

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

**LAND USE DEVELOPMENT APPLICATION - AMENDED**  
(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: 4114 Long Beach Blvd.

Tax Map: Page 20 Block 15.111 Lot (s) 1 & 1.01

Dimensions: Frontage: 125 Feet Depth: 623.4 Feet Total Area: 34, 417 Square Feet (Net)

Zoning District: **C General Commercial Zone & MC Marine Commercial Zone**

**2. APPLICANT**

Name 4114 Long Beach Blvd. LLC

Address 4114 Long Beach Blvd., Brant Beach, NJ 08008

Telephone Number: Home: 609-494-4509 Local:

Work: FAX:

Applicant is: Corporation Partnership Individual

Other (Please Specify) NJ limited liability company  
Social Security Number / Federal ID Number:

**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 Joseph Hagler Interest 100%

Address 4114 Long Beach Blvd., Brant Beach, NJ 08008

Name Interest

Address

**4. 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 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:

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).

Is the subject property located on:

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

Present use of the premises:

6. Applicant's Attorney James S. Raban, Esq.

Address 11710 Long Beach Boulevard, Haven Beach, New Jersey

Telephone Number (609) 492-0533 Fax Number (609) 492 - 0464

7. Applicant's Engineer/Surveyor: East Coast Engineering, Inc.

Address 508 Main St., Toms River, NJ 08753

Telephone Number 732-244-3030

Fax Number 732-244-3044

8. Applicant's Planning Consultant: Same as Engineer/Surveyor

Address

Telephone Number

Fax Number

9. Applicant's Architect: N/A

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

Number of proposed dwelling units

Area and dimensions of each proposed lot

SITE PLAN:

- Minor Site Plan Approval
- X Preliminary Site Plan Approval (Phases (if applicable) )
- X 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

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]
- X 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) ]
- X 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:

The Zoning Ordinance prohibits "trailers and trailer parks" in the C General Commercial Zone. It is not clear whether the proposed food trailer falls within the definition of trailer as applied to the Zoning Ordinance. Therefore, the Applicant requests an interpretation as to whether the proposed food trailer constitutes a "trailer" under the Zoning Ordinance and, if the food truck does in fact meet the definition of a food trailer under the Zoning Ordinance, the Applicant requests a d(1) special reasons variance for the proposed food trailer.

13. Waivers Requested of Development Standards and / or Submission Requirements:

A waiver is requested from providing complete site plan detail since the site is fully developed.

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 subject property is developed with a mixed use building and a marina, known as Hagler's Marina. Applicant is proposing to set up a 6-foot by 10-foot food trailer in the northerly front portion of the property. Out of the trailer, the Applicant would like to sell various hot and cold foods, as well as nonalcoholic beverages. The estimated hours of operation for the food trailer are 11:00 a.m. to 8:00 p.m. seven (7) days per week during the summer season. Other than the food trailer, there are no other proposed improvements or alterations at the site.

16. Is public water line available ? yes

17. Is public sanitary sewer available ? yes

18. Does the application propose any lighting ? No additional lighting is proposed

19. Have any proposed new lots been reviewed with Tax Assessor to determine appropriate lot and block number ? N/A

20. Are any off-tract improvements required or proposed ? no

- 21. Is the subdivision to be filed by Deed or Plat ? N/A
- 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.		x	
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	
Tidal Wetlands Permit		x	
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
19 copies	Land Use Development Application
19 copies	Site Plan prepared by East Coast Engineering, Inc.

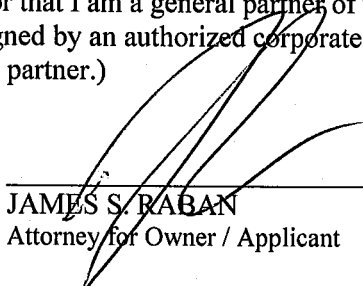
- 26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:  
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted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

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

**CERTIFICATIONS**

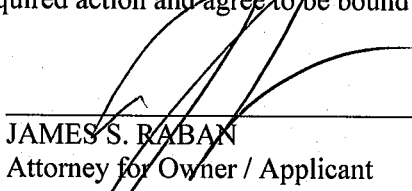
27. I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to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

4/23/21  
DATE

  
\_\_\_\_\_  
JAMES S. RABAN  
Attorney for Owner / Applicant

29. 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.

4/23/21  
Date

  
\_\_\_\_\_  
JAMES S. RABAN  
Attorney for Owner / 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

Land Use Board Attorney

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

(609) 296-6400  
FAX (609) 296-7237