

**APPLICATION TO THE LONG BEACH  
TOWNSHIP LAND USE BOARD**

Do not write below - for official use only

Project Name:   
Block:  Lot(s):   
Property Address:

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

**CHECK ALL THAT APPLY:**

- |  |  |
|--|--|
| <input 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:   
Address: Street:  City:  Zip:   
Phone:  e-mail:

Applicant is :  Owner  Agent  Corporation  Partnership  LLC

↳ Under contract to purchase subject Property.

**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:   
Address: Street:  City:  Zip:   
Phone:  e-mail:

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

3. Attorney:   
Address: Street:  City:  Zip:   
Phone:  e-mail:

4. Planner/Surveyor:   
Address: Street:  City:  Zip:   
Phone:  e-mail:

5. Architect: Dan Wheaton R.A., P.P. of Ten10 Architecture  
 Address: Street: 714 North Main Street City: Manahawkin Zip: 08050  
 Phone: 609-549-0502 e-mail: danw@ten10arch.com

Attache additional sheets if necessary.

6. Location of property:  
 Zone: R-50 Lot Area: 7,500 sqft. Lot Dimensions: 100' x 75'

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

8. Current Use: Single Family  
 No. of Dwelling Units: 1 No. of Commercial Units: N/A

9. Proposed Use: Two single family dwellings, one on each lot. Each lot being 75' x 50'.

10. When was the property purchased? 2001 but see below.

11. Date of Last Certificate of Occupancy: Belief is 1950s Attach Copy  
 Seller believes the last CO was obtained in the 1950s. I did an OPRA request and Jennifer and Jackie could not find any COs on file.

12. Date of last construction, alteration or addition: 1950s Attach copies of permits  
 Seller notes the date of last construction was in the 1950s. Sellers' family has had the property since the 1940s/50s per Seller.

13. Existing conditions	Pre-Existing	Proposed conditions	Variance Needed
Building Height:	16.2'	to conform	
Front Yard Set Back	9.8'	to conform *	
Side Yard Set Back	17.2'	to conform	
Side Yard Set Back	17.9'	to conform	
Rear Yard Set Back	15.9'	to conform **	
Dist. to Adj. Struct.	25.3'	to conform	
Lot Coverage (sq.ft.)	1,927.50	to conform	
% Lot Coverage	25.7%	to conform	
% Impervious Coverage	38%	to conform	
No. Principal Structures	1	to conform	
No. Accessory Structures	N/A	to conform	
Lot Width	100'		

\*Per Ordinance 205-11 (E)(2) or applicable ordinance  
 \*\* Will be determined by ordinance based on front yd. setback

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

15. Proposed Restriction: None

**16. Variances and Waivers:**

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

None

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

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

None

-Waiver requested from providing plans, profiles and cross sections of paved areas, curbs and sidewalks. -Waiver requested from providing landscaping and screening plan showing the location, type of tree or shrub and the type and amount of each type of ground cover.

-Waiver requested for providing architectural plans.\*

- Waiver for existing and proposed contours at 1' intervals indicating surface drainage and topography within 50'.

-Temporary Waiver with regard to names and addresses of all owners within 200'. Will put on plan once obtained.

\* I don't think we need architectural anyhow since we don't need a variance.

**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

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

- Minor Subdivision Plan Prepared by East Coast Engineering, Inc. (ECE)

- Photographs of the Subject Property and Neighboring Properties Taken by Deidre M. Martin, Esq. on 9/20/2021

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

Dates: 10-2-2027

*Bonnie A. Rettew*

, Owner

of the Vincent E. and Bonnie A. Rettew Declaration of Trust (Print name under signature)  
dated Sept. 15, 1986

Dates: 10-2-2027

*Vincent E. Rettew*

, Owner

of the Vincent E. and Bonnie A. Rettew Declaration of Trust (Print name under signature)  
dated Sept. 15, 1986

**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**

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

Dates: 10-2-2021

Bonnie A. Rettew  
Bonnie A. Rettew, Trustee, Owner

of the Vincent E. and Bonnie A. Rettew Declaration of Trust (Print name under signature)  
dated Sept. 15, 1986

Dates: 10-2-2021

Vincent E. Rettew  
Vincent E. Rettew, Trustee, Owner

of the Vincent E. and Bonnie A. Rettew Declaration of Trust (Print name under signature)  
dated Sept. 15, 1986

Applicant Signature (if different from owner):

Ira Kapnick  
ID Tp8EF8FBb11N7vrVFCqGvoT3

Dates: 10/6/2021

Ira Kapnick, Applicant  
(Print name under signature)

Seth Glasser  
ID db731XMOKPout98Gwz7uPeb2

Dates: 10/6/2021

Seth Glasser, Applicant  
(Print name under signature)

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

# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

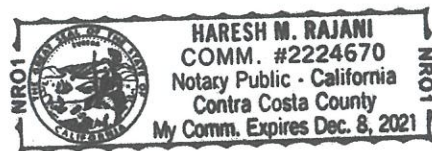
State Of: California  
County Of: Contra Costa

On October 02, 2021 before me, Haresh M. Rajani, Notary Public, personally appeared, Bonnie A. Rettew and Vincent E. Rettew, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Haresh M. Rajani  
Signature: Haresh M. Rajani



Seal

## OPTIONAL INFORMATION

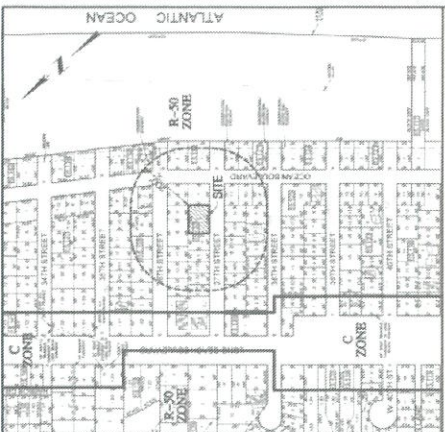
Title of Document: Application to the Long Beach Township Land Use Board  
Total Number of Pages including Attachment: \_\_\_\_\_  
Notary Commission Expiration Date: Dec. 8<sup>th</sup>, 2021  
Notary Commission Number: 2224670

## eSignature Details

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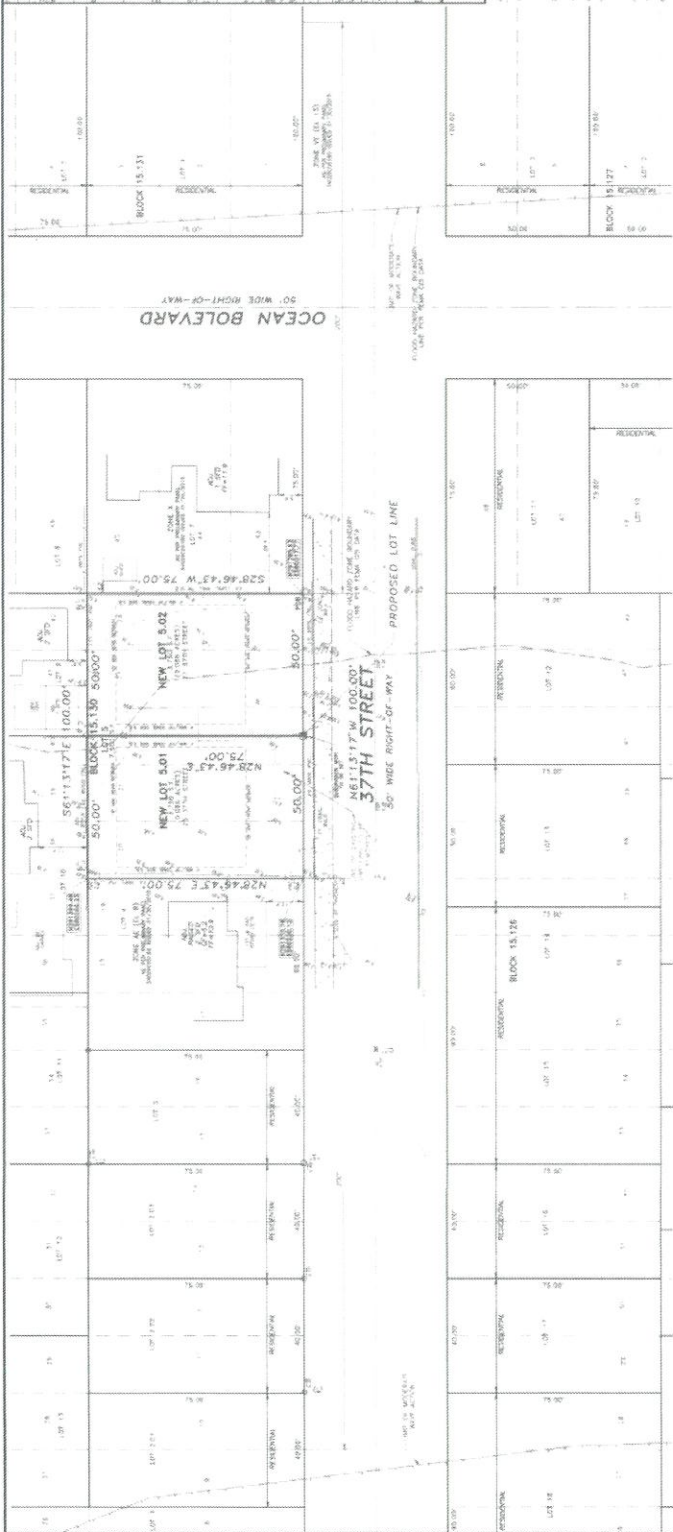
**Signer ID:** Tp8EF8FBb11N7vrVFCqGvoT3  
**Signed by:** Ira Kapnick  
**Sent to email:** Jeffkapnick1@gmail.com  
**IP Address:** 69.142.65.252  
**Signed at:** Oct 6 2021, 4:30 pm EDT

**Signer ID:** db73tXMQKPput98Gwz7uPeb2  
**Signed by:** Seth Glasser  
**Sent to email:** sglasser@gmail.com  
**IP Address:** 69.27.238.203  
**Signed at:** Oct 6 2021, 4:38 pm EDT



### AREA MAP SCALE: 1"=100'

- NOTES:**
1. THE ATTACHED MAP IS A PRELIMINARY MAP OF THE PROPOSED SUBDIVISION. THE FINAL MAP SHALL BE PREPARED BY THE ENGINEER AND SHALL BE SUBJECT TO THE APPROVAL OF THE BOARD OF PLANNING AND ZONING.
  2. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING ZONING AND REGULATIONS OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY.
  3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE ZONING REGULATIONS.
  4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE ZONING REGULATIONS.
  5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE ZONING REGULATIONS.



**ZONING TABLE**

**R-50 ZONE**

RESIDENTIAL

LOT 18: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 19: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 20: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 21: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 22: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 23: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 24: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 25: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 26: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 27: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 28: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 29: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 30: 100.00' x 75.00' (7,500.00 sq. ft.)

**R-50 ZONE**

RESIDENTIAL

LOT 31: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 32: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 33: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 34: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 35: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 36: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 37: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 38: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 39: 100.00' x 75.00' (7,500.00 sq. ft.)

LOT 40: 100.00' x 75.00' (7,500.00 sq. ft.)

**APPLICANTS:**  
IRA J. KAPNICK & SETH GLASSER  
1000 MARSH ROAD  
LONG BEACH, NJ 08058

**OWNER:**  
STATE OF NEW JERSEY  
OFFICE OF THE ATTORNEY GENERAL  
1000 MARSH ROAD  
LONG BEACH, NJ 08058

**DATE:** 10/15/2015

**SCALE:** 1"=100'

**DATE:** 10/15/2015

**MINOR SUBDIVISION MAP**

PREPARED FOR  
**IRA J. KAPNICK & SETH GLASSER**

**BLOCK 15, 130 LOT 5**  
R-50 ZONE  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

**Engineer's Seal:**  
JAY PIERSON, P.E.  
Professional Engineer  
No. 123456  
Exp. 12/31/2016  
New Jersey State Board of Professional Engineers and Land Surveyors

**STATE OF NEW JERSEY**  
OFFICE OF THE ATTORNEY GENERAL  
1000 MARSH ROAD  
LONG BEACH, NJ 08058

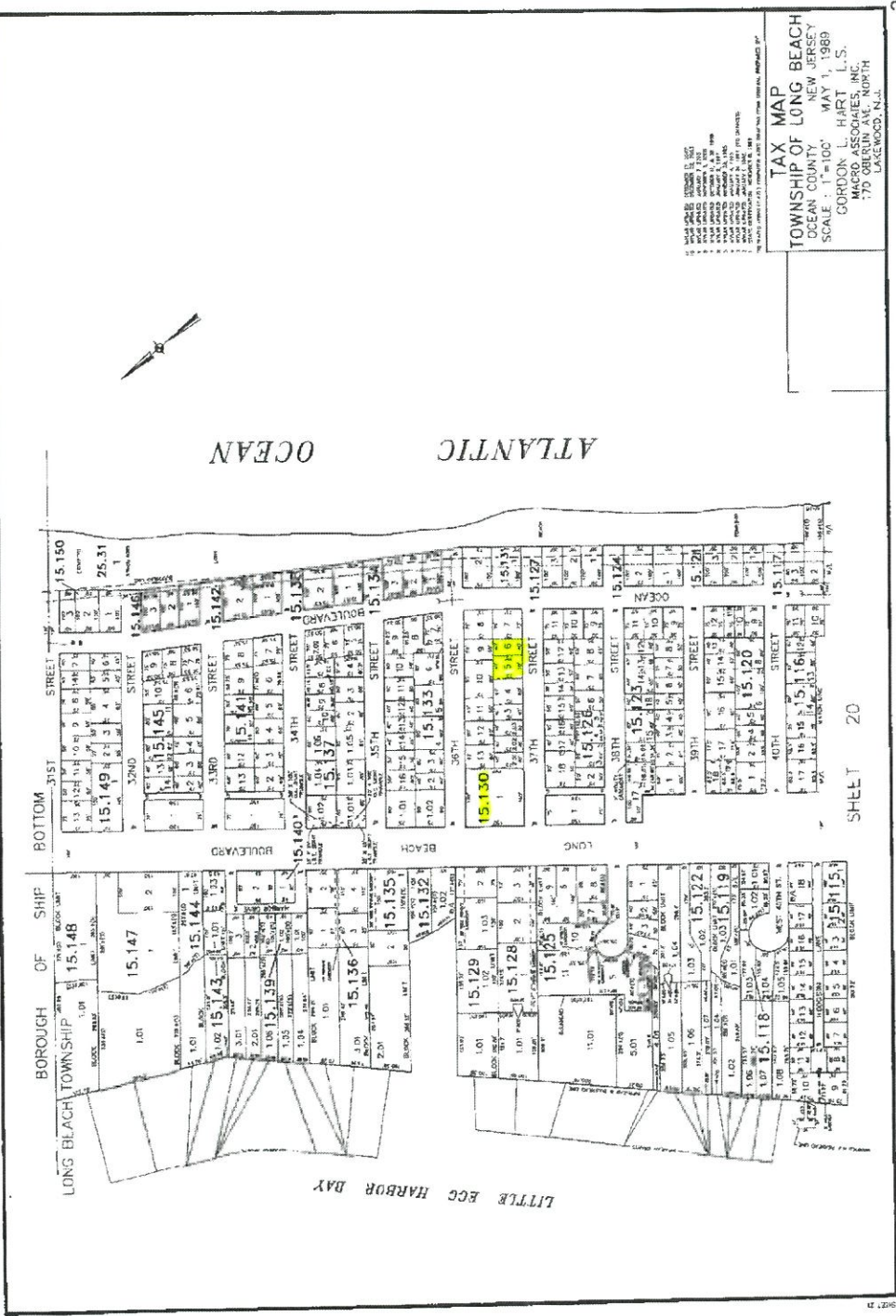
**NOTICE TO THE PUBLIC:**  
This map is subject to the approval of the Board of Planning and Zoning. The map is not to be used for any other purpose without the written consent of the Office of the Attorney General.

**DATE:** 10/15/2015

**SCALE:** 1"=100'

**DATE:** 10/15/2015



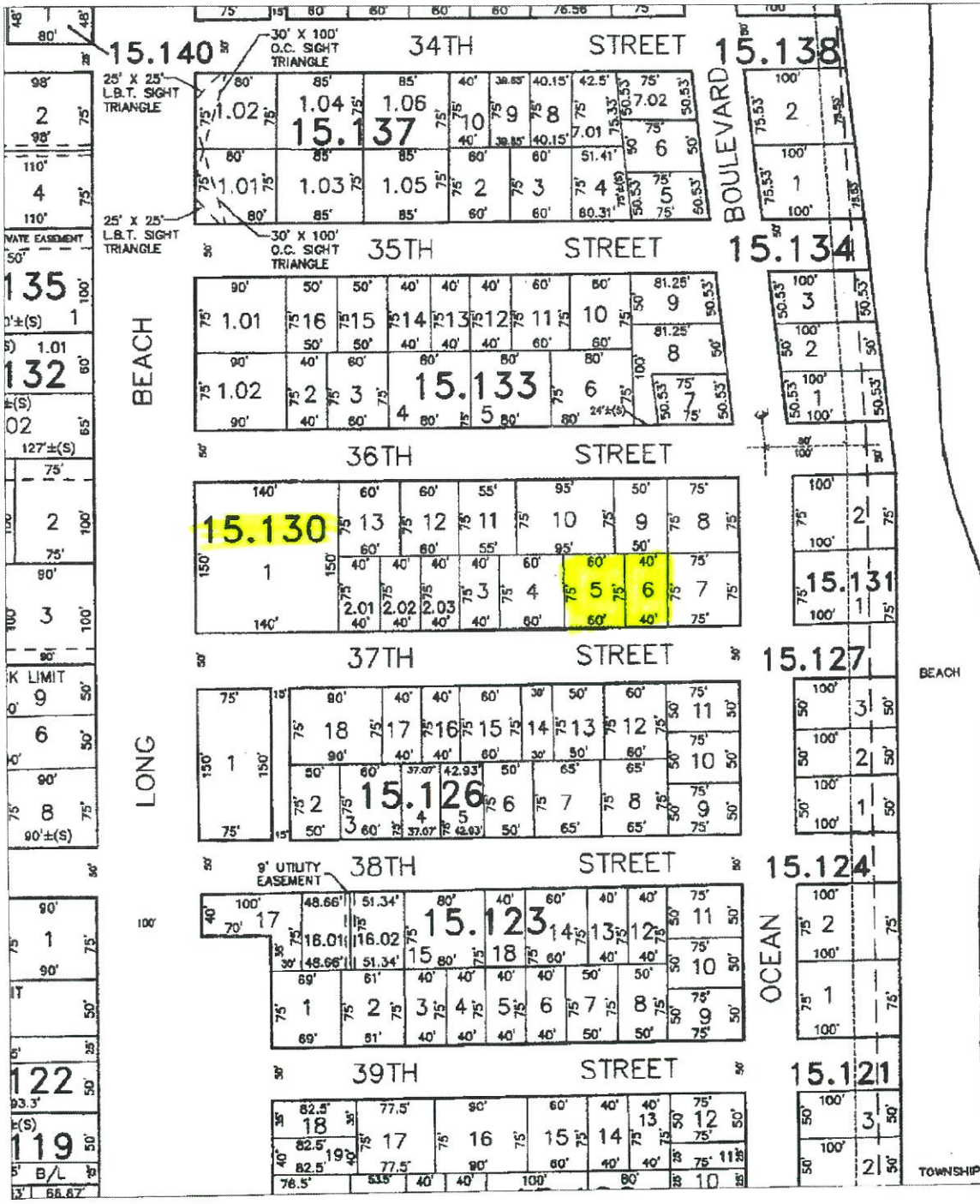


SHEET 20

**TAX MAP**  
**TOWNSHIP OF LONG BEACH**  
 OCEAN COUNTY NEW JERSEY  
 SCALE: 1"=100'  
 MAY 1, 1989  
 GORDON L. HART L.S.  
 MACRO ASSOCIATES, INC.  
 770 LAKEWOOD BLVD., SUITE 100  
 LAKEWOOD, N.J. 07033

00

ATLANTIC



TOWNSHIP

Subject Property







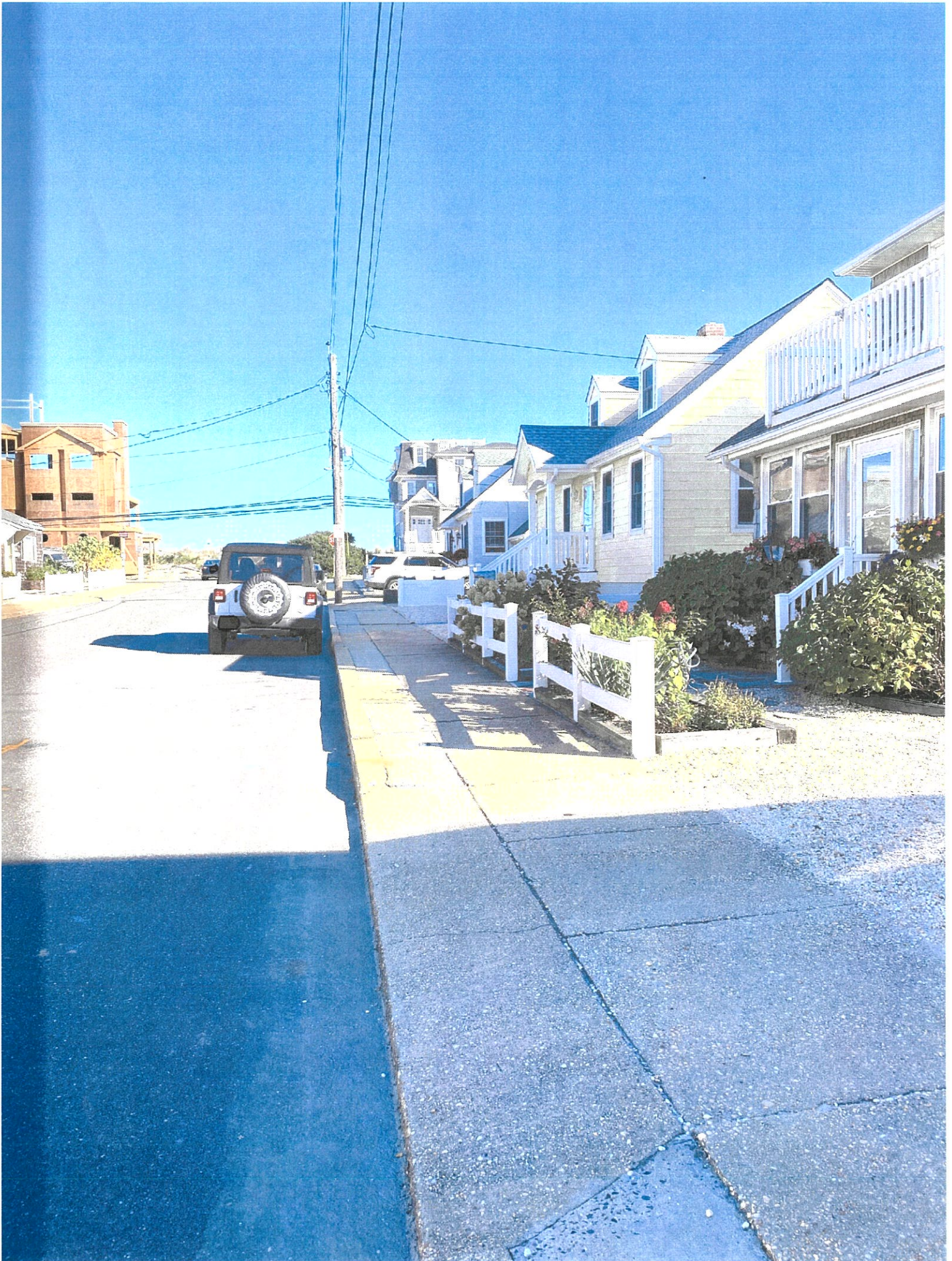












Long Beach Township Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,  
and NON-COLLUSION

STATE OF <sup>California</sup> ~~NEW JERSEY~~ :  
<sup>Contra</sup> : ss.  
COUNTY OF <sup>Costa</sup> :

I, Bonnie A. Rettew and Vincent E. Rettew, being duly sworn according to law,  
(Print owner(s) name(s))

Trustees of The Vincent E. and Bonnie A. Rettew Declaration of Trust dated Sept. 15, 1986

upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 27 E. 37th St.,  
(Street Address)

Long Beach Twp., Ocean County, New Jersey known as :

Block 15.130 Lot 5 (additional lot 6)  
Block \_\_\_\_\_ Lot \_\_\_\_\_  
Block \_\_\_\_\_ Lot \_\_\_\_\_

As shown on the Official Tax Maps of the Township of Long Beach.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize Ira Kapnick + Seth Glasser (Agent), to make application on my/our  
(Print agent name)

behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 10-02-2021

Bonnie A. Rettew  
Signature of Owner, Bonnie A. Rettew,  
Trustee

Bonnie A. Rettew  
Print Name above

Vincent E. Rettew  
Signature of Owner, Vincent E. Rettew,  
Trustee

Vincent E. Rettew  
Print name above

Sworn and Subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

SEE ATTACHED

# CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**  
County Of: **Contra Costa**

Subscribed and sworn to (or affirmed) before me on the 2 day of October, 2021  
by Bonnie A. Rettew and Vincent E. Rettew, proved to me on the basis  
of satisfactory evidence to be the person(s) who appeared before me.

  
Signature: **Haresh M. Rajani**



*Seal*

## OPTIONAL INFORMATION

Title of Document: Affidavit of ownership.

Total Number of Pages including Attachment: \_\_\_\_\_

Notary Commission Expiration Date: Dec. 8th, 2021

Notary Commission Number: 2224670

# 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
- NIA  1 Copy of Architectural Plan *→ if applicable, waiver requested.*
- 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
- NIA  1 Copy of Architectural Plans *→ if applicable, waiver requested.*
- 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
- NIA  14 Copies of Architectural Plan(s) *NIA but if deemed applicable, waiver requested.*
- 14 Copies of Tax Map with property Lot and Block highlighted
- NIA  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 \$ 625.00
- Check for Initial Escrow \$ 1,000.00 for Engineer + \$ 500.00 for Attorney

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

Signed: Deidre M. Martin, Esq.  
 Attorney for Applicants  
 (Print name under signature)

Date: 10/7/2021

TOWNSHIP OF LONG BEACH  
LAND USE BOARD

TECHNICAL CHECKLIST

Owner: Vincent E. Rettew and Bonnie A. Rettew, Trustees of The Vincent E. & Bonnie A. Rettew Declaration of Trust dated September 15, 1986 Phone # 925-330-6994 Email: slmorwood@gmail.com  
Applicant: Ira Kapnick & Seth Glasser Phone #: 732-239-9944 Email: jkapnick@investorbank.com  
Address: 27 E. 37th St., Long Beach Twp., NJ 08008  
Block: 15.130 Lot(s): 5 (additional lot 6) Date: October 7, 2021

\*\*This checklist **MUST** be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review.\*\*

\*\*Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.\*\*

**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>PLAT SPECIFICATIONS</b>									
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	(P) (W) (N/R)
Signature, seal, address, license number of professional preparing plat.	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Plat based on land survey less than 12 months old	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Sheet size up to 30" x 42"	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Each sheet numbered and titled	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
<b>GENERAL INFORMATION</b>									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
<b>Key Map:</b> site location and features within 400 FT, including streets, street names, and zone boundaries	X	X	X	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
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	
Tax map sheet, lot and block numbers	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT.	X	X	X	X ✓ <i>Temp. Waiver (ind.) We Got the List</i>	X	X	X	X	(P) (W) (N/R)
Date of original and all revisions.	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Written and graphic map scale.	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
North arrow with reference meridian.	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Area of the tract and of each lot.	X	X	X	X ✓	X	X	X	X	(P) (W) (N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X ✓	X	X	X	X	(P) (W) (N/R)
<b>NATURAL FEATURES</b>									
Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 50 FT			X	X ✓ <i>Waiver Requested</i>					(P) (W) (N/R)
Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 200 FT					X	X	X	X	(P) (W) (N/R)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			X	X ✓	X	X	X	X	(P) (W) (N/R)
The boundaries of wetlands and wetland transition areas.	X	X	X	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
<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 ✓ <i>See note #8 Minor sub. Plan Re Water &amp; Sewer</i>	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 <i>Waiver Requested</i>	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 <i>Waiver Requested</i>	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)

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	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)

Ⓐ I don't believe we need architectural plans, but if we do, we are requesting a waiver.