

RABAN & RABAN

— LLC —

Attorneys at Law

REGINALD J. RABAN (Retired)

JAMES S. RABAN*▲

**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

MEMBER OF NJ BAR *

MEMBER OF PA BAR▲

TEL (609) 492-0533

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Email: jraban@regraban.com

February 7, 2022

Via Hand Delivery & Email Jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Vinci Bulk Variance
Block 15.78 Lot 11
18 E. 51st Street, Long Beach Township, NJ 08008

Dear Jackie:

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

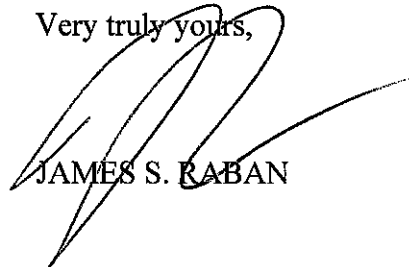
- (x) 14 copies of Land Use Development Application
- (x) 14 copies of Variance Plan prepared by Dan Wheaton, R.A.,
P.P. of Ten10 Architecture;
- (x) 14 copies of Survey prepared by John Lord, NJPELS of FP&L
Associates, Inc.
- (x) 14 copies of Tax Map with Property Lot and Block highlighted
- (x) 14 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 # 3137 Amount \$500.00
- (x) Attorney/Engineer check # 3138 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on March 9, 2022 at 7:00
P.M.

The Applicant is relying on the Zoning Schedule set forth in the Variance Plan prepared by Dan Wheaton, RA, PP; please disregard the Zoning Schedule set forth in the Survey prepared by John Lord.

Jackie Fife
February 7, 2022
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', with a long, sweeping underline that extends to the right.

JAMES S. RABAN

JSR/dh
Encl.

Cc: Albert and Gail Vinci, (via email)
Dan Wheaton, R.A., P.P. (via email)
John Lord, NJPELS (via email)
Frank Little, P.E., P.P. (via email)
Kevin Quinlan, Esq. (via email)

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

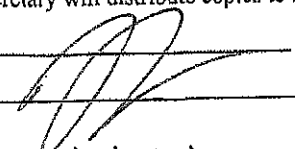
Frank Little, P.E., P.P. ; Owen Little and Assoc., Inc. 443 Atlantic City Blvd. Beachwood, NJ 08722

- 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 \$ 1,000.00

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

Signed: 
 (Print name under signature)

Date: 2/7/22

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

Do not write below - for official use only

Project Name: Vinci
Block: 15.78 Lot(s): 11
Property Address: 18 E. 51st Street

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 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: Albert J. Vinci & Gail P. Vinci
Address: Street: 620 Blue Ridge Lane City: Mahwah Zip: 07430
Phone: (201) 873-3962 e-mail: charlesvinci1@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, Esq.
Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: John W. Lord - F P & L Associates, Inc.
Address: Street: 263 Brick Blvd., Suite 5 City: Brick Zip: 08723
Phone: (732) 920-5100 e-mail: johnwlordpels@hotmail.com

5. Architect: William G. Brown, Jr., AIA
 Address: Street: 241 Madison Ave. City: Wyckoff Zip: 07481
 Phone: (201) 891-3285 e-mail: bill@williamgbrown.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 3,750 sq ft Lot Dimensions: 50' 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: 0

9. Proposed Use: Single-Family

10. When was the property purchased? November 16, 2018

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>34.00</u>	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>15.70</u>	<input type="checkbox"/>	Front Yard Set Back <u>15.70</u>	<input type="checkbox"/>
Side Yard Set Back <u>11.10</u>	<input type="checkbox"/>	Side Yard Set Back <u>11.10</u>	<input type="checkbox"/>
Side Yard Set Back <u>5.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>5.00</u>	<input type="checkbox"/>
Rear Yard Set Back <u>20.00</u>	<input type="checkbox"/>	Rear Yard Set Back <u>13.70</u>	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>1,177.00</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,293.00</u>	<input type="checkbox"/>
% Lot Coverage <u>31.60</u>	<input type="checkbox"/>	% Lot Coverage <u>34.50</u>	<input checked="" type="checkbox"/>
% Impervious Coverage <u>47.70</u>	<input type="checkbox"/>	% Impervious Coverage <u>52.30</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>50.00</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)(7): All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.

Here, the existing lot coverage is 31.6% and 34.5% is proposed.

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

See attached Resolution dated January 12, 2022 under Application No. LUB-23-21.

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

19 copies of Variance Plan prepared by Daniel Wheaton, RA, PP

19 copies of Survey prepared by John W. Lord, PLS

19 copies of set of 4 photographs of property

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

Dates: 02/07/22

Albert Vinci

Albert Vinci, Owner
(Print name under signature)

Dates: 02/07/21

Gail Vinci

Gail Vinci, 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

Albert J. Vinci and Gail P. Vinci (collectively, the "Applicant") are seeking a bulk variance relative to development at the property designated as Lot 11 in Block 15.78 on the Tax Map of the Township of Long Beach, located at 18 E. 51st Street in the Brant Beach Section of Long Beach Township. The Applicant is proposing to enclose an existing first-story deck and construct a 16.25-foot by 10.5-foot first floor open deck in the rear yard of the existing single-family dwelling. Under Section 205-55(C)(7) of the Long Beach Township Zoning Ordinance, all buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot. Here, the existing lot coverage is 31.6% and 34.5% is proposed.

Under the (C)(1) variance criteria, the lot area is substandard at 3,750 square feet where 4,500 square feet is required, representing a hardship to the Applicant. The proposed location of the deck will also have very minimal impact on the surrounding properties, preserving ample light, air, and open space in the neighborhood.

RESO- APPROVED - APPLICATION DENIED
LAND USE BOARD

APPLICATION NO. LUB 23-21

Date January 13, 2022

**RESOLUTION OF MEMORIALIZATION OF THE
LAND USE REVIEW BOARD OF THE TOWNSHIP OF LONG BEACH
COUNTY OF OCEAN AND STATE OF NEW JERSEY**

WHEREAS, Albert and Gail Vinci have made application to the Land Use Review Board of the Township of Long Beach for variance to enclose the existing 170 S.F. first story deck and construct a new 219 S.F. deck on the existing single-family dwelling.

WHEREAS, the Land Use Review Board considered this application at a public hearing on December 8, 2021. The applicant was represented by James S Raban, Esq.

WHEREAS, the following exhibits were entered into evidence:

- A-1 The application received September 13, 2021.
- A-2 Original survey with property and house plan prepared by FP&L Associates, Inc. dated 9/8/21.
- A-3 Plot Plan prepared by FP&L Associates, Inc. dated 11/2/21.
- A-4 Architectural Floor Plans (2) sheets prepared by William J. Brown, Architects dated 3/19/21 and revised 9/9/21.
- A-5 Tax Map.
- A-6 Color Photos (4).
- B-1 Review letter from Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr., dated 11/30/21.

WHEREAS testimony was offered by Charles Vinci, owner of the property; John Lord, P.L.S., who was qualified as an expert in land surveying; and William G. Brown, AIA, who was qualified as an expert in architectural design. The hearing was opened to interested parties. No interested parties requested to testify. All witnesses were sworn.

WHEREAS Charles Vinci testified as follows:

1. The deck would be reduced from 19.0 ft. by 11.5 ft. to 17.0' ft. by 11.0 ft.
2. The deck cannot be reduced further in size whereas it would not be large enough to accommodate the Applicants' intended use.

WHEREAS, Mr. Lord testified as follows:

1. The lot area of 3.750 ft. is a pre-existing non-conformity which is not being expanded.
2. The front yard setback of 15.7 ft. where 20.0 ft. is required is a pre-existing non-conformity which is not being expanded.
3. The original proposed plan would result in a maximum building coverage of 35.9% where 33.3% is permitted. A reduction of the size of the deck to 11.0 ft by 17.0 ft. would result in a maximum building coverage of 35.1%. A variance is required.
 4. A hardship exists whereas the lot is an undersized lot.
 5. There would be no detriment to the surrounding properties if the variance is granted.
 6. There would be no impairment to the Zone Plan or Master Plan of the Township if the variance is granted.
 7. The proposed improvements would comply with the applicable building height.

WHEREAS, William G. Brown, AIA testified as follows:

1. The amended deck measuring 11.0 ft. by 17.0 ft. is the minimum necessary for the Applicants' intended use.
2. The only access to the deck is from within the structure.

WHEREAS, the hearing was opened to interested parties and no one sought to be recognized.

WHEREAS, the Land Use Board, after considering the Application; exhibits entered in evidence; testimony of the witnesses and arguments of counsel makes the following factual findings:

1. All jurisdictional requirements have been met as the Application having been deemed complete and proper notice having been published and served.
2. The applicant is authorized to make the Application.
3. The property is in the R-50 Single-Family Residential Zone.
4. The Applicant has amended the Application to reduce the size of the deck to 11.0

ft. by 17.0 ft.

5. A variance is required for Maximum Building Coverage where 33.3% is permitted and 35.1% is proposed.
6. The board finds that the applicant failed to satisfy his burden of proof under N.J.S.A. 40:55D-70(c) in that the applicant failed to offer credible testimony that the purpose of the Land Use Law would be advanced by deviation from the zoning ordinance requirements, that the variances could be granted without substantial detriment to the public good, that the benefits of granting the variances would substantially outweigh the detriment, nor that granting of the variances will not substantially impair the purpose and intent of the zone plan and/or zoning ordinances of the Township of Long Beach.
8. The Board finds that there is no undue hardship in that the Applicant could construct a serviceable deck without the need for variance relief.
9. The Board finds that the only benefit to the granting of a variance is to the property owner and not the public at large.
10. The Board has reviewed and adopts the engineering report of Owen Little and Associates dated November 30, 2021, which comments therein shall be incorporated herein as if set forth in length in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Review Board of the Township of Long Beach that the relief requested by the applicants, for variance relief is hereby denied.



JACQUELINE FIFE
SECRETARY

Moved by: ROTH

Seconded by: MEEHAN

ROLL CALL VOTE: PINGARO, HUMMEL, JONES, VANBUREN, ROTH and MEEHAN

Ayes: 6

Nays: 0

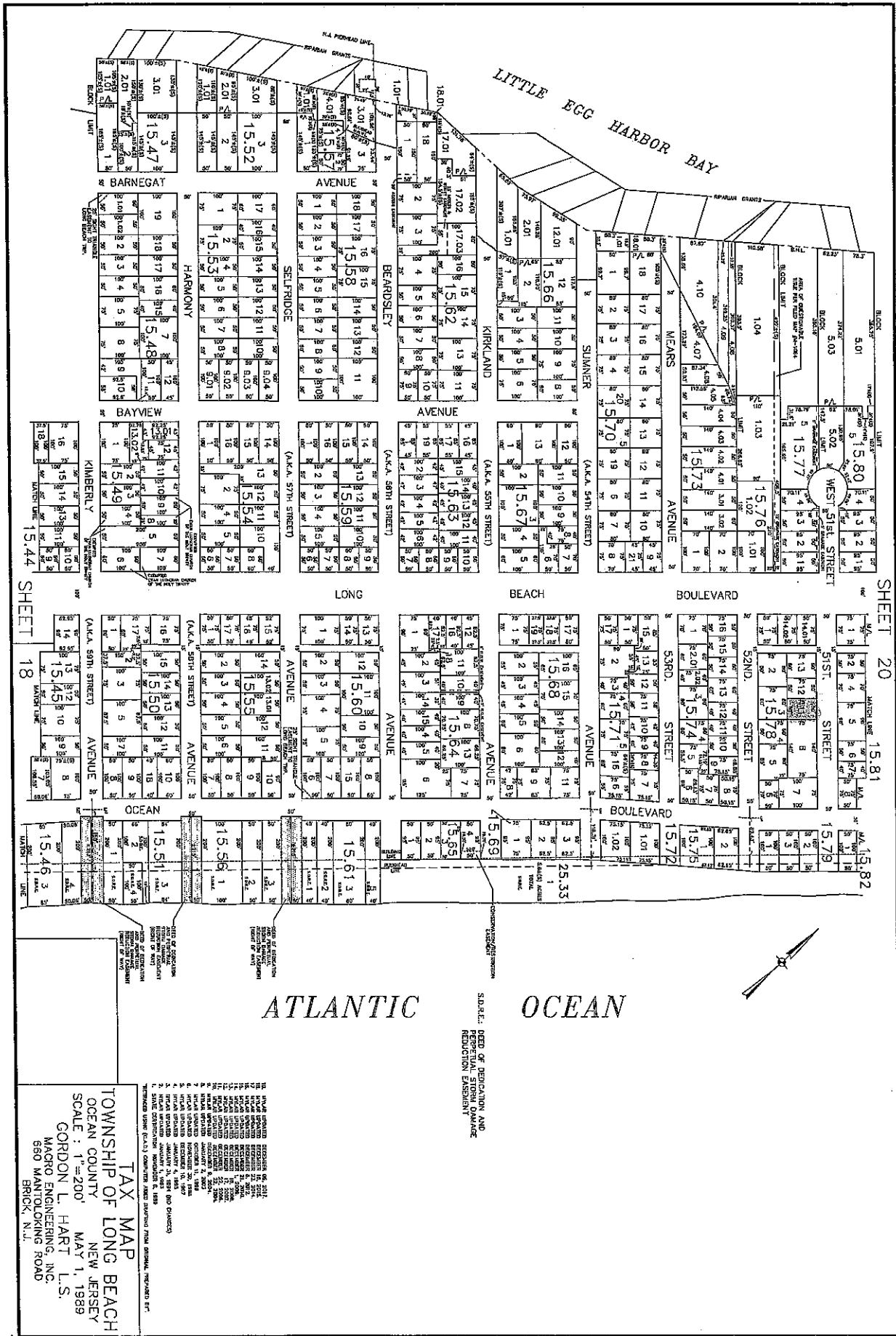
CERTIFICATION

I, JACQUELINE FIFE, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean, and State of New Jersey, do certify that the foregoing is a true copy of a Resolution memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on January 12, 2022.

A handwritten signature in cursive script, appearing to read "J. Fife", is written over a horizontal line.

**JACQUELINE FIFE
SECRETARY**

Publication: January 20, 2022



ATLANTIC OCEAN

S.D.A.E. DEED OF DEDICATION AND
 PERPETUAL EASEMENT
 RECORDING ENCLASURA

TAX MAP
 TOWNSHIP OF LONG BEACH
 NEW JERSEY
 SCALE: 1"=200'
 GORDON L. HART, L.S.
 MACRO ENGINEERING, INC.
 650 MANTOLOKING ROAD
 BRICK, N.J.

1. THIS MAP SHOWS THE RESULTS OF A RECONSTRUCTION OF THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1985.
2. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1984.
3. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1983.
4. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1982.
5. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1981.
6. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1980.
7. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1979.
8. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1978.
9. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1977.
10. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1976.
11. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1975.
12. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1974.
13. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1973.
14. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1972.
15. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1971.
16. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1970.
17. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1969.
18. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1968.
19. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1967.
20. THE MAP IS BASED ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY, AS OF JANUARY 1, 1966.

Long Beach Township Land Use Board

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

STATE OF N.J.

COUNTY OF Ocean

I, Albert Vinci and Gail Vinci being duly sworn according to law,
(Print owner(s) name(s))

upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 18 E. 51st Street
(Street Address)

Long Beach Township, Ocean County, New Jersey known as:

Block <u>15.78</u>	Lot <u>11</u>
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 James Raban (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.
(Print agent name)

Dated: 9-2-21

Albert Vinci
Signature of Owner

Albert Vinci
Print Name above

Gail Vinci
Signature of Owner

Gail Vinci
Print name above

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

Denise Lawlor-Hamouda
Notary Public

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

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
	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)
STREETS									
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)

* Applicant requests a waiver from the requirement to submit new floor plans and elevations. The Applicant will rely on the floor plans and elevations prepared by William G. Brown Architects, LLC dated September 3, 2021, which were submitted with the Applicant's previous application dated September 13, 2021.

PUBLIC NOTICE

LONG BEACH TOWNSHIP

Public notice is hereby given that Albert J. Vinci and Gail P. Vinci (collectively, the "Applicant") are seeking a bulk variance relative to development at the property designated as Lot 11 in Block 15.78 on the Tax Map of the Township of Long Beach, located at 18 E. 51st Street in the Brant Beach Section of Long Beach Township. The Applicant is proposing to enclose an existing first-story deck and construct a 219 square-foot open deck in the rear yard of the existing single-family dwelling. Under Section 205-55(C)(7) of the Long Beach Township Zoning Ordinance, all buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot. Here, the existing lot coverage is 31.53% and 35.9% is proposed. 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 March 9, 2022 at 7:00 PM in the Administration Building, First Floor Court 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 the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township (609-361-6653) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

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 3:00 p.m.

File #3466

James S. Raban
Attorney for the Applicant