

**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  
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Email: jraban@regraban.com

April 5, 2022

Via Hand Delivery and Jfife@longbeachtownship.com

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

Re: Shrekgast Bulk Variance  
Block 15.45, Lot 6,  
5908 Ocean Blvd., Long Beach Township, N.J. 08008

Dear Jackie:

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

- (x) Original and 14 copies of Land Use Development Application
- (x) 14 copies of Floor Plans prepared by David Gaffin of Studio Tagland Designs, LLC
- (x) 14 copies of Variance Plans prepared by 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 Four Property Photos
- (x) 1 copy of Affidavit of Ownership
- (x) 1 copy of Signed Checklist
- (x) 1 copy of Technical Checklist
- (x) 1 Proposed Public Notice
- (x) Application Fee check # 3187 Amount \$500.00
- (x) Attorney Escrow check # 3188 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on May 11, 2022 at 6:30 p.m.

Jackie Fife  
April 5, 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,



JAMES S. RABAN

JSR/dh  
Encl.

Cc: Mark and Jacqueline Shrekgast (via email)  
David Gaffin (via email)  
James Brzozowski, P.E., P.P. (via email)  
Frank Little, Jr., P.E., P.P. (via email)  
Kevin Quinlan, Esq. (via email)



**LONG BEACH TOWNSHIP LAND USE BOARD  
CHECKLIST FOR INITIAL SUBMISSION  
\*\*INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED\*\***

PLEASE READ

**INSTRUCTIONS:**

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

**Kevin Quinlan, Esq.:**

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- 1 Copy of this Checklist
- 1 Copy of Proposed Notice to Property Owners and for Publication
- Mailed to Kevin Quinlan 207 W. Main Street, Tuckerton, NJ 08087

**Frank Little, P.E., P.P.:**

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of COMPLETED Technical Check List
- Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

**Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:**

**1 ORIGINAL of each of the following:**

- Application  Variance Plan  Site Plan  Subdivision Plan  Architectural Plan(s)
- Tax Map  Color Photos  1-W-9  Zoning Denial  Signed Checklist
- Technical Checklist  Affidavit of Ownership, Consent, Authorization and Non-Collusion
- 1 Copy of Proposed Notice to Property Owners and for Publication
- Electronic copy PDF format of all the above emailed to jfife@longbeachtownship.com
- Check for Application Fee \$ 500.00 Check # 3187
- Check for Escrow Fee \$ 1,000.00 Check # 3188

**Board Member Packets (COLLATED):**

- 14 Copies of Complete Application including:
- 14 Copies Variance Plan, Site Plan, or Subdivision Map
- 14 Copies of Architectural Plans
- 14 Copies of Zoning Denial Letter (if applicable)
- 14 Copies of Color Photos
- 14 Copies of Tax Map with Property Block & Lot highlighted

Applicant Signature

Date

4/5/22

Print Name

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)

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

Do not write below - for official use only

Project Name: Shrekgast Variance  
Block: 15.45 Lot(s): 6  
Property Address: 5908 Ocean Blvd.

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: Mark T. Shrekgast & Jacqueline A. Shrekgast  
Address: Street: 26 Hampshire Rd. City: Mahwah Zip: 07430  
Phone: (201) 522-2881 e-mail: mshrekgast@optonline.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: \_\_\_\_\_

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

3. Attorney: James S. Raban  
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: David Gaffin, Architect - Studio Tagland Designs LLC  
 Address: Street: 3 W. Delaware Ave. City: BH Terrace Zip: 08008  
 Phone: (609) 361-8128 e-mail: dave@studiotagland.com

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: R-50 Lot Area: 5,999 sq. ft. Lot Dimensions: 75' x 80' (irreg.)

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 (new construction)

10. When was the property purchased? May 3, 2016

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>33.90</u>	<input type="checkbox"/>	Building Height: <u>33.90</u>	<input type="checkbox"/>
Front Yard Set Back <u>11.40</u>	<input type="checkbox"/>	Front Yard Set Back <u>11.40</u>	<input type="checkbox"/>
Side Yard Set Back <u>6.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>6.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>9.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>9.00</u>	<input type="checkbox"/>
Rear Yard Set Back <u>27.50</u>	<input type="checkbox"/>	Rear Yard Set Back <u>27.50</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>16.00</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>16.00</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>1,999.47</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,999.47</u>	<input type="checkbox"/>
% Lot Coverage <u>33.30</u>	<input type="checkbox"/>	% Lot Coverage <u>33.30</u>	<input type="checkbox"/>
% Impervious Coverage <u>72.10</u>	<input type="checkbox"/>	% Impervious Coverage <u>72.10</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>1.00</u>	<input type="checkbox"/>	No. Accessory Structures <u>1.00</u>	<input type="checkbox"/>
Lot Width <u>75.00</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 205-12(B): In all areas of Long Beach Township every building shall have side yards totaling not less than 30% of the lot frontage but in no event less than a total of 15 feet with a minimum of four feet on one side. Here, the required combined side yard setback is 22.6 feet. The existing and proposed combined side yard setback are 17.6 feet.

Under Section 205-11(E)(1)(a), the minimum required side yard setback to Stanton Avenue is 10 feet. The existing and proposed side yard setback to Stanton Avenue are 9 feet.

**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.**

14 copies of Variance Map prepared by Horn, Tyson & Yoder, Inc.

14 copies of floor plans and elevations prepared by Studio Tagland Designs LLC

14 copies of set of 4 photographs of the property

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

Dates: 4/5/22

Mark Shrekast  
\_\_\_\_\_  
Mark Shrekast, Owner  
(Print name under signature)

Dates: 4/5/22

Jacqueline Shrekast  
\_\_\_\_\_  
Jacqueline Shrekast, 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

Mark T. Shrekgast and Jacqueline A. Shrekgast (collectively, the "Applicant") have made application to the Long Beach Township Land Use Board for bulk variances relative to the construction of a new single-family dwelling at the property designated as Lot 6 in Block 15.45 on the Tax Map of the Township of Long Beach, located at 5908 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The Applicant is currently in the process of constructing a new single-family dwelling at the property. The following variances are requested:

1. Section 205-12(B): In all areas of Long Beach Township every building shall have side yards totaling not less than 30% of the lot frontage but in no event less than a total of 15 feet with a minimum of four feet on one side. Here, the required combined side yard setback is 22.6 feet. The existing and proposed combined side yard setback are 17.6 feet.
2. Under Section 205-11(E)(1)(a), the minimum required side yard setback to Stanton Avenue is 10 feet. The existing and proposed side yard setback to Stanton Avenue are 9 feet.

Here, the proposed side yard setback to Stanton Avenue, 9 feet, is for a very small portion of the dwelling. Moreover, the adjoining home to the west has a setback of 5.1 feet to Stanton Avenue. Based upon the setback of the adjoining property, coupled with the fact that only a small portion of the building encroaches into the Stanton Avenue side yard setback, there is virtually no impact on the surrounding properties or the public good.



Long Beach Township Land Use Board

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, Mark and Jacqueline Shrekgast 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 5908 Ocean Ave.  
(Street Address)  
Long Beach Township, Ocean County, New Jersey known as:

Block 15.45 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 James Raban, 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: 4/5/22

Mark Shrekgast  
Signature of Owner

Mark Shrekgast  
Print Name above

Jacqueline Shrekgast  
Signature of Owner

Jacqueline Shrekgast  
Print name above

Sworn and Subscribed to before me  
this 4 day of April, 2022.

Kathryn L. Minto  
Notary Public  
KATHRYN L MINTO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2075274  
MY COMMISSION EXPIRES MAY 08, 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
<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	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	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	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

PLEASE TAKE NOTICE that Mark T. Shrekast and Jacqueline A. Shrekast (collectively, the "Applicant") have made application to the Long Beach Township Land Use Board for bulk variances relative to the construction of a new single-family dwelling at the property designated as Lot 6 in Block 15.45 on the Tax Map of the Township of Long Beach, located at 5908 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The Applicant is currently in the process of constructing a new single-family dwelling at the property. The following variances are requested:

1. Section 205-12(B): In all areas of Long Beach Township every building shall have side yards totaling not less than 30% of the lot frontage but in no event less than a total of 15 feet with a minimum of four feet on one side. Here, the required combined side yard setback is 22.6 feet. The existing and proposed combined side yard setback are 17.6 feet.
2. Under Section 205-11(E)(1)(a), the minimum required side yard setback to Stanton Avenue is 10 feet. The existing and proposed side yard setback to Stanton Avenue are 9 feet.

Although the Applicant believes that no additional variances, waivers or exceptions are required, any additional variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for May 11, 2022 at 6:30 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 Monday through Friday 9:00 a.m. to 3:00 p.m.

File #3513

James S. Raban  
Attorney for the Applicant