

2021 HEARING

DOCKET #

An application is hereby made for variances from the terms of the zoning ordinance relative to proposed development on the property designated as Lot 1.04 in Block 1.18 on the Tax Map of the Township of Long Beach, located at 107 W. Roosevelt Ave. in the Holgate section of Long Beach Township. The Applicant is seeking to raise and renovate the existing single-family dwelling. A 3-foot, two-story addition is proposed on the southerly side of the existing dwelling (the W. Roosevelt Ave. side). Additionally, a 7.3-foot, two-story addition is proposed on the easterly side of the existing home toward the driveway and utility easement.

Place an (X) before the relief or approvals requested

- ( ) Appeal from decision of building administrator, complete Z-2a  
(X) 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 5 (a) Lot 1.04

(b) Block 1.18

Street Address: 107 W. Roosevelt Ave.

Location Holgate

Zone R-50 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 ( ) yes (x ) no

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

WHEN was property purchased : May 6, 1986 (Joseph L. Ennis, Sr. & Vivienne N. Ennis, Husband & Wife; and Joseph L. Ennis, Jr.)

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: Joseph L. Ennis, Jr. & Karen E. Ennis

Address (permanent residence) 929 Amaryllis Ave.

City Oradell State NJ Zip Code 07649 Telephone: 201-538-1140

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

**The Applicant has a 50% ownership interest in the property. The other 50% is owned by:**

Name Vivienne Ennis Revocable Living Trust dated December 27, 2002

Street 929 Amaryllis Ave.

City Oradell State NJ Zip Code 07649

**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: 47.7 feet x 113 feet Area (in square feet): 4,889 sq. ft.

EXISTING IMPROVEMENTS

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

Building Height (principal): 26 feet (accessory): Unknown

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	22.5 feet	> 4 feet
Side Yard (North)	4.1 feet	> 4 feet
Side Yard (South)	15.3 feet	> 4 feet
Rear Yard	12.9 feet	> 4 feet

Distance from adjacent Principal Structures: 18.2 feet (North); 42.38 feet (East)

Distance between Principal and Accessory Structure: <5 feet

Total Ground Coverage (in square feet) 1,055 square feet

Percentage of Building Coverage: 21.1% Percentage of Impervious Coverage: 21.1%

AFTER COMPLETION OF PROPOSED 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	22.98 feet	N/A
Side Yard (North)	4.1 feet	N/A
Side Yard (South)	12.3 feet	N/A
Rear Yard	5.5 feet	N/A

Distance from adjacent Principal Structures: 18.2 feet (North); 34.98 feet (East)

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 1,336 square feet

Percentage of Building Coverage: 27.3% Percentage of Impervious Coverage: 27.3%

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

VERIFICATION

State of New Jersey County of Ocean

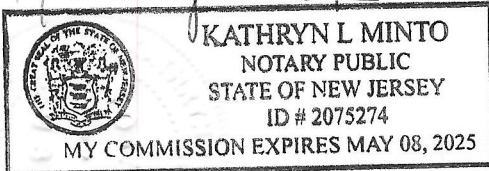
JAMES S. RABAN, Attorney for the Applicant, Joseph L. Ennis, Jr. & Karen E. Ennis, of full age, being duly sworn, upon his oath, deposes and says: The statements contained in this application, and all schedules thereto are true to the best of my knowledge and belief.

Sworn to and subscribed before me this \_\_\_\_\_  
day of April, 2021

APPLICANT

James S. Raban, Attorney for Applicant

*Kathryn L. Minto*



**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:**

Section 205-55(C)(3): No principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on one side to the street line.

- The existing setback to W. Roosevelt Ave. is 15.3 feet; 12.3 feet is proposed.

Section 205-55(C)(5)(c): No principal building on a lot with a lot depth of more than 80 feet shall be closer than 20 feet to any rear lot line.

- The existing rear yard setback to the driveway & utility easement is 12.9 feet; 5.5 feet is proposed.

**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-2(b), the proposed renovation will help secure safety from fire, flood, panic and other natural and man-made disasters based upon the fact that the first floor elevation is being increased from 9.48 feet to 15.27 feet.

Under N.J.S.A. 40:55D-2(i), the proposed renovation will create a desirable visual environment due to the substantial aesthetic improvement resulting from the project.

**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 renovation will not be materially detrimental to the public welfare or injurious to the property or improvement in the neighborhood because the proposed renovation will not substantially impact any of the surrounding properties and will maintain ample light, air, and open space.



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>Ennis</u> Block: <u>1.18</u> ; Lot(s): <u>1.04</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	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	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							
<b>NATURAL FEATURES</b>														
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				
<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							
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	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				
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. Rabon, Attorney for Applicant*  
 Date: 4/1/21  
 Block: 1.18  
 Lot: 1.04

## **PUBLIC NOTICE**

### **LONG BEACH TOWNSHIP**

Public notice is hereby given that Joseph L. Ennis, Jr. & Karen E. Ennis (collectively, the “Applicant”) have applied to the Land Use Board of the Township of Long Beach, Ocean County, New Jersey for variances from the terms of the zoning ordinance relative to proposed development on the property designated as Lot 1.04 in Block 1.18 on the Tax Map of the Township of Long Beach, located at 107 W. Roosevelt Ave. in the Holgate section of Long Beach Township. The Applicant is seeking to raise and renovate the existing single-family dwelling. A 3-foot, two-story addition is proposed on the southerly side of the existing dwelling (the W. Roosevelt Ave. side). Additionally, a 7.3-foot, two-story addition is proposed on the easterly side of the existing home toward the driveway and utility easement.

The following variances are requested:

1. Under Section 205-55(C)(3) of the Zoning Ordinance, no principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on one side to the street line.
  - a. The existing setback to W. Roosevelt Ave. is 15.3 feet; 12.3 feet is proposed.
2. Under Section 205-55(C)(5)(c) of the Zoning Ordinance, no principal building on a lot with a lot depth of more than 80 feet shall be closer than 20 feet to any rear lot line.
  - a. The existing rear yard setback to the driveway & utility easement is 12.9 feet; 5.5 feet is proposed.

Any other variances deemed necessary or appropriate by the Board will be requested at the hearing.

A public hearing has been scheduled for May 12, 2021, at 7:00 p.m. in the Long Beach Township Administration Building, multi-purpose room, Second Floor, 6805 Long Beach Boulevard, Brant Beach, New Jersey, at which time any interested persons may appear and have an opportunity to be heard on this application.

Documents pertaining to this application are available for inspection by the public during normal business hours Monday through Friday in the Office of the Land Use Board at the Long Beach Township Administration Building.

File #3402

James S. Raban  
Attorney for the Applicant



# AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

The Owner(s) of the lands and premises known and designated as Lot 1.04, Block 1.18, in Long Beach Township, Ocean County, NJ, having a street address of 107 W. Roosevelt Ave., certify as follows:

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

Subscribed and Sworn to before me  
this 14<sup>th</sup> day of September, 2020

Denise Lawlor-Hamouda  
Notary Public  
DENISE LAWLOR-HAMOUDA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 5/18/2023

Vivienne Ennis, Revocable Living Trust  
dated December 27, 2002

Vivienne N. Ennis  
By: Vivienne N. Ennis, Trustee

Subscribed and Sworn to before me  
this 14<sup>th</sup> day of September, 2020

Denise Lawlor-Hamouda  
Notary Public  
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NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 5/18/2023

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Denise Lawlor-Hamouda  
Notary Public

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

Cathleen N. E. Goepel  
By: Cathleen N. E. Goepel, Trustee

Joseph L. Ennis, Jr.  
By: Joseph L. Ennis, Jr., Trustee




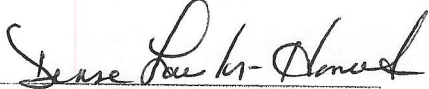
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2. I/We  
(x) are the applicant(s) in the within application; or  
( ) hereby consent and specifically authorize the applicant(s) to  
file this application.


Subscribed and Sworn to before me  
this 14<sup>th</sup> day of September, 2020

  
Signature of Owner/ Joseph L. Ennis, Jr.

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

Subscribed and Sworn to before me  
this 14<sup>th</sup> day of September, 2020

  
Signature of Owner/Karen E. Ennis

  
Notary Public

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

