

KELLY & VISOTCKY, L.L.C.

ATTORNEYS-AT-LAW

149 E. Bay Avenue
Manahawkin, New Jersey 08050
www.kvlawfirm.com

Please Reply to:
Post Office Box 536
Manahawkin, NJ 08050

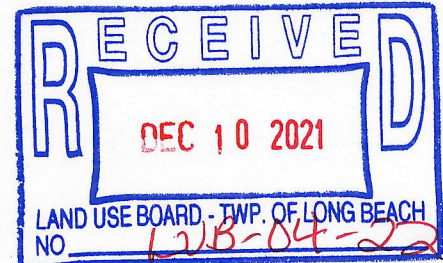
Phone: (609) 597-7200
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kvlaw@kvlawfirm.com

RICHARD P. VISOTCKY

December 10, 2021

HAND DELIVERED

Jackie Fife, Secretary
Long Beach Township Land Use Board
6805 Long Beach Boulevard
Brant Beach, New Jersey 08008



RE: Scott Cronin
Premises: 14 W. Osbourne Avenue
a/k/a Block 1.86, Lot 11, Long Beach Township


Dear Ms.Fife:

Enclosed please find copies of the following in regard to the above referenced matter which we are hoping to get on the calendar for January 12, 2022:

1. Original and 14 copies of variance plans;
2. Original and 14 copies of Architectural plans;
3. Original and 14 copies of Tax Map;
4. Original and 14 copies of Application;
5. Original and 14 copies of color photos;
6. W-9 Form;
7. Affidavit of Ownership, Consent, Authorization and Non-Collusion;
8. Signed Checklist;
9. Technical Checklist;
10. Proposed Notice of Hearing; and
11. Two checks, one in the amount of \$500.00 for the application; and one in the amount of \$1,000.00 for the escrows.

Please review and advise if same is deemed complete.

Very truly yours,


RICHARD P. VISOTCKY
RPV:kes
Enclosure

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

Do not write below - for official use only

Project Name: SCOTT CRONIN
Block: 1.86 Lot(s): 11
Property Address: 14 W Osborne Avenue

Date Received: 12-10-24
Application Fee: \$ _____
Escrow Fee: \$ _____
Docket Number: LUB-04-22

CHECK ALL THAT APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input 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: SCOTT CRONIN
Address: Street: 12 RIDGE WAY City: PURDYS, NY Zip: 10578
Phone: (914) 384-0448 e-mail: CRONO244@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: SCOTT CRONIN & JILL CRONIN, H/W
Address: Street: 12 RIDGE WAY City: PURDYS, NY Zip: 10578
Phone: (914) 384-0448 e-mail: _____

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

3. Attorney: RICHARD P. VISOTCKY, ESQ. OF KELLY & VISOTCKY, LLC
Address: Street: 149 E BAY AVE, P.O. Box 536 City: MANAHAWKIN Zip: 08050
Phone: (609) 597-7200 e-mail: _____

4. Planner/Surveyor: LAND LINE SURVEYORS
Address: Street: 703 MILL CREEK ROAD, F-1 City: MANAHAWKIN Zip: 08050
Phone: (609) 978-0073 e-mail: LANDLINESURVEYORS@COMCAST.NET

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5. Architect: PLANNER ROBERT B. ROTH, JR., A.I.A.

Address: Street: 4300 LONG BEACH BOULEVARD 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-35 Lot Area: 2,566.4 sq ft Lot Dimensions: 40' x 61.46'

7. Is the property located on a county road? _____

8. Current Use: Single family dwelling

No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: Single family dwelling

10. When was the property purchased? February 17, 2021

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>34'</u> <input type="checkbox"/>	Building Height: <u>34'</u> <input type="checkbox"/>	
Front Yard Set Back	<u>20.2'</u> <input type="checkbox"/>	Front Yard Set Back <u>12'</u> <input checked="" type="checkbox"/>	
Side Yard Set Back	<u>3.7'</u> <input checked="" type="checkbox"/>	Side Yard Set Back <u>3.7'</u> <input checked="" type="checkbox"/>	
Side Yard Set Back	<u>10.9'</u> <input checked="" type="checkbox"/>	Side Yard Set Back <u>10.9'</u> <input checked="" type="checkbox"/>	
Rear Yard Set Back	<u>9.7'</u> <input checked="" type="checkbox"/>	Rear Yard Set Back <u>9.7'</u> <input checked="" type="checkbox"/>	
Dist. to Adj. Struct.	<u>23.7' / 15.5'</u> <input type="checkbox"/>	Dist. to Adj. Struct. <u>23.7' / 15.5'</u> <input type="checkbox"/>	
Lot Coverage (sq.ft.)	<u>2,566.4 sq'</u> <input checked="" type="checkbox"/>	Lot Coverage (sq.ft.) <u>2,566.4 sq'</u> <input checked="" type="checkbox"/>	
% Lot Coverage	<u>33.9%</u> <input checked="" type="checkbox"/>	% Lot Coverage <u>37.84%</u> <input checked="" type="checkbox"/>	
% Impervious Coverage	<u>37%</u> <input type="checkbox"/>	% Impervious Coverage <u>37%</u> <input type="checkbox"/>	
No. Principal Structures	_____ <input type="checkbox"/>	No. Principal Structures <u>1</u> <input type="checkbox"/>	
No. Accessory Structures	_____ <input type="checkbox"/>	No. Accessory Structures <u>0</u> <input type="checkbox"/>	
Lot Width	<u>40'</u> <input checked="" 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

Lot area - existing 2,566.4 sq. ft, 2,566.4 sq. ft. proposed (4,500 sq. ft required);
Lot width/frontage -existing 40 ft., proposed 40 ft. (50 ft. required);
Front yard setback - existing 20.2 ft., proposed 12.0 ft. (20 ft. required);
Rear yard setback - existing 9.7 ft., proposed 9.7 ft. (20 ft. required);
Side yard setback - existing 3.7 ft./14.6 ft., proposed 3.7 ft./14.6 ft. (4 ft./15 ft. required);
Building coverage - existing 33.9%, proposed 37.84% (33.3% required)

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

Variance plans prepared by Land Line Surveying dated September 12, 2021;

Architectural plans prepared by Rob Roth Aarchitect, Inc. dated March, 2021

Color photographs

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

Variance plans prepared by Land Line Surveying dated September 12, 2021;

Architectural plans prepared by Rob Roth Aarchitect, Inc. dated March, 2021

Color photographs

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

Dates: 12/7/21

Scott W Cronin
SCOTT CRONIN, Owner
(Print name under signature)

Dates: 12/7/21

Jill Cronin
JILL CRONIN, 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

Signed & sworn to before
Me on 12-8-2021.



Jared Mailman
Notary Public, State of New York
NO. 04MA6131176
Qualified in Westchester County
Commission Expires on August 1, 2025

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

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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)
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

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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)

Richard P. Visotcky
 Attorney-At-Law

RICHARD P. VISOTCKY
 Attorney-At-Law of New Jersey

LITTLE EGG HARBOR BAY

RIPPLIDE LANE
SHEET 6



BOROUGH OF BEACH HAVEN
LONG BEACH TOWNSHIP

ATLANTIC OCEAN

RECEIVED
DEC 10 2021
LAND USE BOARD - TWP. OF LONG BEACH
NO. *LUB-04-22*

A-7

1. LAND REVISIONS: QUARTERLY ON 2020
2. MAPS REVISIONS: QUARTERLY ON 2020
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100. MAPS REVISIONS: QUARTERLY ON 2020

TAX MAP
TOWNSHIP OF LONG BEACH
OCEAN COUNTY
NEW JERSEY
SCALE: 1"=100'
GORDON L. HART L.S.
MARC ENGINEERING, INC.
660 MANTOLOKING ROAD
BRICK, N.J.

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.-
- Check for Initial Escrow \$ 1000.-

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

Signed: _____
Richard P. Visotcky, Esq.
(Print name under signature)

Date: 12/10/21