

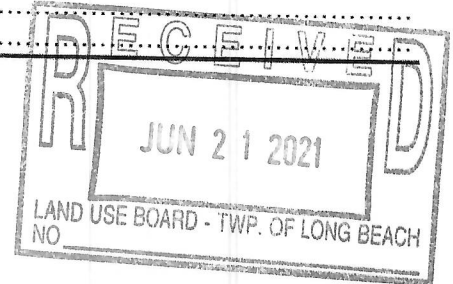
**TOWNSHIP OF LONG BEACH - LAND USE BOARD**

Form Z-2

**HEARING**

**DOCKET #**

An appeal is hereby made for a variance from the terms of the Zoning Ordinance so as to permit  
the construction of single family dwelling have a setback to the adjoining dwelling (to the east)  
of 11.9 feet where 15 feet is required.



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. 40:55D-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 (a) Lot 4 (b) Block 8.08  
 Street Address 111 East Dune Lane  
 Location Long Beach Township  
 ZONE R-50A

USE (if residential use, indicate below whether single family, duplex or other)

- (a) Existing --> Single Family  
 (b) Proposed--> Single Family

IS PROPERTY ON COUNTY ROAD ( ) yes (X) no  
 Is Property located within 200' of a municipal boundary ( ) yes (X) no

WHEN was property purchased May 11, 2021

Date of original construction 1950 (per tax records) demolished June 2021

Date of last construction, alteration or addition Unknown. Describe said construction, alteration or addition.

Has there been any previous appeal involving these premises? Unknown  
 If so, state character of appeal and date of disposition.

**APPLICANT** Name Dolphin Homes, LLC

Street Address (permanent residence) 1131 Bay Avenue

City Point Pleasant State NJ Zip Code 08742

Telephone 732-840-7911

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

Name SAME Street Address

City State Zip Code

**Note:** If applicant is a 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.

## SIZE OF ENTIRE TRACT INVOLVED IN THIS APPLICATION

Dimensions 50' wide by 90' deepArea (in square feet) 4,500 S.F.EXISTING IMPROVEMENTS

Number of principal structures	<u>1</u>
Number of accessory structures	<u>0</u>
Building height (principal)	<u>22.3 FT</u>
(accessory)	<u>N/A</u>

Set Backs	Principal	Accessory
Front yard	<u>23.0 FT.</u>	<u>N/A</u>
Rear yard	<u>41.3 FT.</u>	
Side yards <u>4.1 FT.</u>	<u>15.1 FT.</u>	

Distance between principal and accessory structure	<u>N/A</u>
Total ground coverage (in square feet)	<u>1,422 S.F.</u>
Percentage of building coverage	<u>14.8 %</u>
Percentage of impervious coverage	<u>31.6 %</u>

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of principal structures	<u>1</u>
Number of accessory structures	<u>0</u>
Building height (principal)	<u>34.0 FT.</u>
(accessory)	<u>N/A</u>

Set Backs	Principal	Accessory
Front yard	<u>20.5 FT.</u>	<u>N/A</u>
Rear yard	<u>24.17 FT.</u>	
Side yards <u>7.81 FT.</u>	<u>9.19 FT.</u>	

Distance from adjacent principal structures	<u>15.0 FT.(west) 11.9 FT.(east)</u>
Distance between principal and accessory structure	<u>N/A</u>
Total ground coverage (in square feet)	<u>3,290 S.F.</u>
Percentage of building coverage	<u>33.2 %</u>
Percentage of impervious coverage	<u>73.1 %</u>

Prevailing setback of adjoining buildings within block 23.6 FT

## VERIFICATION

State of.....New Jersey..  
 County of.....Ocean

The applicants of full age, being duly sworn, upon their oaths depose and say: The statements contained in this application and all schedules thereto are true to the best of our knowledge and belief.

Sworn to and subscribed  
 before me this 18<sup>th</sup> day  
 of JUNE 2021

  
 APPLICANT

\_\_\_\_\_  
 APPLICANT

Dustin L. Gibson  
 DUSTIN L. GIBSON  
 NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50081921  
 My Commission Expires 6/4/2023

SCHEDULE II

Form Z-2c

BULK (HARDSHIP) VARIANCE (NJSA40:55D-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.

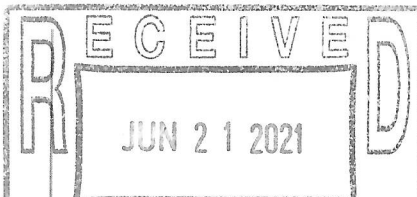
The applicant is proposing the construction of a new single family dwelling and inground pool. The dwelling meets all setback requirement except one. Building and Impervious coverages and building height are compliant. The variance requested is for the minimum setback to the easterly adjoining home where 11.9 feet is proposed and 15 feet is required as per ordinance 205-12 C(1).

- 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.

Complying with the 15 foot setback requirement on the east side would require the proposed dwelling to be narrower than side yard setbacks allow. The home cannot be moved westerly due to the 9' side setback requirement on that side as well as the location of the westerly adjoining dwelling. Majority of the easterly adjoining home does meet the 15 foot setback with the exception of a small enclosed entry.

- 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.

Granting of this variance will not be a detriment to the welfare of the neighborhood as the new dwelling will be an attractive structure and will be constructed in conformance with all the current codes that will increase the safety of the home. Also the relief being sought is for a measurement to a very small portion of the adjoining home where majority of the home is compliant.



11/18		LAND USE BOARD - TWP. OF LONG BEACH NO.	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)
<b>Township of Long Beach Land Use Board Checklist</b> Application Name: <u>Dolphin Homes, LLC</u> Block: <u>8.08</u> ; Lot(s): <u>4</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							✓	
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	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							✓	

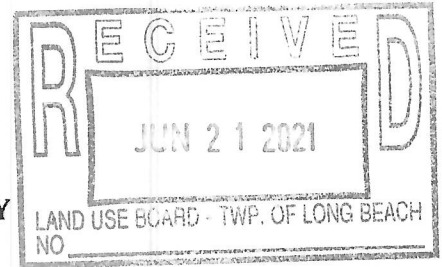
Township of Long Beach Land Use Board Checklist		Minor Site Plan	Prelim. Major Site Plan	Final Major Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	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						✓	
29	Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls	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						✓	
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	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						✓	
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. "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									✓	
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: \_\_\_\_\_



### AFFIDAVIT OF OWNERSHIP BY A BUSINESS ENTITY

The Owner of the lands and premises known and designated as Lot 4, Block 8.08, in Long Beach Township, Ocean County, NJ, having a street address of 111 East Dune Lane, is a ☐ Corporation, ☐ Partnership, ☒ Limited Liability Company, ☐ Trust, ☐ Estate, and the said entity hereby certifies and says:

1. It is the Fee Title Owner(s) of the above referenced lands and premises;
2. It ☒ is the applicant in the within application; or  
( ) hereby consents and specifically authorizes the applicant(s) to file this Application;
3. The names and addresses of all owners of 10% or more of the stock/interest in the entity is as follows:
  1. Robert Martin (100%)
  - 2.
  - 3.
4. The undersigned is the ☐ officer, ☐ director, ☐ managing partner, ☒ managing member, ☐ Trustee or ☐ Executor and has been duly authorized by the entity to execute this certification on the entity's behalf.

Robert Martin

Subscribed and Sworn to before me  
this 18<sup>TH</sup> day of JUNE, 2021.

  
Notary Public

DUSTIN L. GIBSON  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50081921  
My Commission Expires 5/4/2023



# EAST COAST ENGINEERING, INC.

Land Surveying – Engineering – Planning – GPS – GIS

508 Main Street  
Toms River, NJ 08753  
1-732-244-3030 ph  
1-609-693-2600 ph  
1-732-244-3044 fax  
www.eceinc.net

EST. 1982

Jay F. Pierson, PLS, PP, CFM  
Robert J. Harrington, PE, CME  
Jason M. Marciano, PE, PP, CME, CFM

**June 18, 2021**

**HAND DELIVERED:**

**Long Beach Township Land Use Board  
6805 Long Beach Boulevard  
Brant Beach, NJ 08**

**Attention: Jackie Fife**  
*Board Secretary*

**RE: Bulk Variance Package  
Block 8.08 Lot 4  
111 East Dune Lane  
Long Beach Township, Ocean County  
Applicant: Dolphin Homes, LLC  
Owner: Dolphin Homes, LLC  
ECE File # 2021-0234**

Dear Ms. Fife:

Attached is an application package for a bulk variance at the above referenced property. The property was developed with a single family dwelling which has been recently removed. The applicant proposes to construct a new 2-story single-family dwelling. A variance is sought for the separation distance to the easterly adjoining dwelling where 15 feet is required and 11.9 feet is proposed. Please review this information as required. Please advise if this can be placed on the agenda for July 14, 2021.

The following items are enclosed for review and processing:

- o Nineteen (19) copies of the Land Use Development Application.
- o Township of Long Beach Land Use Board Checklist.
- o Two checks for the variance fees; administrative fee (\$500.00/check #23929) and escrow fee (\$1,000.00/check #23930).
- o Affidavit of Ownership by a Business Entity.
- o One copy of Search for Municipal Liens dated 06/09/2021.
- o One copy of a Certified List of Names dated 06/11/2021.
- o Nineteen (19) copies of Architectural plans.
- o Nineteen (19) copies of the Plot Plan dated 06/18/2021.

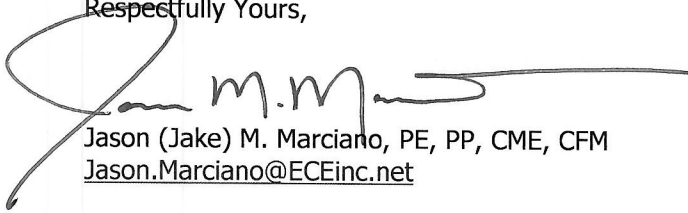


**June 18, 2021**  
**Lacey Township**

Certified Mail proof, Form of Notice and Proof of Newspaper Notice shall be provided prior to meeting by the applicant's attorney.

Thank you for your cooperation and if there are any questions please feel free to contact me.

Respectfully Yours,

A handwritten signature in dark ink, appearing to read "Jason M. Marciano", with a long horizontal flourish extending to the right.

Jason (Jake) M. Marciano, PE, PP, CME, CFM  
[Jason.Marciano@ECEinc.net](mailto:Jason.Marciano@ECEinc.net)

Enclosures,

Cc: Dolphin Homes, LLC w/encls.  
Harvey L. York, Esq. w/encls.

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