Meyer	Interest 100%
Address	150 Himmelein Road Medford, NJ 08055	

Name	Interest
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Address

4. If the Owner (s) is other than the applicant, provide the following information on the Owner (s):

Owner's Names: Richard Lally, Jr and Barbara A. Lally

Address: 261 Privateer Road
City/State: Manahawkin, New Jersey 08050

Telephone Number: C/O Richard Visotcky, Esq. 609-597-6086

Home: Work: Local:

Relationship of the applicant to the property in question:

Owner: Lessee Purchaser under Contract Other

5. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws or other dedications existing and proposed must be submitted for review.

Site plan and / or conditional use applicants: N/A

Proposed for: Expanded Area Alteration
Expansion of Structure Change of Use Sign

Other (please specify)

Has this property been the subject of any prior application (s) to the Planning Board or Zoning Board of Adjustment: Yes No . If so, please attach the date (s), the relief sought, the disposition of the case and a copy of the resolution (s). Prior site plan applications have been required for restaurants, which would not be relevant to this application. **Unkown**

Is the subject property located on:

A County Road: **Yes** A State Road: **No** ; Within 200 feet of a municipal boundary: **No** .

Present use of the premises: Drive in restaurant and ice cream parlor

6. Applicant's Attorney **Stuart D. Snyder, Esq.**

Address **2100 Long Beach Boulevard, Surf City, New Jersey**

Telephone Number **(609) 494-7676** Fax Number **(609) 494-8499**

7. Applicant's Engineer/Surveyor **Marathon Engineering and Environmental Services**

Steven F. Mervine P.L.S. David Fleming, P.E.

Address **3 Killdeer Court Suite 302, Swedesboro, NJ 08085**

Telephone Number **856-241-9705** Fax Number **856-241-9709**

8. Applicant's Planning Consultant: **TBD**

Address

Telephone Number Fax Number:

9. Applicant's Architect

Address:

Phone: Fax:

10. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name: To be provided if any other experts or consultants are retained.

Field of Expertise

Address

Telephone Number Fax Number

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

- Minor Subdivision Approval
- Subdivision Approval (Preliminary)
- Subdivision Approval (Final)

Number of lots to be created Two (2) Number of proposed dwelling units Two (2)

Area and dimensions of each proposed lot: New Lot 1.01 75' x 75' feet; New Lot 1.02 75' x 75' feet

SITE PLAN: N/A

- Minor Site Plan Approval
- Preliminary Site Plan Approval (Phases (if applicable))
- Final Site Plan Approval (Phases (if applicable))
- Amendment or Revision to an Approved Site Plan
- Area to be disturbed (square feet) N/A

Total number of proposed dwelling units: two (2)

Request for Waiver from Site Plan Review and Approval.
Reason for request:

Informal Review

Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]

Map or Ordinance Interpretation or Special Question [N.J.S. 40:55D-70b]

Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]

Variance Relief (substantial benefit) [N.J.S. 40:55Dc(2)]

Variance Relief (use) [N.J.S. 40:55D-70d]

Conditional Use Approval [N.J.S. 40:55D-67]

Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]

Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55-35]

12. Section (s) of Ordinance from which a variance is requested: as may be required by the Board after review.
13. Waivers Requested of Development Standards and / or Submission Requirements: as may be required by the Board after review.
14. Attach a copy of the proposed Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

The applicant seeks to demolish the existing structures at the site, and subdivide the property into two (2) single family building lots; each with dimensions of 75' x 75' feet to be improved with conforming single family homes. The development will conform to all bulk zoning requirements of the adjoining residential zone, R-50 as permitted under Ordinance # 2020-17C

16. Is public water line available? yes
17. Is public sanitary sewer available ? yes
18. Does the application propose any lighting? None other than standard residential lighting

19. Have any proposed new lots been reviewed with Tax Assessor to determine appropriate lot and block number? Pending
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? Plat
22. What form or security does the applicant propose to provide as performance and maintenance guarantees? Cash or Letter of Credit
23. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Long Beach Township Fire Prevention Bureau		x	
Long Beach Township Water & Sewer Dept.	x		
Long Beach Township Public Works Dept.	x		
Long Beach Island Health Dept.			
Ocean County Planning Board	x		
Ocean County Soil Conservation District (LBT)	x		
N.J. Dept. of Environmental Protection		x	
Sanitary Sewer Connection Permit	x		
Sewer Extension Permit		x	
Waterfront Development Permit		x	
Wetlands Permit		x	
Received			
Tidal Wetlands Permit			
FEMA		x	
N.J. Department of Transportation		x	
Other			
Other			

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.
25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing):

The documentation must be received by the Board Secretary at least twenty-one (21) days prior to the meeting at which the application is to be considered, or as otherwise required in the Land Development Ordinance. A list of the professional consultants is attached to the application form.

Quantity	Description of Item
18 copies	Land Use Development Application
18 copies	Minor Subdivision Plan prepared by Marathon Engineering and Environmental Services

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

<u>Applicant's Professional</u>	<u>Reports Requested</u>
Attorney	All Reports
Engineer	All Reports
Architect	
Planner	

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

MEYER SHORE, LLC

October 17, 2020

By: 
Robert J. Meyer, Applicant

28. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Township of Long Beach. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and / or other expenses associated with the review of the submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I, the Developer / Applicant, as signed below, acknowledge familiarity with the procedures set forth in the Township of Long Beach Land Development Ordinance for submittals and required action and agree to be bound by it.

Meyer Shore, LLC

October 17, 2020

By: 
Robert J. Meyer, Applicant

TOWNSHIP OF LONG BEACH PROFESSIONAL CONSULTANTS

Engineer

Frank J. Little, Jr.
Owen, Little & Associates
443 Atlantic City Blvd.
Beachwood, NJ 08722

(732) 244-1090
FAX (732) 341-3412

Planning Board Attorney

Carol Katz Sicheri, Esq.
P.O. Box 696
Manahawkin, NJ 08050

(609) 597-9261
FAX: (609) 597-1536

11/18		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)
Township of Long Beach Land Use Board Checklist Application Name: <u>Meyer Shore</u> Block: <u>15,126</u> ; Lot(s): <u>1</u>														
PLAT SPECIFICATIONS														
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			
2	Signature, seal, address, license number of professional preparing plat.	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			
4	Sheet size up to 30" x 42"	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			
GENERAL INFORMATION														
6	Existing and proposed lot lines with dimensions, bearing and curve data.	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			
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			
9	Tax map sheet, lot and block numbers	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			
11	Date of original and all revisions.	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			
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X	X			
14	Data and signature as per the "Map Filing Law"				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			
16	Area of the tract and of each lot.	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			
NATURAL FEATURES														
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							
21	The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	X				
MAN-MADE FEATURES														
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			
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			
24	Building coverage and lot coverage calculations.	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			
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			
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				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				X	
STREET														
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				X			
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	X	X	X	X	X				X			
MISCELLANEOUS														
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							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							X
34	Storm drainage calculations.		X			X								X
35	Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.	X	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										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										X

Reviewed By: _____

Date: _____

Block: _____

Lot: _____