

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 1/20/2021 Docket No. LUB-02-21  
Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_  
Scheduled for: Review for Completeness Sent to OLA + Hearing 2/10/2021  
KQ.

1. SUBJECT RPROPERTY (TO BE COMPLETED BY APPLICANT)

Location: 13600 Long Beach Blvd., Long Beach Twp.  
Tax Map: Page \_\_\_\_\_ Block 6.26 Lot(s) 1  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Dimensions Frontage 60.05' Depth 75.06; 75.06 Total Area 9,006.8 S.F.  
Zoning District R50

2. APPLICANT

Name: 2JS Kline, LLC

Address: 345 E. Bay Avenue, Manahawkin, NJ 08050

Telephone Number: Home: \_\_\_\_\_ Local: \_\_\_\_\_

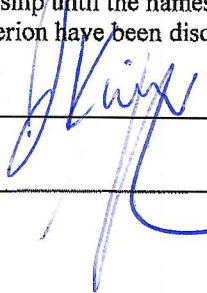
Work: 609-312-3235 FAX: \_\_\_\_\_

Applicant is a Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual \_\_\_\_\_

Other (Please Specify) LLC

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: John Kline  Address: 345 E. Bay Ave., Manahawkin, NJ 08050 50%

Name: Josh Kline Address: 345 E. Bay Ave., Manahawkin, NJ 08050 50%

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

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number:

Home: \_\_\_\_\_ Work: \_\_\_\_\_ Local: \_\_\_\_\_

Relationship of the applicant to the property in question:

Owner: \_\_\_\_\_ Lessee: \_\_\_\_\_ Purchaser Under Contract: \_\_\_\_\_ Other: \_\_\_\_\_

4. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws or other dedication existing or proposed on the property:

Yes (attach copies) \_\_\_\_\_ No \_\_\_\_\_ Proposed \_\_\_\_\_

*Note: All 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:

Proposal for: New Structure \_\_\_\_\_ Expanded Ares \_\_\_\_\_ 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).

Is the subject property located on:

A County Road: Yes X No \_\_\_\_\_; A State Road: Yes \_\_\_\_\_ No X; within 200 feet of a municipal boundary: Yes \_\_\_\_\_ No X.

Present use of the premises: Motel now closed.

\_\_\_\_\_  
\_\_\_\_\_

6. Applicant's Attorney: Robert G. Shinn, Esquire, Woodland, Mc Coy & Shinn, LLC  
 Address: 2 N. Union Street, Manahawkin, New Jersey 08050  
 Telephone Number: (609) 597-5666 Fax Number: (609) 597-3832
7. Applicant's Engineer: James Brzozowski, PE – Horn Tyson  
 Address: 8510 Long Beach Blvd., Long Beach Twp., NJ 08008  
 Telephone Number: (609) 492-5050 Fax Number: (609) 492-4163
8. Applicant's Planning Consultant: N/A  
 Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_
9. Applicant's Architect: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_
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: \_\_\_\_\_  
 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 2 Number of proposed dwelling units 2 (if applicable)

Area and dimensions of each proposed lot 1.01 4,503.4 sq.ft.  
1.02 4,503.4 sq.ft.

SITE PLAN:

- \_\_\_\_\_ Minor Site Plan Approval
- \_\_\_\_\_ Preliminary Site Plan Approval [Phases (if applicable) \_\_\_\_\_]
- \_\_\_\_\_ Final Site Plan Approval [Phasers (if applicable) \_\_\_\_\_]
- \_\_\_\_\_ Amendment or Revision to an Approved Site Plan
- \_\_\_\_\_ Area to be disturbed (square feet) \_\_\_\_\_



Total number of proposed dwelling units: \_\_\_\_\_

\_\_\_\_\_ 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-c(1)]

\_\_\_\_\_ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(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. 40:55D-35]

12. Section(s) of Ordinance from which a variance is requested:

\_\_\_\_\_ No variances needed.

13. Waivers Requested of Development Standards and/or Submission Requirements:  
[attach additional pages as needed]

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)  
A now shuttered motel to be demolished and the lot subdivided into two (2) residential lots.

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16. Is public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose any lighting? No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? \_\_\_\_\_

20. Are any off tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? Plat

22. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plane Submitted
_____ Long Beach Township Fire Prevention Bureau	_____	_____	_____
_____ Long Beach Township Water & Sewer Department	_____	_____	_____
_____ Long Beach Township Public Works Department	_____	_____	_____
_____ Long Beach Island Health Department	_____	_____	_____
<u>X</u> _____ Ocean County Planning Board	_____	_____	_____
_____ Ocean County Soil Conservation District	_____	_____	_____
_____ NJ Department of Environmental Protection	_____	_____	_____
_____ Sanitary Sewer Connection Permit	_____	_____	_____
_____ Sewer Extension Permit	_____	_____	_____
_____ Waterfront Development Permit	_____	_____	_____
_____ Wetlands Permit	_____	_____	_____
_____ Tidal Wetlands Permit	_____	_____	_____
_____ FEMA	_____	_____	_____
_____ NJ Department of Transportation	_____	_____	_____
_____ Other _____	_____	_____	_____
_____ Other _____	_____	_____	_____

23. Certification from the Tax Collector that all taxes due on the subject property have been paid.

24. 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
_____	_____
_____	_____
_____	_____

25. 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:

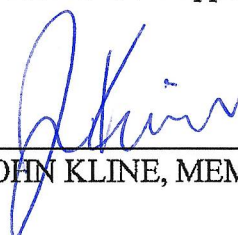
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

	Applicant's Professional	Reports Requested
<u>X</u>	<u>Attorney</u>	_____
<u>X</u>	<u>Engineer</u>	_____
_____	_____	_____
_____	_____	_____

CERTIFICATION

26. 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 of 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.]

1/19/21  
DATE

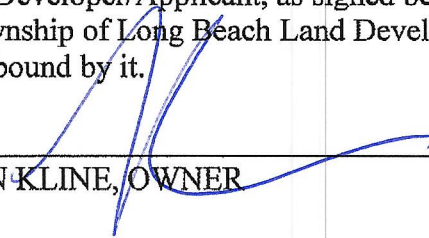
  
\_\_\_\_\_  
JOHN KLINE, MEMBER

\_\_\_\_\_  
DATE



27. 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.

1/19/21  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
JOHN KLINE, OWNER

TOWNSHIP OF LONG BEACH PROFESSIONAL CONSULTANTS

**Engineer**

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Owen, Little & Associates, Inc.  
443 Atlantic City Boulevard  
Beachwood, NJ 08722  
(732) 244-1090  
(732) 341-3412 (FAX)

**Land Use Board Attorney**

Kevin S. Quinlan, Esquire  
207 West Main Street  
Tuckerton, NJ 08087  
(609) 296-6400  
(609) 296-7237 (FAX)

**AFFIDAVIT OF OWNERSHIP BY A BUSINESS ENTITY**

The Owner of the lands and premises know and designated as Lot 1, Block 6.26, in Long Beach Township, Ocean County, NJ, having a street address of 13600 Long Beach Blvd., is a [ ] Corporation, [ ] Partnership, [ X ] Limited Liability Company, [ ] Trust, [ ] Estate, and the said entity hereby certifies and says:

1. It is the Fee Title Owner(s) of the above referenced lands and premises;

2. It

[X] is the applicant in the within application; or [ ] hereby consents and specifically authorizes the applicant(s) to file this application;

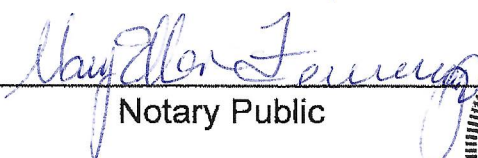
3. The names and addresses of all owners of 10% or more of the stock/interest in the entity is as follows:

- 1. John Kline
- 2. Josh Kline
- 3.

4. The undersigned is the [ ] officer, [ ] director, [ ] managing partner, [X] managing member, [ ] trustee or [ ] executor and has been duly authorized by the entity to execute this certification on the entity's behalf.

  
\_\_\_\_\_  
JOHN KLINE

Subscribed and Sworn to before me this 17<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Notary Public

