

**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](mailto:jraban@regraban.com)

September 13, 2021

Via Hand Delivery & Email [Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com)

Jackie Fife

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

Re: Collado Bulk Variance  
Block 15.107, Lot 1.01, Township of Long Beach  
4309 Ocean Blvd., N.J., 08008

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 Variance Plans prepared by James Brzozowski, P.E. P.P. of Horn, Tyson & Yoder, Inc.
- (x) 14 copies of Architectural Plans prepared by Michael Pagnotta, AIA of Michael Pagnotta Architects
- (x) 14 copies of Tax Map with Property Lot and Block highlighted
- (x) 14 color copies of Property Photos
- (x) 1 copy of Affidavit
- (x) 1 copy of Signed Checklist
- (x) 1 Proposed Public Notice
- (x) Application Fee check # 2334 Amount \$500.00
- (x) Attorney/Engineer check # 2335 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on October 13, 2021 at 7:00 P.M.

Jackie Fife  
September 13, 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,

JAMES S. RABAN

JSR/dh  
Encl.

Cc: Vincent and Alexis Collado, (via email)  
Michael Pagnotta, AIA (via email)  
James Brzozowski, P.E., P.P. (via email)  
Frank Little, P.E., P.P. (via email)  
Kevin Quinlan, Esq. (via email)

# APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Collado

Date Received: \_\_\_\_\_

Block: 15.107 Lot(s): 1.01

Application Fee: \$ \_\_\_\_\_

Property Address: 4309 Ocean Blvd.

Escrow Fee: \$ \_\_\_\_\_

Docket Number: \_\_\_\_\_

## CHECK ALL THAT APPLY:

- Bulk Variance
- Use Variance
- Interpretation
- Informal
- Conditional Use

- Minor Subdivision (Exempt)
- Major Subdivision/Preliminary
- Major Subdivision Final Major
- Site Plan/Preliminary Major
- 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: Vincent Collado & Alexis Collado  
Address: Street: 229 Golf Edge Drive City: Westfield Zip: 07090  
Phone: (856) 979-5620 e-mail: vcollado88@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: jraban@regraban.com

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

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

4. Planner/Surveyor: Horn, Tyson & Yoder, Inc.  
Address: Street: 8510 Long Beach Blvd. City: Long Beach Twp Zip: 08008  
Phone: (609) 492-5050 e-mail: jimb@htyoder.com

5. Architect: Michael Pagnotta, AIA  
 Address: Street: 342 W. 9th St. City: Ship Bottom Zip: 08008  
 Phone: (609) 361-0011 e-mail: mpagnotta@comcast.net

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: R-50 Lot Area: 4,997.84 sq ft Lot Dimensions: 50.07' x 100'

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

8. Current Use: Two-Family  
 No. of Dwelling Units: 2 No. of Commercial Units: 0

9. Proposed Use: Single-Family

10. When was the property purchased? April 24, 2012

11. Date of Last Certificate of Occupancy: \_\_\_\_\_ Attach Copy

12. Date of last construction, alteration or addition: \_\_\_\_\_ Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height:	<u>29.60</u> <input type="checkbox"/>	Building Height: <u>36.00</u> <input type="checkbox"/>	
Front Yard Set Back	<u>10.00</u> <input type="checkbox"/>	Front Yard Set Back <u>10.00</u> <input type="checkbox"/>	
Side Yard Set Back	<u>10.90</u> <input type="checkbox"/>	Side Yard Set Back <u>6.80</u> <input type="checkbox"/>	
Side Yard Set Back	<u>11.00</u> <input type="checkbox"/>	Side Yard Set Back <u>5.80</u> <input type="checkbox"/>	
Rear Yard Set Back	<u>44.30</u> <input type="checkbox"/>	Rear Yard Set Back <u>45.10</u> <input type="checkbox"/>	
Dist. to Adj. Struct.	<u>16.70</u> <input type="checkbox"/>	Dist. to Adj. Struct. <u>16.70</u> <input type="checkbox"/>	
Lot Coverage (sq.ft.)	<u>1,665.90</u> <input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,659.70</u> <input type="checkbox"/>	
% Lot Coverage	<u>24.00</u> <input type="checkbox"/>	% Lot Coverage <u>33.20</u> <input type="checkbox"/>	
% Impervious Coverage	<u>66.40</u> <input type="checkbox"/>	% Impervious Coverage <u>74.60</u> <input type="checkbox"/>	
No. Principal Structures	<u>1.00</u> <input type="checkbox"/>	No. Principal Structures <u>1.00</u> <input type="checkbox"/>	
No. Accessory Structures	<u>0.00</u> <input type="checkbox"/>	No. Accessory Structures <u>0.00</u> <input type="checkbox"/>	
Lot Width	<u>50.07</u> <input type="checkbox"/>		

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**

Section 205-55(C)(4): Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.

Here, the existing combined side yard setback is 21.9 feet. The Applicant is proposing a northerly side yard setback of 5.8 feet and a southerly side yard setback of 6.8, for a combined total of 12.6 feet.

**On a separate paper provide legal theory supporting variance relief.**

**(B) List of Requested Waivers:**

**None**

The Applicant requests the right to request and waivers deemed necessary by the Board or the Board Engineer at the hearing.

**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**

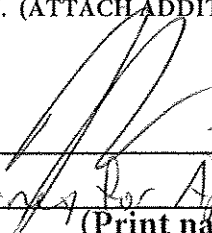
19 copies of Variance Plan prepared by Horn, Tyson & Yoder, Inc.  
19 copies of Floor Plans and elevations prepared by Michael Pagnotta, AIA  
19 copies of set of four photographs of the property

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

19 copies of Variance Plan prepared by Horn, Tyson & Yoder, Inc.  
19 copies of Floor Plans and elevations prepared by Michael Pagnotta, AIA  
19 copies of set of four photographs of the property

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

Dates: 9/13/21

  
\_\_\_\_\_  
James S. Raban  
Attorney For Applicant, Owner  
(Print name under signature)

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

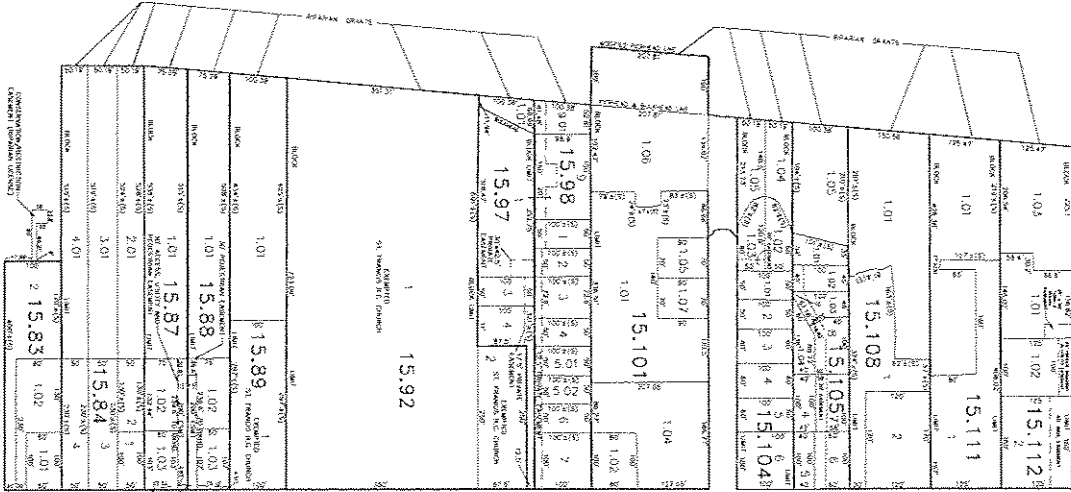
## APPLICATION SUPPLEMENT

Vincent Collado and Alexis Collado (collectively, the “Applicant”) are seeking bulk variances relative to development at the property designated as Lot 1.01 in Block 15.107 on the Tax Map of the Township of Long Beach, located at 4309 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The Applicant is seeking to demolish the existing two-family dwelling and construct a new single-family dwelling at the property. Bulk variances are requested pursuant to the following section of the Long Beach Township Zoning Ordinance:

1. Section 205-55(C)(4): Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.
  - a. Here, the existing combined side yard setback is 21.9 feet. The Applicant is proposing a northerly side yard setback of 5.8 feet and a southerly side yard setback of 6.8, for a combined total of 12.6 feet.

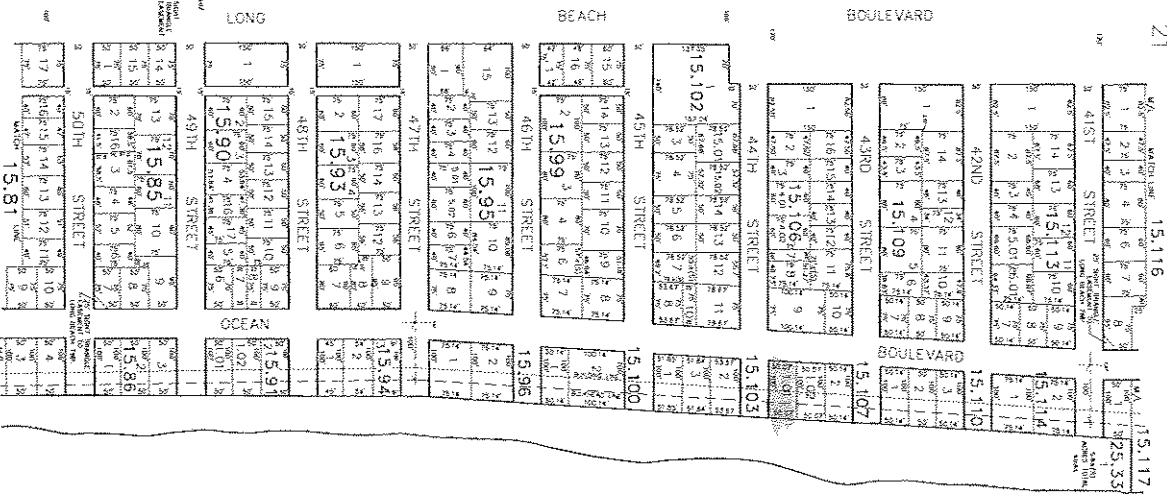
Under the (C)(2) variance criteria, the decrease in dwelling units from two to one will promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment under N.J.S.A. 40:55D-2(e). Under the (C)(1) variance criteria, there is a hardship based upon the fact that the building line creates a very small area on the property within which the Applicant is able to build. Additionally, the lot is in a unique location in that it is located adjacent to a dune area and walkway to the south, thereby preserving ample light, air, and open space. Also due to the location of the property, there is no impact on any surrounding properties.

# LITTLE EGG HARBOR BAY



SHEET 21

SHEET 19



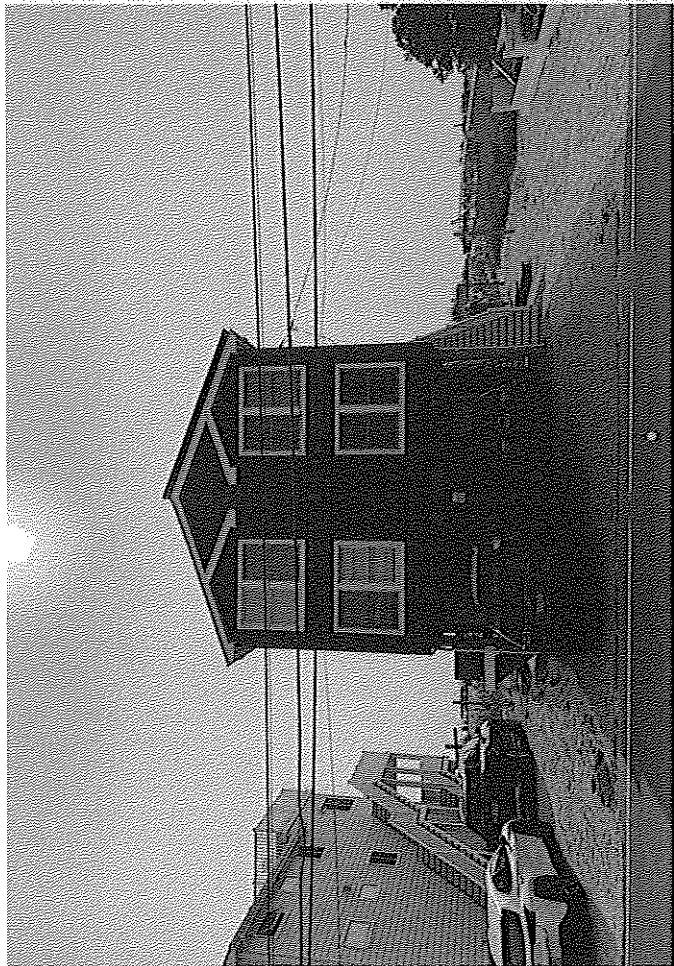
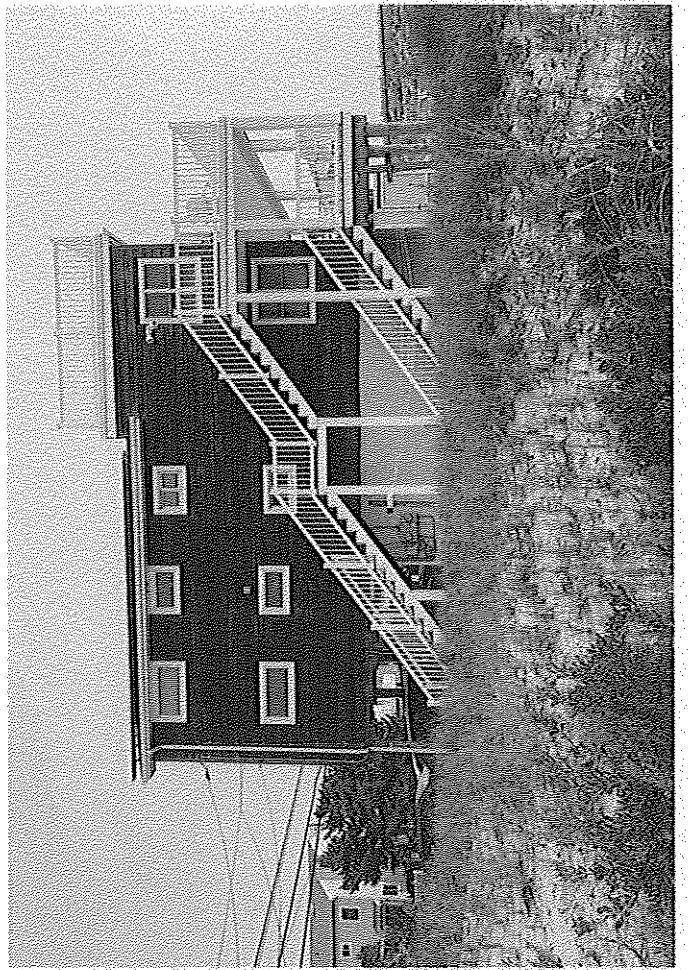
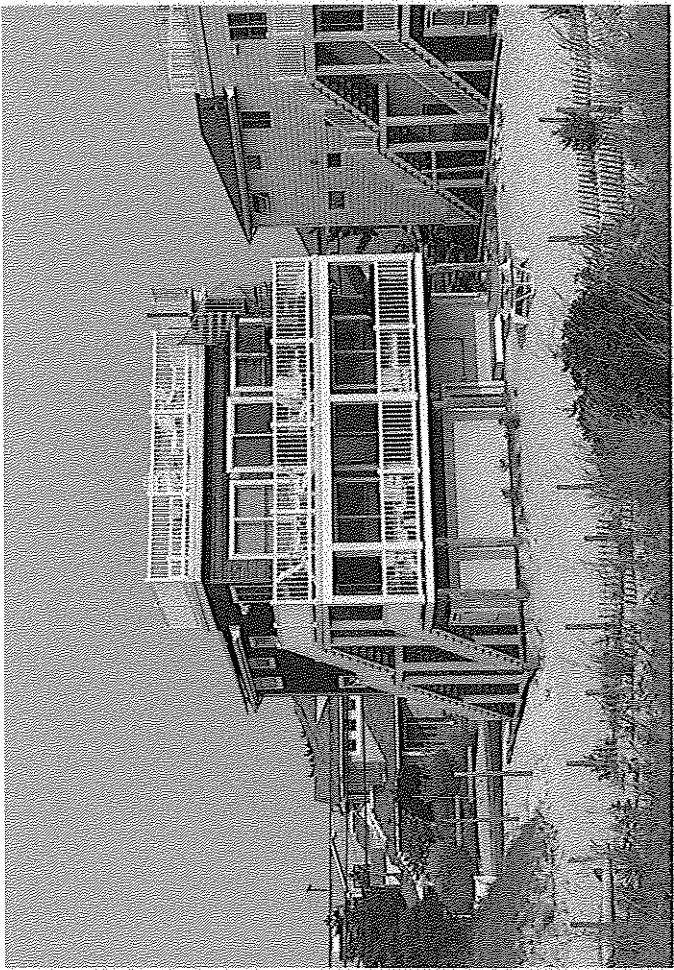
# ATLANTIC OCEAN



**TAX MAP**  
**TOWNSHIP OF LONG BEACH**  
**OCEAN COUNTY**  
**NEW JERSEY**  
**SCALE: 1" = 200'**  
**MAY 1, 1989**  
**GORDON L. HART, L.S.**  
**MACRO ASSOCIATES, INC.**  
**170 OBERLIN AVE. NORTH**  
**LAKEWOOD, N.J.**

1. ALL LOTS SHOWN ON THIS MAP ARE THE RESULT OF A RECENT REASSESSMENT OF THE TAXING JURISDICTION OF THE TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY.
2. THE MAP IS BASED ON THE 1988 TAX MAP OF THE TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY.
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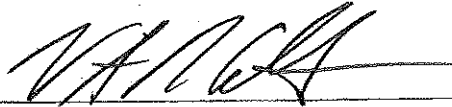




**AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL**

The Owner(s) of the lands and premises known and designated as Lot 1.01, Block 15.107, in Long Beach Township, Ocean County, NJ, having a street address of 4309 Ocean Blvd., 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/ Vincent Collado



Signature of Owner /Alexis Collado

Subscribed and Sworn to before me  
this 2 day of August, 2021.



Notary Public

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

# 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
- 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
- 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
- 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 \$ 500.00
- Check for Initial Escrow \$ 1000.00

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

Signed: \_\_\_\_\_ Date: 9/13/21  
 \_\_\_\_\_  
 (Print name under signature) James S. Rabon,  
Attorney for Applicant





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
<b>MAN-MADE FEATURES</b>									
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)
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)
<b>STREET</b>									
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)
<b>MISCELLANEOUS</b>									
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)
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)



**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

Public notice is hereby given that Vincent Collado and Alexis Collado (collectively, the “Applicant”) are seeking bulk variances relative to development at the property designated as Lot 1.01 in Block 15.107 on the Tax Map of the Township of Long Beach, located at 4309 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The Applicant is seeking to demolish the existing two-family dwelling and construct a new single-family dwelling at the property. Bulk variances are requested pursuant to the following section of the Long Beach Township Zoning Ordinance:

1. Section 205-55(C)(4): Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.
  - a. Here, the existing combined side yard setback is 21.9 feet. The Applicant is proposing a northerly side yard setback of 5.8 feet and a southerly side yard setback of 6.8, for a combined total of 12.6 feet.

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 October 13, 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>

**Use Meeting ID:** 992 5390 1298, **Use Passcode:** 188919; **One tap mobile**

+13017158592,99253901298#,,,,,0#,188919# US (Washington D.C)

+13126266799,99253901298#,,,,,0#,188919# US (Chicago) **Dial by your location** +1 301 715

8592 US (Washington D.C) +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York) +1

253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) **Use**

**Meeting ID:** 992 5390 1298 **Passcode:** 188919 Find your local number:

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

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours currently Monday through Friday 9:00 a.m. to 4:00 p.m.

File #3463

James S. Raban  
Attorney for the Applicant