

**RABAN & RABAN**

— LLC —

*Attorneys at Law*

**11710 Long Beach Blvd.  
Haven Beach, NJ 08008**

REGINALD J. RABAN (Retired)

JAMES S. RABAN\*▲

MEMBER OF NJ BAR \*

MEMBER OF PA BAR ▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: [jraban@regraban.com](mailto:jraban@regraban.com)

February 17, 2021

Via Hand Delivery and Email [Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com)

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Shaevitz Variance  
Block 20.136, Lot 1.03, Loveladies, NJ 08008  
140A Long Beach Blvd., Township of Long Beach

Dear Jackie:

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

- (x) 19 copies of Land Use Development Application
- (x) 19 copies of architectural plans prepared by Daniel Wheaton, R.A., P.P. of Ten 10 Architecture
- (x) Checklist
- (x) Proposed Public Notice
- (x) Affidavit of Ownership
- (x) Application Fee Variance check # 2135 Amount \$500.00
- (x) Attorney Escrow check # 2136 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on March 10, 2021 at 7:00 p.m.

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.

Jackie Fife  
February 17, 2020  
Page 2

Cc: Mr. Glenn Shaevitz (via email)  
Daniel Wheaton, AIA (via email)

2021 HEARING

DOCKET #

An application is hereby made for a variance from the terms of the zoning ordinance so as to permit the Applicant to install a swimming pool on the easterly side of the existing single-family dwelling on the property located at 140A Long Beach Blvd. in Loveladies. A variance is requested to install the pool in the front yard of the property.

Place an (X) before the relief or approvals requested

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

PREMISES AFFECTED BY THIS APPLICATION

Designation of Tax Map Sheet: Page 31 (a) Lot 1.03 (b) Block 20.136

Street Address: 140A Long Beach Blvd.

Location Loveladies

Zone R-10 Single-Family General Residential Zone

USE (if residential use, indicate below whether Single Family, Duplex or Other)

X (a) Existing: Single-Family

X (b) Proposed: Single-Family

Is the property located on a county road ( x ) yes ( ) no

Is the property located within 200 feet of a Municipal Boundary ( ) yes ( x ) no

WHEN was property purchased : October 17, 2017

Date of last construction, alteration or addition: Unknown

Has there been any previous appeal involving these premises? No

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

APPLICANT Name: Glenn Shaevitz

Address (permanent residence) 19B Heritage Drive

City Chatham State NJ Zip Code 07928 Telephone: 917-848-8803

OWNER (if different from applicant – explain relationship to applicant)

Name same as applicant

Street

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: 100 feet x 100 feet Area (in square feet): 10,000 sq. ft.

EXISTING IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 0

Building Height (principal): <34 feet (accessory): N/A

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	26.98 feet	N/A
Side Yard (North)	35.33 feet	N/A
Side Yard (South)	12.70 feet	N/A
Rear Yard	26.62 feet	N/A

Distance from adjacent Principal Structures: > 30 feet (West); > 30 feet (North)

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 1,302 square feet

Percentage of Building Coverage: 13% Percentage of Impervious Coverage: 16.6%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 1

Building Height (principal): >34 feet (accessory): N/A (pool)

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	26.98 feet	8.00 feet
Side Yard (North)	35.33 feet	>8 feet
Side Yard (South)	12.70 feet	25.00 feet
Rear Yard	26.62 feet	N/A

Distance from adjacent Principal Structures: > 30 feet (West); > 30 feet (North)

Distance between Principal and Accessory Structure: feet

Total Ground Coverage (in square feet) 1,302 square feet

Percentage of Building Coverage: 13% Percentage of Impervious Coverage: 28.6%

Prevailing set-back of adjoining buildings within the block: N/A

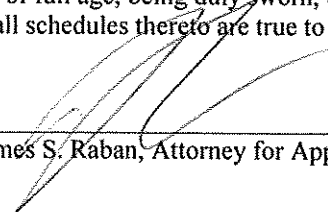
VERIFICATION

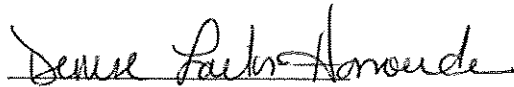
State of New Jersey County of Ocean

JAMES S. RABAN, Attorney for the Applicant, Glenn Shaevitz, of full age, being duly sworn, upon his oath, deposes and says: The statements contained in this application, and all schedules thereto are true to the best of my knowledge and belief.

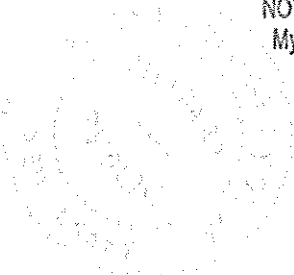
Sworn to and subscribed before me this 17<sup>th</sup>  
day of February, 2021

APPLICANT

  
James S. Raban, Attorney for Applicant



DENISE LAWLOR-HAMOUDA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 5/18/2023



**SCHEDULE II  
BULK (HARDSHIP) VARIANCE (N.J.S.A. 40:55D-70 (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:**

While there is nothing in the Zoning Ordinance specifically prohibiting swimming pools in the front yards of properties located in the R-10 Single-Family General Residential Zone, Long Beach Township has taken the position that a variance is required for the location of the proposed pool based upon its location in a front yard.

**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.**

Under N.J.S.A. 40:55D-70(c)(2), the benefit of the proposed pool outweighs any detriment created by the location of the proposed pool. The proposed pool will be well-concealed due to the existing vegetation on the property.

**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.**

The proposed pool will have virtually no impact on the surrounding properties. Furthermore, this lot is similar to a corner lot in that it is located adjacent to a private access easement in addition to Long Beach Blvd. The Zoning Officer has taken the position that the lot does not front on the private access easement because the easement is intended to serve the properties to the west of the Applicant's property and, as a result, the Applicant's property is not a corner lot. If the property was considered a corner lot, the pool as proposed would be permitted.

11/18	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)
Application Name: <u>Shaevitz</u> Block: <u>20.136</u> ; Lot(s): <u>1.03</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			
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 ( <u>15 months</u> )	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			
<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			
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
<b>NATURAL FEATURES</b>														
18	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 50 FT	X			X									X
19	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 200 FT		X	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
<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			
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	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							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	
<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						X	
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	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						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:

*James S. Raban, Attorney for Applicant*  
 Date: 2/17/21  
 Block: 20.136  
 Lot: 1.03



**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

Public notice is hereby given that Glenn Shaevitz (hereinafter referred to as the “Applicant”) has applied to the Land Use Board of the Township of Long Beach, Ocean County, New Jersey for a variance from the terms of the zoning ordinance so as to permit the Applicant to install a swimming pool on the easterly side of the existing single-family dwelling on the property designated as Lot 1.03 in Block 20.136 on the Tax Map of the Township of Long Beach, located at 140A Long Beach Blvd. in the Loveladies section of Long Beach Township. In Long Beach Township, pools are prohibited from being installed in front yards of properties. Because the easterly side of the Applicant’s property is considered a front yard, a variance is requested to install the pool in the front yard of the property. Any other variances deemed necessary or appropriate by the Board will be requested at the hearing.

**PUBLIC ACCESS TO ZOOM MEETING**

A public hearing has been scheduled for March 10, 2021 at 7:00 p.m., at which time any interested persons may appear and have an opportunity to be heard on this application. As a result of the COVID-19 pandemic, the meeting will be conducted remotely. The virtual meeting is being conducted via Zoom to enable the Township of Long Beach Land Use Board to comport with the requirements established under the declared State of Emergency per Executive Order Number 103 et. seq. entered in response to the coronavirus outbreak. Formal action will be taken.

To access the virtual hearing, you must join the Zoom meeting. To access the Zoom meeting, you will need access to a computer with internet access and/or dial in through a mobile

or land line phone to log into the meeting. To join the Zoom meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the files for the meeting on the Long Beach Township Land Use Board Website found here:

<https://www.longbeachtownship.com/departments/land-use-board/>

### **PUBLIC PARTICIPATION IN ZOOM MEETING**

You will be able to participate when the Board Chairwoman opens the meeting to the public for the public participation portion of the meeting at the end of the Applicant's presentation for you to ask questions and or cross examine witnesses and make statements. If you have information or exhibits that you wish to be considered and entered into the record, please email them to the Land Use Board Secretary, Jackie Fife, at [Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com) in advance of the meeting to enable them to be marked for identification.

### **PUBLIC ACCESS TO APPLICATION FILES**

If you are unable to access the information for the application(s) via computer, or need assistance in logging on or using this technology, you may contact the Land Use Board Secretary, Jackie Fife, at 609-361-6653 or via email at [Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com). The public access instructions to join the Zoom meeting are as follows:

#### **To Join Zoom Meeting:**

<https://zoom.us/j/99253901298?pwd=L2pRaDYrakhaOWw2M3NjMXgrYVR1dz09>

**Use Meeting ID:** 992 5390 1298

**Use Passcode:** 188919

#### **One tap mobile**

+13017158592,99253901298#,,,,,0#,188919# US (Washington D.C)

+13126266799,99253901298#,,,,,0#,188919# US (Chicago)

**Dial by your location**

- +1 301 715 8592 US (Washington D.C)
- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)

**Use Meeting ID:** 992 5390 1298

**Use Passcode:** 188919

Find your local number: <https://zoom.us/j/99253901298>

If there are any questions please call the Land Use Board Secretary,  
[Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com), at 609-361-6636. Please also visit the Long Beach Township  
Land Use Board Website at <https://www.longbeachtownship.com/departments/land-use-board/>  
for the latest updates regarding future Land Use Board Meetings and any updates regarding this  
meeting since the publication of this notice.

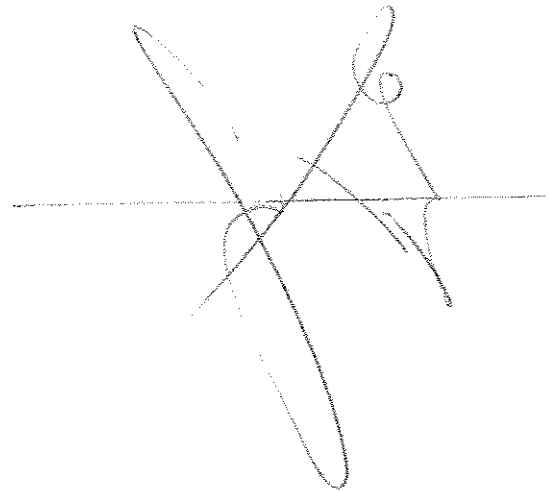
File #3422

James S. Raban  
Attorney for the Applicant

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :  
COUNTY OF New York : SS

Glenn Shaevitz, of full age, being duly sworn according to law, on his or her oath deposes and says that he or she resides at 198 Heritage Drive, in the City of Chatham in the County of Morris and State of New Jersey, that he or she is the owner in fee of all that certain lot, tract, or piece or parcel of land situated, lying and being in the Township of Long Beach aforesaid, and known and designated as Lot 1.03, Block 20.136 and that he or she hereby authorizes and appoints James S. Raban to make the within application in his or her behalf and that the statements contained in said application are true.



Sworn and subscribed before  
me this 22nd day  
of November, 2019

Yadira E. Mitchell B.

