

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

September 13, 2021

Via Email jfife@longbeachtownship.com & Regular Mail

Jackie Fife

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

Re: Jurechko Variance
Block 15.63, Lot 16
24 W. Kirkland Ave., Long Beach Township, NJ 08008

Dear Jackie:

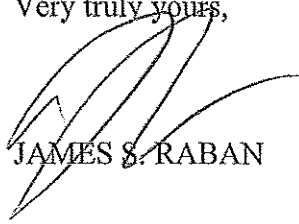
Enclosed please find the following with regard to the above referenced matter:

- (x) 14 copies of Land Use Development Application
- (x) 14 copies of Architectural Plans prepared by Robert Roth Jr., A.I.A of Rob Roth Architect, Inc.
- (x) 14 copies of Variance Map prepared James Brzozowski, P.E., P.P, of Horn, Tyson & Yoder, Inc.
- (x) 14 copies of Tax Map with Property Lot and Block highlighted
- (x) 14 color copies of Property Photos
- (x) 1 copy of Affidavit of Ownership
- (x) 1 copy of Signed Checklist
- (x) 1 Proposed Public Notice
- (x) Application Fee check # 2331 Amount \$500.00
- (x) Attorney/Engineer check # 2328 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: John and Sue Jurechko (via email)
Robert Roth, A.I.A. (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: Jurechko
Block: 15.63 Lot(s): 16
Property Address: 24 W. Kirkland Ave.

Date Received: _____
Application Fee: \$ _____
Escrow Fee: \$ _____
Docket Number: _____

CHECK ALL THAT APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt) |
| <input checked="" 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: John Jurechko & Sue B. Jurechko
Address: Street: 110 Talbot St. City: Burlington Zip: 08016
Phone: (609) 387-3482 e-mail: jjurechko@comcast.net

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: Robert B. Roth Jr., AIA
 Address: Street: 4300 Long Beach Blvd. City: Brant Beach Zip: 08008
 Phone: (609) 494-7104 e-mail: robroth@robroth.net

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 3,825 sq. ft. Lot Dimensions: 45' x 85'

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: Two-family

10. When was the property purchased? October 29, 1997

11. Date of Last Certificate of Occupancy: 01/01/03 Attach Copy

12. Date of last construction, alteration or addition: 01/01/03 Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: <u>31.40</u>	<input type="checkbox"/>	Building Height: <u>31.40</u>	<input type="checkbox"/>
Front Yard Set Back <u>20.00</u>	<input type="checkbox"/>	Front Yard Set Back <u>15.00</u>	<input checked="" type="checkbox"/>
Side Yard Set Back <u>15.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>15.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>4.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>4.00</u>	<input type="checkbox"/>
Rear Yard Set Back <u>20.00</u>	<input type="checkbox"/>	Rear Yard Set Back <u>20.00</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>19.00</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>19.00</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>1,170.45</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,197.23</u>	<input type="checkbox"/>
% Lot Coverage <u>30.60</u>	<input type="checkbox"/>	% Lot Coverage <u>31.30</u>	<input type="checkbox"/>
% Impervious Coverage <u>60.70</u>	<input type="checkbox"/>	% Impervious Coverage <u>61.40</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>45.00</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)(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.

Here, there is currently a 20-foot front yard setback to Bayview Ave. and a 15-foot setback to W. Kirkland Ave. The proposed setback to Bayview Ave. is 15 feet where 20 feet is required. Additionally, under Section 205-55(A), two-family dwellings are not permitted in the R-50 Zone. Therefore, the proposed expansion of the two-family dwelling requires a use variance. ■

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**

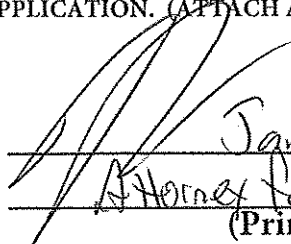
19 copies of Variance Map prepared by Horn, Tyson & Yoder, Inc.
19 copies of Floor Plans and Elevations prepared by Robert B. Roth Jr., AIA
19 copies of set of four photographs of the property

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

19 copies of Variance Map prepared by Horn, Tyson & Yoder, Inc.
19 copies of Floor Plans and Elevations prepared by Robert B. Roth Jr., 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)

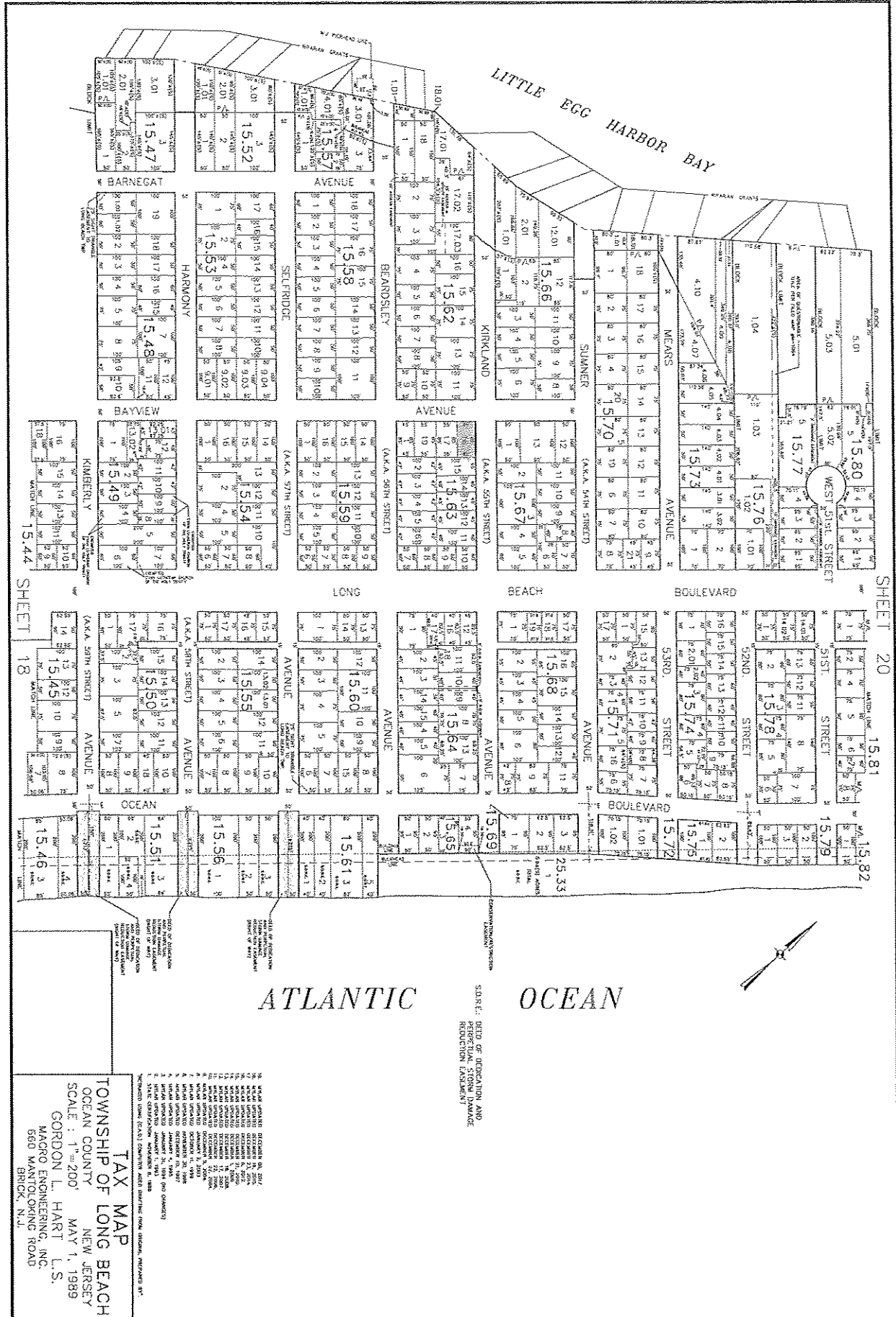
MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

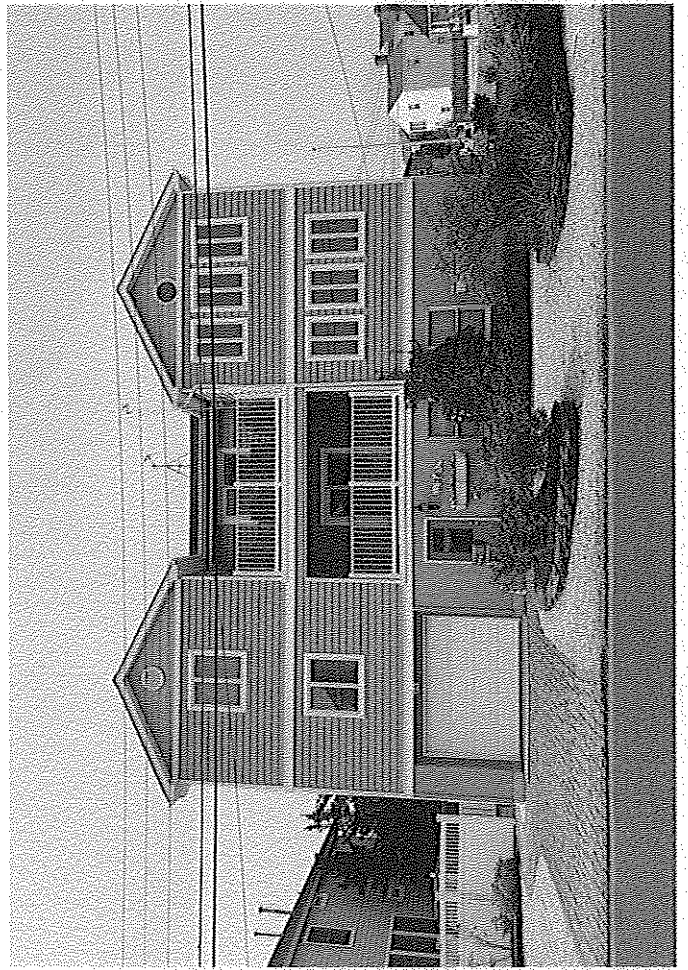
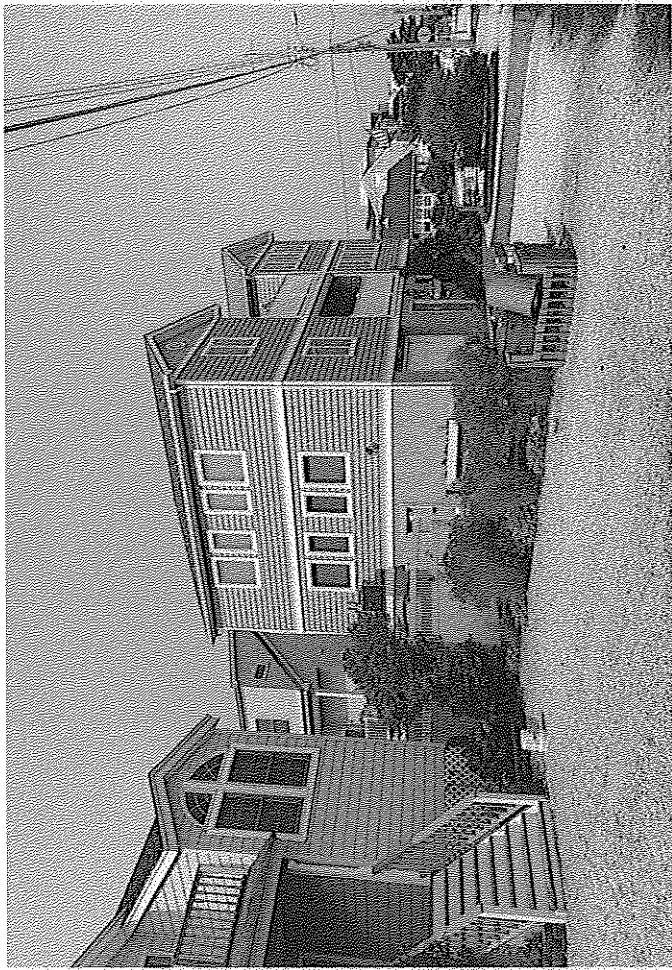
APPLICATION SUPPLEMENT

John Jurechko and Sue B. Jurechko (collectively, the “Applicant”) are seeking a bulk variance and a use variance relative to development at the property designated as Lot 16 in Block 15.63 on the Tax Map of the Township of Long Beach, located at 24 W. Kirkland Avenue in the Brant Beach Section of Long Beach Township. The Applicant is proposing to construct a 5-foot by 5.5-foot elevator shaft on the front (Bayview Avenue side) of the existing two-family dwelling. The following variances are required:

1. 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.
 - a. Here, there is currently a 20-foot front yard setback to Bayview Ave. and a 15-foot setback to W. Kirkland Ave. The proposed setback to Bayview Ave. is 15 feet where 20 feet is required.
2. Under Section 205-55(A), two-family dwellings are not permitted in the R-50 Zone. Therefore, the proposed expansion of the two-family dwelling requires a use variance.

Under the (C)(2) variance criteria, the installation of a variance elevator will promote public health and safety under N.J.S.A. 40:55D-2(a) and will help secure safety from fire, flood, panic and man-made disasters under N.J.S.A. 40:55D-2(b). The proposed location of the elevator shaft will have very minimal impact on the surrounding properties. Overall, the benefit of the proposed elevator shaft outweighs any detriment.





AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

The Owner(s) of the lands and premises know and designated as Lot 16
Block 15.63, in Long Beach Township, Ocean County, NJ having a street
Address of 24 W. Kirkland Ave., certify as follows:

1. I/We are the Fee Title Owner(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.

Amir B. Jurechko
Signature of Owner

John Jurechko
Signature of Owner

Subscribed and Sworn to before me
This 1st day of June, 2021

Denise Paula Hamouda
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: _____

James S. Rahn
 (Print name under signature) **Attorney for Applicant**

Date: 9/13/21

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)
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 MUST BE COMPLETED
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	
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)
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 John Jurechko and Sue B. Jurechko (collectively, the “Applicant”) are seeking a bulk variance and a use variance relative to development at the property designated as Lot 16 in Block 15.63 on the Tax Map of the Township of Long Beach, located at 24 W. Kirkland Avenue in the Brant Beach Section of Long Beach Township. The Applicant is proposing to construct a 5-foot by 5.5-foot elevator shaft on the front (Bayview Avenue side) of the existing two-family dwelling. The following variances are required:

1. 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.
 - a. Here, there is currently a 20-foot front yard setback to Bayview Ave. and a 15-foot setback to W. Kirkland Ave. The proposed setback to Bayview Ave. is 15 feet where 20 feet is required.
2. Under Section 205-55(A), two-family dwellings are not permitted in the R-50 Zone. Therefore, the proposed expansion of the two-family dwelling requires a use variance.

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 #3453

James S. Raban
Attorney for the Applicant