

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 ▲

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April 6, 2021

Jackie Fife
Long Beach Township Land Use Board
6805 Long Beach Boulevard
Brant Beach, NJ 08008

Re: Schneider Minor Subdivision
Block 1.22, Lot 6
17 West Pershing Ave., Holgate, NJ 08008

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 Minor Subdivision Plans prepared by Leon Tyszka of Nelke-Tyszka Land Surveyors.
- (x) Checklist
- (x) Proposed Public Notice
- (x) Affidavit of Ownership
- (x) Application Fee check # 2171 Amount \$625.00
- (x) Escrow Account Deposit check # 2172 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing on May 12, 2021.

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.

Cc: Jeffrey and Jennifer Schneider (via email)
Leon Tyszka (via email)

**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 _____ Docket No. _____
Application Fees _____ Escrow Deposit _____
Scheduled for: Review for Completeness _____ Hearing _____

1. SUBJECT PROPERTY (TO BE COMPLETED BY APPLICANT)

Location: 17 W. Pershing Ave. & 13 W. Pershing Ave., Holgate

Tax Map: Page 5 Block 1.22 Lot (s) 6 & 8

Dimensions (Lot 6) Width: 80 Feet Depth: 98.73 Feet Total Area: 7,907 Square Feet

Dimensions (Lot 8) Width: 60 Feet Depth: 99.11 Feet Total Area: 5,942 Square Feet

Zoning District **R-50 General Residential Zone**

2. APPLICANT

Name: Jeffrey Schneider & Jennifer Schneider

Address: 109 Main Street, Lebanon, NJ 08833

Telephone Number: Home: 908-268-6159 Local:

Work: FAX:

Applicant is: Corporation Partnership Individual X

Other (Please Specify): 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: N/A Interest:

Address:

Name: Interest:

Address:

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

The Applicant is currently the owner of Lot 6 only.

Owner's Name (Lot 8): John Hopka & Irene Hopka

Address: 292 Whippany Rd., Whippany, NJ 07981

Telephone Number: 973-445-3467

Home:

Work:

Local:

Relationship of the applicant to the property in question:

Owner: X

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 X . If so, please attach the date (s), the relief sought, the disposition of the case and a copy of the resolution (s). Prior site plan applications have been required for restaurants, which would not be relevant to this application.

Is the subject property located on:

A County Road:

Yes

No X

;

A State Road:

Yes

No X

within 200 feet of a municipal boundary: Yes No X

Present use of the premises: single-family dwelling

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 Nelke/Tyszka Land Surveyors, LLC

Address 382 W. 9th St., Suite 4, Ship Bottom, NJ 08008

Telephone Number 609-494-3474

Fax Number 609-361-9231

8. Applicant's Planning Consultant – N/A

Address

Telephone Number

Fax Number

9. Applicant's Architect N/A

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:

- X Minor Subdivision Approval
- Subdivision Approval (Preliminary)
- Subdivision Approval (Final)

Number of lots to be created Two Number of proposed dwelling units Two

Area and dimensions of each proposed lot:

Lot 8.01: Net Area: 7,426 square feet
 Lot Frontage: 75 feet
 Lot Width: 75 feet
 Lot Depth: 99.11 feet (irregular)

Lot 6.01: Net Area: 6,423 square feet
 Lot Frontage: 65 feet
 Lot Width: 65 feet
 Lot Depth: 98.91 (irregular)

SITE PLAN: N/A

- 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

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]

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)]

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: None
13. Waivers Requested of Development Standards and / or Submission Requirements:
[attach additional pages as needed] Applicant reserves the right to request waivers as necessary.
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 relocate the lot line between existing Lots 6 and 8 in Block 1.22 a distance of 15 feet to the west. Existing Lot 6 is 80 feet by 98.95 feet and is currently vacant. Existing Lot 8 is 60 feet by 99.11 feet and is currently developed with a single-family dwelling. Following the lot line adjustment, proposed Lot 6.01 will have dimensions of 65 feet by 98.91 feet and proposed Lot 8.01 will have dimensions of 75 feet by 99.11 feet. Following the subdivision, proposed Lot 6.01 will be developed with a new single-family dwelling.

16. Is public water line available? yes
17. Is public sanitary sewer available? yes
18. Does the application propose any lighting? No
19. Have any proposed new lots been reviewed with Tax Assessor to determine appropriate lot and block number? Yes

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 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	Plan of Minor Subdivision prepared by Nelke/Tyszka Land Surveyors, LLC

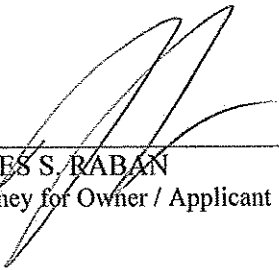
26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the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

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

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.)

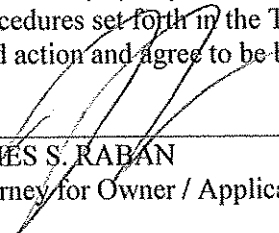
4/6/21
DATE



JAMES S. RABAN
Attorney for Owner / 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.

4/6/21
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

11/18		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)
<p style="text-align: center;">Township of Long Beach Land Use Board Checklist</p> <p>Application Name: <u>Schneider</u></p> <p>Block: <u>1.22</u> ; Lot(s): <u>6 & 8</u></p>														
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	X	X		
2.	Signature, seal, address, license number of professional preparing plat.	X	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	X		
4.	Sheet size up to 30" x 42"	X	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	X		
GENERAL INFORMATION														
6.	Existing and proposed lot lines with dimensions, bearing and curve data.	X	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	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	X		
9.	Tax map sheet, lot and block numbers	X	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	X		
11.	Date of original and all revisions.	X	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	X		
13.	North arrow with reference meridian.	X	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	X		
16.	Area of the tract and of each lot.	X	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			
NATURAL FEATURES														
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			
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	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	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	
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				X			
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	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							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. Roban, Attorney for Applicant
 Date: 4/6/21
 Block: 1.22
 Lot: 628

PUBLIC NOTICE

LONG BEACH TOWNSHIP

(TO BE REVISED WITH VIRTUAL MEETING INFO)

Public notice is hereby given that Jeffrey Schneider & Jennifer Schneider (collectively, the "Applicant") have applied to the Land Use Board of the Township of Long Beach, Ocean County, New Jersey for a minor subdivision involving the properties designated as Lots 6 and 8 in Block 1.22 on the Tax Map of the Township of Long Beach, located at 17 W. Pershing Ave. and 13 W. Pershing Ave., respectively, in the Holgate section of Long Beach Township.

The Applicant seeks to relocate the lot line between existing Lots 6 and 8 in Block 1.22 a distance of 15 feet to the west. Existing Lot 6 is 80 feet by 98.95 feet and is currently vacant. Existing Lot 8 is 60 feet by 99.11 feet and is currently developed with a single-family dwelling. Following the lot line adjustment, proposed Lot 6.01 will have dimensions of 65 feet by 98.91 feet and proposed Lot 8.01 will have dimensions of 75 feet by 99.11 feet. Following the subdivision, proposed Lot 6.01 will be developed with a new single-family dwelling. Although the Applicant believes that no variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

A public hearing has been scheduled for May 19, 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.

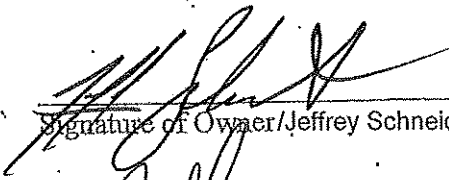
James S. Raban
Attorney for the Applicant

File #3437

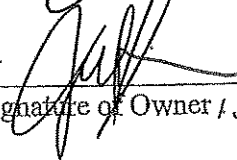
AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

The Owner(s) of the lands and premises known and designated as Lot 6,
Block 1.22, in Long Beach Township, Ocean County, NJ, having a street address of
17 West Pershing 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 applicants(s) in the within application; or
 () hereby consent and specifically authorize the applicant(s) to
file this application.



Signature of Owner / Jeffrey Schneider



Signature of Owner / Jennifer Schneider

Subscribed and Sworn to before me
this 6 day of April, 2021.



Notary Public

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