

APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Henderlong Minor Subdivision
 Block: 1.77 Lot(s): 2 & 3
 Property Address: 2815 & 2810 S. Pennsylvania Ave.

Date Received: 7/21/2021
 Application Fee: \$ \$1125.00
 Escrow Fee: \$ \$2425.00
 Docket Number: LUB-19-21

CHECK ALL THAT APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input checked="" type="checkbox"/> Minor Subdivision (Exempt) |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Major Subdivision Final Major |
| <input type="checkbox"/> Informal | <input type="checkbox"/> Site Plan/Preliminary Major |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan/Final |

ANSWER ALL QUESTIONS. IF NOT APPLICABLE INDICATE WITH 'N/A' OR 'None'
 DO NOT LEAVE BLANKS. INCOMPLETE APPLICATIONS WILL NOT BE
 ACCEPTED OR WILL BE DEEMED INCOMPLETE

1. Applicant Name: Michael Henderlong & Laura P. Henderlong
 Address: Street: 41 Beaver Creek St. City: Far Hills, NJ Zip: 07931
 Phone: (908) 419-7557 e-mail: mehenderlong@gmail.com

Applicant is: Owner Agent Corporation Partnership LLC

If applicant and/or owner is a corporation, LLC or partnership set forth the names addresses of all stockholders, partners or members having 10% or more interest on a separate paper. Corporations must be represented by a New Jersey licensed attorney and include a Resolution authorizing the Application.

2. Owner's Name: Same as Applicant
 Address: Street: _____ City: _____ Zip: _____
 Phone: _____ e-mail: _____

All owners must be identified and sign application. (Use additional pages if necessary)

3. Attorney: James S. Raban
 Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008
 Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: Mid Atlantic Engineering Partners, LLC
 Address: Street: 5 Commerce Way, Suite 200 City: Hamilton Zip: 08691
 Phone: (609) 910-4450 e-mail: swarren@midatlanticeng.com

5. Architect: N/A
 Address: Street: _____ City: _____ Zip: _____
 Phone: _____ e-mail: _____

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: Lot 2: 1,787.17 sq. ft. Lot 3: 1,682.16 sq. ft. Lot Dimensions: irregular

7. Is the property located on a county road? No

8. Current Use: vacant
 No. of Dwelling Units: 0 No. of Commercial Units: 0

9. Proposed Use: vacant

10. When was the property purchased? Lot 2: 11/29/2018 Lot 3:

11. Date of Last Certificate of Occupancy: N/A Attach Copy

12. Date of last construction, alteration or addition: N/A Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: _____	<input type="checkbox"/>	Building Height: _____	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back _____	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage _____	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage _____	<input type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures _____	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width <u>Lot 2: 50.78 ft. Lot 3: 57.83 ft.</u>	<input type="checkbox"/>	Width: <u>Lot 2: 60.69 ft. Lot 3: 47.92 ft.</u>	

14. Existing Restrictions:
 (A) Deed Restrictions: _____ (Attach Copies) None
 (B) Easements: _____ (Attach Copies) None
 (C) Condominium: _____ (Attach Copies) None

15. Proposed Restriction: _____ None

16. Variances and Waivers:

(A) List Required Variances: (Include Ordinance Number)

None

The Applicant is seeking to readjust the lot line between Lots 2 and 3 in Block 1.77. Each of the lots are vacant, with the exception of some pavers and decking on each of the lots. Under Section 205-55(C)(2)(a), the minimum residential lot size requirement is 4,500 square feet. Each of the existing and proposed lots are undersized and no development is being proposed on either of the two lots. To the extent variances are required, the Applicant respectfully requests variance for the lot areas of the proposed lots.

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials. None

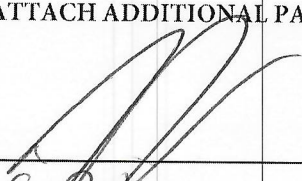
14 copies of Minor Subdivision Plan prepared by MidAtlantic Engineering Partners, LLC

18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.

14 copies of Minor Subdivision Plan prepared by MidAtlantic Engineering Partners, LLC

ALL OWNERS OF RECORD AND APPLICANT MUST SIGN APPLICATION. (ATTACH ADDITIONAL PAGES IF NECESSARY.)

Dates: 07/21/21



James S. Rasmussen, Owner
(Print name under signature)
Attorney for Applicant

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

PUBLIC NOTICE

LONG BEACH TOWNSHIP

Public notice is hereby given that Michael Henderlong & Laura P. Henderlong (collectively, the “Applicant”) are seeking minor subdivision approval and bulk variances relative the property designated as Lots 2 and 3 in Block 1.77 on the Tax Map of the Township of Long Beach, located at 2815 and 2810 S. Pennsylvania Avenue in the Holgate Section of Long Beach Township. The Applicant is seeking to readjust the lot line between Lots 2 and 3 in Block 1.77. Each of the lots are vacant, with the exception of some pavers and decking on each of the lots. Under Section 205-55(C)(2)(a), the minimum residential lot size requirement is 4,500 square feet. Each of the existing and proposed lots are undersized and no development is being proposed on either of the two lots. To the extent variances are required, the Applicant respectfully requests variances for the lot areas of the proposed lots. If the Land Use Board determines that any other variances, exceptions or waivers are necessary or appropriate at the hearing, then such variances, waivers or exceptions will be requested.

This matter is on the Clerk’s Docket and a hearing has been ordered for Wednesday, August 11, 2021 at 7:00 PM in the Administration Building, Second Floor Multi-Purpose Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in person meeting only. There will be no virtual component.

Should government-imposed restrictions change prior to the meeting that would prevent an in-person meeting, this meeting will proceed virtually under the following circumstances:

To Join Zoom Meeting:

<https://zoom.us/j/99253901298?pwd=L2pRaDYrakhaOWw2M3NjMXgrYVR1dz09>

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▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

July 21, 2021



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

Re: Henderlong Minor Subdivision and Variance
Block 1.77, Lot 2
2815 S. Pennsylvania Ave., Long Beach Township

Block 1.77, Lot 3
2810 S. Pennsylvania Ave., Long Beach Township

Dear Jackie:

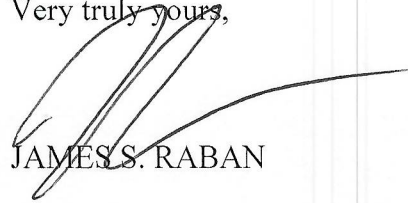
Enclosed please find the following with regard to the above referenced matter:

- (x) 14 copies of Land Use Development Application
- (x) 14 copies of Subdivision Plans prepared by Suzanne Warren, P.L.S of MidAtlantic Engineering Partners
- (x) 14 copies of Tax Map with Property Lot and Block highlighted
- (x) 14 color copies of Property Photos to be supplied
- (x) 1 W-9 Form;
- (x) 1 Affidavit of Ownership
- (x) 1 copy of Signed Checklist
- (x) 1 Proposed Public Notice
- (x) Application Fee check # 2280 Amount \$1,125.00
- (x) Attorney Escrow check # 2281 Amount \$2,425.00
- (x) Please consent and/or approve for public hearing on August 11, 2021 at 7:00 P.M.

Jackie Fife
July 21, 2021
Page 2

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,

A handwritten signature in black ink, appearing to read 'JAMES S. RABAN', written over the typed name.

JAMES S. RABAN

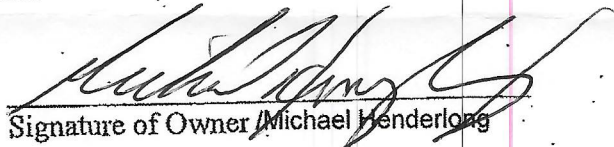
JSR/dh
Encl.

Cc: Michael and Laura Henderlong, (via email)
Suzanne Warren, P.L.S. (via email)
Frank Little, P.E., P.P. (via email) (w/encl.)
Kevin Quinlan, Esq. (via email) (w/encl.)

AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

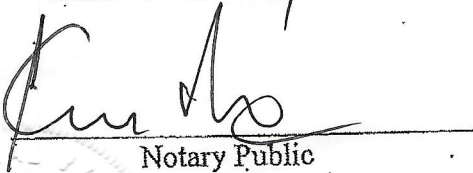
The Owner(s) of the lands and premises known and designated as Lot 3, Block 1.77, in Long Beach Township, Ocean County, NJ, having a street address of 2810 S. PENNSYLVANIA AVE, certify as follows:

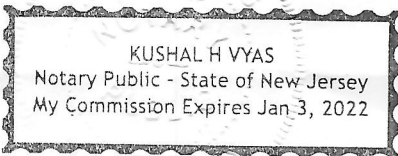
1. I/We are the Fee Title Owners(s) of the above referenced lands and premises;
and;
2. I/We
 (X) are the applicants(s) in the within application; or
 () hereby consent and specifically authorize the applicant(s) to file this application.


Signature of Owner Michael Henderlong

N/A.
Signature of Owner

Subscribed and Sworn to before me
this 20 day of May, 2021


Notary Public



AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

The Owner(s) of the lands and premises known and designated as Lot 2, Block 1.77, in Long Beach Township, Ocean County, NJ, having a street address of 2815 S. PENNSYLVANIA AVE, certify as follows:

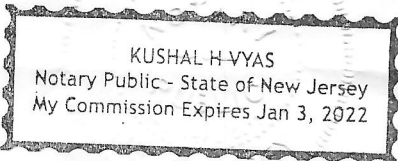
1. I/We are the Fee Title Owners(s) of the above referenced lands and premises;
and;
2. I/We
 (X) are the applicants(s) in the within application; or
 () hereby consent and specifically authorize the applicant(s) to file this application.

Laura Henderlong
Signature of Owner / Laura Henderlong

N/A
Signature of Owner

Subscribed and Sworn to before me
this 20 day of May, 2021.

[Signature]
Notary Public



LONG BEACH TOWNSHIP LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

PLEASE NOTE: A signed, completed checklist must be received by the Land Use Board Clerk and attorney prior to deeming your application complete.

All applications and all required documents shall be submitted at least thirty (30) days prior to the regularly scheduled meeting of the Land Use Board at which consideration is sought.
NUMBER OF COPIES REQUIRED -All documents must be submitted at the same time.
INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED!!!!

DISTRIBUTION

Please note it is the Applicant's responsibility to distribute completed applications.

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

- 1 Copy of complete Application
- 1 Copy of Variance Map, Site Plan or Sub-division Map
- 1 Copy of Architectural Plan
- 1 Copy of color photos - *To Be Supplied*
- 1 Copy of Tax Map with property Lot and Block highlighted.
- 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion.
- 1 Copy of Proposed Notice to Property Owners and for Publication
- 1 Copy of Checklist

Frank Little, P.E., P.P., Owen Little and Assoc., Inc. 443 Atlantic City Blvd. Beachwood, NJ 08722

- 1 Copy of Completed Application
- 1 Copy of Variance Map, Site Plan or Sub-division Map
- 1 Copy of Architectural Plans
- 1 Copy of color photos - *To Be Supplied*
- 1 Copy of Tax Map with property Lot and Block highlighted
- 1 Copy of Technical Check List

Board Clerk

- 1 Original of each - Application Variance Plat, Site Plan or Sub-division Plat, Architectural Plan(s) Tax Map Zoning Denial, Color Photos and items marked with **. (Check all that apply)
 - 14 Copies of Application
 - 14 Copies of Variance Plat, Site Plan or Subdivision
 - 14 Copies of Architectural Plan(s)
 - 14 Copies of Tax Map with property Lot and Block highlighted
 - 14 Copies of Zoning Denial Letter
 - 14 Color copies of Property Photos - *To be supplied*
 - 1 W-9 Form
 - 1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion.
 - 1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.
 - 1 Copy of Technical Check List
- Electronic copy of all of the above in PDF format.**
- Check for Application Fee \$ 1,125.00
 - Check for Initial Escrow \$ 2,425.00

Board secretary will distribute copies to fire company after deemed complete, as necessary.

Signed: _____

(Print name under signature)

*James S. Rabam,
Attorney for Applicant*

Date: 7/21/21

TOWNSHIP OF LONG BEACH
 LAND USE BOARD
 TECHNICAL CHECKLIST

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
MAN-MADE FEATURES									
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	(P) (W) (N/R)
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	(P) (W) (N/R)
Building coverage and lot coverage calculations.	X	X	X		X	X			(P) (W) (N/R) <i>Vacant</i>
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			X	X	X	X	X	X	(P) (W) (N/R)
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	(P) (W) (N/R)
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
STREET									
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	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
MISCELLANEOUS									
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	(P) (W) (N/R)
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	(P) (W) (N/R) Vacant Land
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH
 LAND USE BOARD
 TECHNICAL CHECKLIST

KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute 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							(P) (W) (N/R)
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)