

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

Do not write below - for official use only

Project Name: 16th STREET LBI LLC
Block: 4.19 Lot(s): 19
Property Address: 1511 Long Beach Boulevard

Date Received: 3-11-22
Application Fee: \$ 1,200.00
Escrow Fee: \$ 2,500.00
Docket Number: LUB# 11-22

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 checked="" 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: 16TH STREET LBI LLC
Address: Street: 14 Heath Road City: Whitehouse Stat Zip: 08889
Phone: (908) 268-6159 e-mail: jeffrey.schneider@usbank.com

Applicant is: Owner Agent Corpotation 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: 16th STREET LBI LLC
Address: Street: 14 Heath Road City: Whitehouse Stat Zip: 08889
Phone: (908) 268-6159 e-mail: JEFFREY.SCHNEIDER*usbank.com

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 Avenue City: Manahawkin Zip: 08050
Phone: (609) 597-7200 e-mail: kvlaw*kvlawfirm.com

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

5. Architect: Michael Pagnotta of Michael Pagnotta Architecture & Construction
 Address: Street: 342 West Ninth Street City: Ship Bottom Zip: 08008
 Phone: (609) 361-0011 e-mail: mpagnotta@comcast.net

Attache additional sheets if necessary.

6. Location of property:
 Zone: C & R-50 Zones Lot Area: 4,400 sq. ft. Lot Dimensions: 40' x 110'

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

8. Current Use: Former restaurant (Artisan Cafe)
 No. of Dwelling Units: 0 No. of Commercial Units: 1

9. Proposed Use: Commercial on first floor, residential apartment on second floor

10. When was the property purchased? July 26, 2021

11. Date of Last Certificate of Occupancy: unknown Attach Copy

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

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height:	<u>21.5'</u> <input type="checkbox"/>	Building Height:	<u>34'</u> <input type="checkbox"/>
Front Yard Set Back	<u>6'</u> <input type="checkbox"/>	Front Yard Set Back	<u>4'</u> <input type="checkbox"/>
Side Yard Set Back	<u>3.1'</u> <input type="checkbox"/>	Side Yard Set Back	<u>3'</u> <input type="checkbox"/>
Side Yard Set Back	<u>9'</u> <input type="checkbox"/>	Side Yard Set Back	<u>9'</u> <input type="checkbox"/>
Rear Yard Set Back	<u>44'</u> <input type="checkbox"/>	Rear Yard Set Back	<u>44'</u> <input type="checkbox"/>
Dist. to Adj. Struct.	<u>14.1'</u> <input type="checkbox"/>	Dist. to Adj. Struct.	<u>18.1'</u> <input type="checkbox"/>
Lot Coverage (sq.ft.)	<u> </u> <input type="checkbox"/>	Lot Coverage (sq.ft.)	<u> </u> <input type="checkbox"/>
% Lot Coverage	<u> </u> <input type="checkbox"/>	% Lot Coverage	<u> </u> <input type="checkbox"/>
% Impervious Coverage	<u>84.3%</u> <input type="checkbox"/>	% Impervious Coverage	<u>82.4%</u> <input checked="" type="checkbox"/>
No. Principal Structures	<u>1</u> <input type="checkbox"/>	No. Principal Structures	<u>1</u> <input type="checkbox"/>
No. Accessory Structures	<u>0</u> <input type="checkbox"/>	No. Accessory Structures	<u>0</u> <input type="checkbox"/>
Lot Width	<u>40</u> <input type="checkbox"/>		

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

15. Proposed Restriction: None

RIDER FOR NUMBER 1

1. Jeffrey Schneider 25%
109 Main Street
Lebanon, New Jersey 08833-2134
2. Jennifer Schneider 25%
109 Main Street
Lebanon, New Jersey 08833-2134
3. William Federico 25%
14 Heath Road
Whitehouse Station, New Jersey 08889
4. Erika Federico 25%
14 Heath Road
Whitehouse Station, New Jersey 08889

16. Variances and Waivers:

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

None

Lot area: 205-59.C(1) Proposed 4,400 sq. ft. (6,000 sq. ft required)

Lot width: 205-59.C(1) Proposed 40 ft. (60 ft. required)

Combined side yard: 205-12.B Proposed 12 ft. (15 ft required)

Impervious coverage: 205-33.B(3)(a) Proposed 82.4% (75% max permitted)

Sign setback: 205-65.B(5)(a) Proposed 1.5 ft. encroachment (0 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

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

15 Copies of Horn Tyson & Yoder site plan

15 Copies of Michael Pagnotta Architect PC architectural plan

15 Copies of color photographs of existing site

RIDER TO NUMBER 16A

The proposed site is the former Artisan Café Restaurant. Applicant proposes to convert the existing first floor for retail or office use and construct a second floor addition for a three bedroom apartment. The lot size, width and sign set back are all pre-existing conditions with no proposed changes to same. The impervious coverage, although is in existing non-conformance, will be reduced with the new development by approximately 2% to 82.4%; whereas, 75% is required. The proposed new development will require fewer parking spaces than the previous restaurant use and in conforming to the current zoning requirements.

The development will be an aesthetic enhancement to the property and will allow sufficient light, air and open space. The proposed site plan will provide a consistent type of use as in the surrounding properties, while maintaining a commercial use on Long Beach Boulevard in addition to the residential use apartment.

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

Dates: 3/11/22

[Signature] *Managing Member*
16th Street LBI, LLC, Owner
(Print name under signature)

Dates: 3/11/22

[Signature] Jeffrey Schneider
[Signature], 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

Long Beach Township Land Use Board

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

STATE OF NEW JERSEY :

COUNTY OF OCEAN :

ss.

I, 16th STREET LBI, LLC being duly sworn according to law, upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 1511 LONG BEACH BOULEVARD (Street Address)

LONG BEACH TOWNSHIP, Ocean County, New Jersey known as :

Block 4.19 Lot 19

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 Richard P. Visotcky, Esq. (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: March 11, 2022

Signature of Owner 16th Street LBI, LLC By: Jeffrey Schneider, Managing Member

Print Name above

Signature of Owner Jeffrey Schneider

Print name above

Sworn and Subscribed to before me this 11 day of March, 2022.

KATHLEEN SANTOS, Notary Public Notary Public of New Jersey #2086545 My Commission Expires March 14, 2026



OCEAN COUNTY

SHEET 5

BEACH HAVEN BOROUGH

THIS SHEET WAS FORMALLY
 CERTIFIED ON JUNE 25, 2019
 AND ASSIGNED SERIAL
 NUMBER 1103. SIGNED BY

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

- XX 1 Copy of complete Application
- XX 1 Copy of Variance Map, Site Plan or Sub-division Map
- XX 1 Copy of Architectural Plan
- XX 1 Copy of color photos
- XX 1 Copy of Tax Map with property Lot and Block highlighted.
- XX 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion.
- XX 1 Copy of Proposed Notice to Property Owners and for Publication
- XX 1 Copy of Checklist

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

- XX 1 Copy of Completed Application
- XX 1 Copy of Variance Map, Site Plan or Sub-division Map
- XX 1 Copy of Architectural Plans
- XX 1 Copy of color photos
- XX 1 Copy of Tax Map with property Lot and Block highlighted
- XX 1 Copy of Technical Check List

Board Clerk

- XX 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)
- XX 14 Copies of Application
- XX 14 Copies of Variance Plat, Site Plan or Subdivision
- XX 14 Copies of Architectural Plan(s)
- XX 14 Copies of Tax Map with property Lot and Block highlighted
- XX 14 Copies of Zoning Denial Letter
- XX 14 Color copies of Property Photos
- XX 1 W-9 Form
- XX 1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion.
- XX 1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.
- XX 1 Copy of Technical Check List
- XX **Electronic copy of all of the above in PDF format.**
- XX Check for Application Fee \$ 1,200.00
- XX Check for Initial Escrow \$ 2,500.00

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

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

Date: March 11, 2022