

March 24, 2021

VIA E-MAIL: jfife@longbeachtownship.com

AND HAND DELIVERY

Jackie Fife, Land Use Board Secretary
Long Beach Township
6805 Long Beach Blvd.
Brant Beach, NJ 08008

Re: Application of Ralph and Jennifer DeSimone
124 E. Louisiana Ave.
Block 11.06, Lot 10
Township of Long Beach, NJ
Our File No.: 12602-1

Dear Ms. Fife:

As you are aware, this firm represents Ralph and Jennifer DeSimone (the “Applicants”) in connection with this pending appeal of two Zoning Officer determinations pursuant to N.J.S.A. 40:55D-72 and, in the alternative, “c” variance relief from the Zoning Ordinances’ 15-foot distance requirement between adjacent homes. This application was submitted on February 24, 2021.

The application appeals (1) the February 5, 2021 decision of Zoning Officer Joanne Tallon to deny the zoning permit for the proposed residential development at the above site and (2) the decision of Ms. Tallon to issue a Zoning Permit to the adjacent residential structure located at 120 E. Louisiana Ave. Both of the Applicants’ appeals have been timely filed within the twenty (20) day appeal period provided under the statute. Pursuant to N.J.S.A. 40:55D-72a, the Applicant must file an appeal within 20 days of the decision of the administrative officer. The appeal of the February 5, 2021 Zoning Permit Denial was hand delivered to your office on February 24, 2021. Please see confirming email acknowledging delivery on February 24, 2021.

The Applicants are also appealing the decision of Zoning Officer Tallon to issue a Zoning Permit concerning the adjacent residential structure located at 120 E. Louisiana Ave. as the proposed structure would be located within 15 feet of the Applicants’ previously approved new residence. The Applicant did not become aware of this decision until the Zoning Permit for 124 E. Louisiana Ave. was denied on February 5, 2021. The applicable case law clearly holds that the appeal period does not begin to run until the “interested party knew or should have known of the

Jackie Fife, Land Use Board Secretary
Long Beach Township
March 24, 2021
Page 2

permit's issuance." See Harz v. Borough of Spring Lake, 234 N.J. 317, 322 (2018) (quoting Trenkemp v. Twp. of Burlington, 170 N.J. Super. 251, 268 (Law Div. 1978). It is the Board's function to make a factual determination as to when the interested party knew or should have known of a permit's issuance.

As the Applicant was not made aware of the decision of Zoning Officer Tallon to permit the structure located at 120E. Louisiana Ave. to be within 15 feet of the Applicant's previously approved property until February 5, 2021, the appeal of this decision is timely under the statute and applicable case law. I trust this responds to Mr. Quinlan's letter, referenced below.

In response to the March 16, 2021 Review Letter prepared by Board Engineer Allison S. Iannaccone, PE and the March 16, 2021 Review Letter prepared by Board Solicitor Kevin S. Quinlan, Esquire, the following is enclosed herein:

1. Fifteen (15) copies of the revised Land Development Application;
2. Fifteen (15) copies of the revised Land Development Checklists.
3. Fifteen (15) copies of a Variance Plan prepared by Mott Watkins Associates, LLC dated March 23, 2021; and
4. Fifteen (15) copies of Architectural Plans and Elevations prepared by Jay Madden Architect dated January 13, 2021;

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. The Applicant respectfully requests that this application is heard at the April 14, 2021 meeting of the Long Beach Township Zoning Board. Please confirm so we can provide the required public notice in a timely fashion.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: *Keith A. Davis*
KEITH A. DAVIS

KAD:ch
Enclosures

Jackie Fife, Land Use Board Secretary
Long Beach Township
March 24, 2021
Page 3

- c. Kevin S. Quinlan, Esq. (Via e-mail: ksqesq@comcast.net) w/ application only
- Allison S. Iannaccone, PE (Via e-mail: info@owenlittle.com) w/ application only
- Ralph & Jennifer DeSimone (Via e-mail: RDeSimone@dlaw.net) w/application only
- Robert Watkins, P.E., P.P. CME (Via e-mail: bob@mottwatkins.com) w/application only
- Michael J. Lario, Jr., Esquire (Via e-mail: mlario@ndglegal.com) w/application only
- Christopher D'Esposito, Esquire (Via e-mail: cdesposito@ndglegal.com) w/application only

LONG BEACH TOWNSHIP
LAND USE BOARD
6805 LONG BEACH BOULEVARD
BRANT BEACH, NEW JERSEY 08008
(609) 361-6636

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 _____

TO THE APPLICANT,

This application and the checklists must be fully completed, and all documentation required must be submitted in order for the Township Land Use Board to deem the application to be complete pursuant to the Chapter 205 of the Township Code and all applicable state and federal law. By completing and submitting this application to the Land Use Board, you are stating that the wireless communications facility/facilities you are proposing is a non-collocation construction/installation of a tower-based wireless communications facility and/or constitutes a substantial change as set forth in the Township Code.

Pursuant to the Township Code, an application for the non-collocation of and/or substantial change to wireless communications facilities within the Township are subject to the site plan application and review process of the Land Use Board. Accordingly, this application and the checklist must be submitted in accordance with the Instructions provided.

This application must be signed by an authorized representative of the applicant and shall be accompanied by the application fee of \$1,000.00. Moreover, by submitting this application you are acknowledging and agreeing to the costs and fees required by the Township Code relating to the processing and review of the application, including any and all escrow fees required. In addition, please be advised that all application fees and other required costs and fees are mandatory and non-refundable upon submission, regardless of whether the application is denied or is not accepted on the basis that it has been deemed incomplete. Incomplete applications or those submitted without the proper fee shall be returned to the applicant.

1. SUBJECT PROPERTY

Location 124 E. Louisiana Avenue

Tax Map Page _____ Block 11.06 Lot(s) 10

Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area 9,240 sq. ft.

Zoning District R50

2. **APPLICANT**

Name Ralph DeSimone & Jennifer DeSimone

Address 45 Blackburn Rd., Summit, NJ 07901

Telephone Numbers Home 917-693-2071 Local _____

Work _____ Facsimile _____

Applicant is a Corporation _____ Partnership _____ Individual X

Other (Please Specify) _____

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

Owner's Name Same as Applicant.

Address _____

Telephone Numbers Home _____ Local _____

Work _____ Facsimile _____

Relationship of the applicant to the property in question:

Owner _____ Lessee _____ Purchaser Under Contract _____ Other X

Applicants are appealing the Zoning Officer determination in connection with their property and adjacent property located at 120 E. Louisiana Ave.

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 N/A Address _____

Name _____ Address _____

4. **WIRELESS COMMUNICATIONS FACILITY PROPOSAL** N/A

Proposed substantial change to existing wireless communications facility (Y/N) _____

Proposed wireless communications facility tower outside of the right-of-way (Y/N) _____

Height of proposed wireless communications facility tower _____

If proposal is a substantial change to existing wireless facilities, set forth in detail the proposed changes to the existing facility, including, but not limited to, any increase in height, size, lot coverage, etc. _____

Separation distance between the proposed wireless communications facility and the nearest residential unit and/or residentially zoned property _____

Separation distance between the proposed wireless communications facility and the other wireless communications facilities set forth in the inventory of existing sites _____

Distance from the closest tower-based wireless communications facility _____

Will the wireless communications facility will accommodate collocation of additional antenna for future users (Y/N) _____ If yes, how many _____

If the wireless communications facility will not accommodate collocation of additional antenna for future users, set forth the basis for failure to provide for collocation _____

Identity of the entities providing the backhaul network for the wireless communications facility _____

Is there a significant gap in coverage that requires the construction of the wireless communications facility proposed _____

What efforts have been made to identify existing wireless communications facilities can accommodate the wireless communications equipment proposed _____

Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment (Y/N) _____. If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution(s).

Will the tower-based wireless communications facility interfere with public safety communications or the reception of broadband, television, radio, or other communications services (Y/N) _____. If the answer is no, set forth the basis for that conclusion _____

Is artificial lighting proposed for the wireless communications facility _____

5. 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 _____

None that are germane to the appeal

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 (check all that apply)

Proposal for New Structure _____ Expanded Area _____ Alteration _____
Substantial Change _____ Change of Use _____ New Tower _____

Other (please specify) Applicant seeks to Appeal the February 5, 2021 Zoning Officer Determination Pursuant to N.J.S.A. 40:55D-72. A copy of the Zoning Officer's February 5, 2021 Determination is attached hereto. Applicant also seeks to appeal the issuance of a zoning permit for the adjacent property located at 120 E. Louisiana Ave. (Block 11.06, Lot 8). In the alternative, Applicant seeks "c" variance relief from the Zoning Ordinances' 15-foot distance requirement between adjacent homes.

Is the subject property located on County Road (Y/N) N A State Road (Y/N) N Within 200 feet of a municipal boundary (Y/N) N.

Present use of the premises: _____
Single-family residence

-2-

6. **APPLICANT'S ATTORNEY** Keith A. Davis, Esquire, Nehmad Davis & Goldstein, PC
Address 4030 Ocean Heights Ave., Egg Harbor Township, NJ 08234
Telephone Number 609-927-1177 Fax Number 609-926-9721

7. **APPLICANT'S ENGINEER** Robert A. Watkins, PE, PP - Mott Watkins Associates, LLC
Address 3120 Fire Road, Suite B201
Telephone Number 609-569-1551 Fax Number 609-569-1521

8. **APPLICANT'S PLANNING CONSULTANT** _____
Address Same as above - Mr. Watkins
Telephone Number _____ Fax Number _____

9. **APPLICANT'S ARCHITECT** _____
Address _____
Telephone Number _____ Fax Number _____

10. **LIST ANY OTHER EXPERTS WHO WILL SUBMIT A REPORT OR WHO WILL TESTIFY FOR THE APPLICANT (Attach additional sheets as may be necessary)**

Name To be determined.
Field of Expertise _____
Address _____
Telephone Number _____ Fax Number _____

11. APPLICATION REPRESENTS ADDITIONAL REQUESTS FOR THE FOLLOWING, IF ANY:

SITE PLAN:

- 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) _____

- 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 OF ORDINANCE FROM WHICH A VARIANCE IS REQUESTED

Applicant seeks, in the alternative, relief from Section 205-55C(4) which requires a 15 foot setback from adjacent structures.

13. WAIVERS REQUESTED OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENT [attach additional pages as needed]

N/A

14. PROPOSED NOTICES

Proposed Notice will be provided once online meeting information and hearing date has been confirmed by Board Secretary. 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. NATURE OF APPLICATION

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 Applicants appeal the February 5, 2021 decision of the Township of Long Beach Zoning Officer denying a zoning permit for the proposed residential development on Block 11.06, Lot 10. Additionally, the Applicants appeal the issuance of a zoning permit for the adjacent property located at 120 E. Louisiana Ave. (Block 11.06, Lot 8). In the alternative, the Applicants seek "c" variance relief from the Zoning Ordinances' 15-foot distance requirement between adjacent homes.

16. IS PUBLIC WATER LINE AVAILABLE (Y/N) Y

17. IS PUBLIC SANITARY SEWER AVAILABLE (Y/N) Y

18. DOES THE APPLICATION PROPOSE ANY LIGHTING (Y/N) N

19. HAVE ANY PROPOSED NEW LOTS BEEN REVIEWED WITH THE TAX ASSESSOR TO DETERMINE APPROPRIATE LOT AND BLOCK NUMBER (Y/N) N/A

20. ANY OF-TRACT IMPROVEMENTS REQUIRED OR PROPOSED (Y/N) N/A

21. OTHER APPROVALS THAT MAY BE REQUIRED AND DATE PLANS SUBMITTED

<u>N/A</u>	<u>Yes</u>	<u>No</u>	<u>Date Plans Submitted</u>
Long Beach Township Fire Prevention Bureau			
Long Beach Township Water & Sewer Department			
Long Beach Township Public Works Department			
Long Beach Island Health Department			
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			

22. CERTIFICATION FROM TAX COLLECTOR THAT ALL TAXES DUE ON THE SUBJECT PROPERTY HAVE BEEN PAID (Y/N) Request has been submitted.

23. 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

See additional pages attached hereto.

24. 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
X	Attorney	All
X	Engineer	All

25. CERTIFICATION

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.]

2/19/2021
DATE


SIGNATURE OF APPLICANT

12/19/2021
DATE


SIGNATURE OF OWNER

26. ESCROW CERTIFICATION

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.

2/19/2021
DATE


SIGNATURE OF OWNER OR APPLICANT

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

Carol Katz Sichei, Esquire
Sichei & Sichei, P.C.
P.O. Box 696
Manahawkin, NJ 08050
(609) 597-9261
(609) 597-1536 (FAX)

**TOWNSHIP OF LONG BEACH
LAND USE BOARD**

INSTRUCTIONS TO APPLICANTS
(Wireless Communications Facilities)

1. Applications for development shall be filed with the Land Use Board together with all requirements set forth in the checklist for the approval sought. Application shall be made upon the forms supplied by the Land Use Board which can be obtained from the Secretary. The submission shall include the following:
 - a. Application Form(s) – 19 copies
 - b. Checklists – 1 copy of each
 - c. Required Fee for Application (See Fee Schedule)
 - d. Affidavit from the owner that the owner is the Fee Title owner of the lands and premises which are the subject of this application and that the owner is either the applicant, or that the owner specifically authorizes the applicant to file this application.
 - e. Concerning corporation or partnership, a list of names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:55D-48.1 et seq.
2. Upon submission of all of the requirements set forth in the Checklists, the Administrative Secretary to the Land Use Board has the authority to deem the application complete, assign the application a docket number and schedule the hearing date or deem the application incomplete. In the event the Administrative Secretary is not able to determine whether the application is complete or not, then the Administrative Secretary shall submit the application to the Land Use Board at it's next regular meeting, to determine whether the application submitted is complete.
3. Once the application is assigned a docket number and hearing date, the applicant shall proceed as follows:
 - a. Obtain the necessary tax search from the Long Beach Township Tax Collector's Office;
 - b. Obtain a Certified List of Property Owners within two hundred (200) feet of the premises in question from the Long Beach Township Tax Assessor's Office;
 - c. Prepare Legal Notice of the application, which Notice must comply with the requirements of N.J.S.A. 40:55D-1 et seq.;

- d. Serve the Legal Notice by certified mail upon all property owners within two hundred (200) feet, as noted on the Certified List of Property Owners, municipal boundary clerks (if applicable) and Ocean County Planning Board (if applicable) at least ten (10) days prior to the scheduled hearing date;
 - e. Arrange for the publication of the Legal Notice in the official newspaper of the Long Beach Township Land Use Board to be issued at least ten (10) days prior to the scheduled hearing date, and receive an Affidavit of Publication from the selected newspaper;
 - f. Five (5) days prior to the scheduled hearing date, you must provide the Long Beach Township Land Use Board Secretary with a Tax Search (to be obtained from the Long Beach Township Tax Office) indicating that all property taxes, water and sewer fees have been paid in full; and
 - g. Five (5) days prior to the scheduled hearing date, you must provide the Long Beach Township Land Use Board Secretary with an original Certified List of Property Owners within two hundred (200) feet, certified mail receipts, and the Affidavit of Publication from the newspaper publishing the Legal Notice.
4. Applicant may proceed at their public hearing with or without an attorney. However, persons without an attorney must be physically present at the hearing or their application will be denied without prejudice. Corporations must be represented by legal counsel according to law.
 5. Hearing, motions and other procedures shall be considered in conformance with the Rules and Regulations of the Land Use Board.

AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

The Owner(s) of the lands and premises known and designated as Lot 10,
Block 11.06, in Long Beach Township, Ocean County, NJ, having a street
address of 124E. Louisiana Ave, certify as follows:

1. I/We are the Fee Title Owner(s) of the above referenced lands and premises; and;
2. I/We
() are the applicant(s) in the within application; or
() hereby consent and specifically authorize the applicant(s) to file this application.



Signature of Owner



Signature of Owner

Subscribed and Sworn to before me
this 19 day of February, 2011.



Notary Public
DAMARIS VAZQUEZ
NOTARY PUBLIC - STATE OF NEW YORK
No. 01VA0308018
Qualified in New York County
My Commission Expires 07-21-2011

Paragraph 23 – List of Maps, Reports, and Other Materials Accompanying the Application

1. Fifteen (15) copies of the Long Beach Township Land Use Development Application;
2. Fifteen (15) copies of Submission Checklist;
3. Fifteen (15) copies of the February 5, 2021 Zoning Permit Denial;
4. Fifteen (15) copies of Resolution #LUB-13-20 memorializing the approval of the Applicants' variance application;
5. Fifteen (15) copies of the Verified Complaint and Order to Show Cause, Docket No. OCN-L-430-21 filed February 16, 2021;
6. Fifteen (15) copies of a Variance Plan prepared by Mott Watkins Associates, LLC dated March 23, 2021;
7. Fifteen (15) copies of Architectural Plans and Elevations prepared by Jay Madden Architect dated January 13, 2021;
8. One (1) copy of the 200' Property Owner's List;
9. One (1) copy of the proof of paid taxes; and
10. One (1) copy of the Applicants' W-9.

1/14	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: _____ Block: _____; Lot(s): _____														

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				
2	Signature, seal, address, license number of professional preparing plat.	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	✓			
4	Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	X	✓			
5	Each sheet numbered and titled	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	✓			
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	✓			
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	✓			
9	Tax map sheet, lot and block numbers	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	✓			
11	Date of original and all revisions.	X	X	X	X	X	X	X	X	X	✓			
12	Written and graphic map scale.	X	X	X	X	X	X	X	X	X	✓			
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X	✓			
14	Data and signature as per the "Map Filing Law"				X	X	X				✓			
15	Table of zoning requirements, showing existing nonconformities and proposed variances.	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	✓			

17	Approval signature lines for Chairman, Secretary and Board Engineer	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	✓				
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	✓				
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	✓				
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								✓
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 Other Applications 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	✓									
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												
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	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											
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. 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							✓
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: _____