

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-04-21  
Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_  
Scheduled for: Review for Completeness Sent to: Hearing 2/10/2021  
OWA. + K.Q.

**1. SUBJECT PROPERTY (TO BE COMPLETED BY APPLICANT)**

Location: 1307 Long Beach Boulevard,  
Tax Map: Sheet #8 Block 4.07 Lot(s) 13

Dimensions Frontage 80.00' on Long Beach Blvd x 110.00' on 14<sup>th</sup> Street x 80.00' x 110.00'  
Total Area 8,800 square feet-

Zoning District **C- Commercial Zone**

**2. APPLICANT**

Name Elm H Holdings, LLC, a New Jersey Limited Liability Company

Address 490 Route 33 West - Unit #1  
Millstone, New Jersey 08087

Telephone Number: Home: Local:

Work: 917-841-6648 FAX:

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 Sean Maxwell Interest 33 1/3%  
Address 4 Constellation Way, Jersey City, NJ 07305

Name Brian Shapson Interest 33 1/3 %  
Address 80 Leesville Road, Jackson, NJ 08527

Name Christopher J. Davies Interest 33 1/3 %  
Address 31 White Oak Lane, Little Egg Harbor, NJ 08087

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

Owner's Names: Elm H Holdings, LLC- same as applicant

Address:

City/State:

Telephone Number:

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). Unknown

Is the subject property located on:

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

Parking lot

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 **Horn, Tyson & Yoder, Inc.**  
James D. Brzozowski, PE, PP; Robert G. deBlois, PLS  
Address **8510 Long Beach Boulevard, Long Beach Township, New Jersey**

Telephone Number **609-492-5050** Fax Number:

8. Applicant's Planning Consultant: **Horn, Tyson & Yoder, Inc.**

Address

Telephone Number Fax Number:

9. Applicant's Architect **Studio Tagland Design**  
David Gaffin, Architect  
Address: **3 West Delaware Avenue, Long Beach Township, NJ 08008**

Phone: **609-361 -8128** Fax: **609-362-8797**

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 2  
Area and dimensions of each proposed lot: New Lot 13.01 60 x 80 feet 4,800 square feet;  
New Lot 13.02 50 x 80 feet 4,000 square feet.

**SITE PLAN:- if required by Board as amendment to prior site plan approval**

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: 2

**Request for Waiver from Site Plan Review and Approval.**

Reason for request: Property is fully developed, change of property lines only.

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. 40:55D (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. Section 205:33 B (3) impervious coverage on New Lot 13.01 100% (existing condition) where 75% is permitted on entire lot and 60% in front yard. Section 205:55 C 1 & 2 New Lot 13.02 has lot area of 4,000 square feet; variance relief is requested from the 5,000 square foot lot area requirement and 4,500 square foot minimum lot area requirement for lots on blocks between streets.

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 subdivide the property, which currently is used as a parking lot, into two (2) lots, the lot fronting on Long Beach Boulevard will continue to be used as a parking lot for five (5) years, thereafter a single family home will be constructed thereon;; the easterly lot will be improved with a single family home. The properties are subject to R-50 Zoning requirement; variance relief is requested from lot area for New Lot 13.01; while used as a parking lot (6,000 square feet is required) impervious coverage of 100% is provided where 75% is permitted; variance relief is requested. Once Lot 13.01 is developed with the residential use all bulk requirements shall be met. New Lot 13.02 will be improved with a single family home, other than lot area, all bulk requirements will be met.

16. Is public water line available? yes

17. Is public sanitary sewer available ? yes

18. Does the application propose any lighting? None other than currently exist at the site.

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 of 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 Horn, Tyson & Yoder, Inc.

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.

Applicant's Professional	Reports Requested
Attorney	All Reports
Engineer	All Reports
Architect	
Planner	

Attorney  
Engineer  
Architect  
Planner

All Reports  
All Reports

**CERTIFICATIONS**

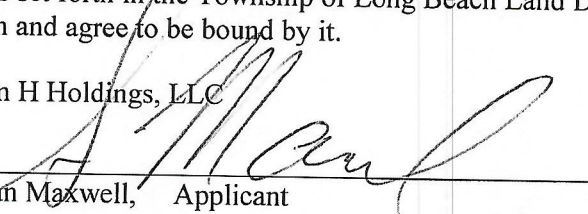
27. I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to 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.)

January 19, 2021

ELM H HOLDINGS, LLC  
By:   
Sean Maxwell, 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.

January 19, 2021

Elm H Holdings, LLC  
By:   
Sean Maxwell, 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

Kevin S. Quinlan  
207 West Main Street  
Tuckerton, NJ 08087

PHONE: 609-296-6400  
FAX: 609-296-7237

## Affidavit of Ownership

Elm H Holdings, LLC, the owner of the lands and premises known and designated Lot 13 Block 4.07 Long Beach Township, Ocean County, New Jersey having a street address of 1307 Long Beach Boulevard, Long Beach Township, New Jersey 08008, certify as follows:

1. I am the Fee Title Owner of the aforementioned lands and premises, and
2. I hereby consent and specifically authorize Stuart D. Snyder, Esq. to file this application for Subdivision and any other required approvals before the Long Beach Township Land Use Board and the Ocean County Planning Board, and Long Beach Township/Ocean County Soils Conservation District.

Sworn to and subscribed before me  
this 13 day of January, 2021

  
Sean Maxwell, Member

  
Notary Public

STUART D. SNYDER  
ATTORNEY AT LAW  
OF NEW JERSEY

**STUART D. SNYDER**

Attorney at Law  
2100 Long Beach Blvd.  
Surf City, NJ 08008  
609-494-7676  
FAX 609-494-8499

**PUBLIC NOTICE  
LONG BEACH TOWNSHIP LAND USE BOARD**

Public Notice is hereby given in accordance with the Zoning and Land Development Ordinances of the Township of Long Beach, in the County of Ocean, and the provisions of the Municipal Land Use Law that Elm H Holdings, LLC has applied to the Land Use Board for Minor Subdivision of premises known as 1307 Long Beach Boulevard, Lot 13 Block 4.07 Long Beach Township, Ocean County, New Jersey, which property has dimensions of 80' x 110' feet ; into two (2) lots; proposed Lot 13.01 with dimensions of 60' x 80 feet to be used as a parking lot for five (5) years, and thereafter to be developed with a single family home; and proposed Lot 13.02 with dimensions of 50 x 80 feet to be developed with a single family home. Applicant will also request variance relief from the 75% and 60% impervious coverage requirements set forth in Ordinance 205:33 B (3), to permit the existing condition to remain, 100% impervious coverage during the properties (proposed Lot 13.01) use as a parking lot and from Lot area requirement of 6,000 square feet for the Commercial Zone during that use. Variance relief is requested for Lot area for proposed Lot 1302, 4,000 square feet is provided where 5,000 is required, and for lots between two streets minimum lot area of 4,500 square feet is required; pursuant to Ordinance 205:55 C 1 & 2.

The applicants will also request any and all variances and waivers that may be required by the Board.

This matter is now Docket No. LUB-\_\_\_\_\_ on the Clerk's Docket and a public hearing has been ordered for \_\_\_\_\_ at 7:00 PM to be conducted virtually utilizing the Zoom Platform, at which time you may appear personally or by agent or attorney and present any objections which you may have to the granting of this application. All documents relating to this application, including plans setting forth setbacks and building locations, are on file at the Land Use Board Office 6805 Long Beach Boulevard, Brant Beach, New Jersey 08008 and may be inspected by the public during normal business hours at the office of the Secretary of the Board.

To Join the Zoom Meeting: TO BE INSERTED

If you have any questions pertaining to access to the meeting please contact Jackie Fife, the Board Secretary at 609.361.6653 on Monday through Friday between the hours of 9:00 AM and 4:00 PM.

Very truly yours,

Stuart D. Snyder