

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

Do not write below - for official use only

Project Name: JOHN J. STUTZ  
Block: 14.05 Lot(s): 16  
Property Address: 20 EAST WINIFRED AVENUE

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: JOHN J. STUTZ  
Address: Street: 2071 HORACE AVENUE City: ABINGTON, PA Zip: 19001  
Phone: (215) 852-3334 e-mail: JJSTUTZ79@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: JOHN J. STUTZ  
Address: Street: 2071 HORACE AVENUE City: ABINGTON, PA Zip: 19001  
Phone: (215) 852-3334 e-mail: JJSTUTZ9@gmail.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: LEON J. TYSZKA, PLS OF NELKE/TYSZKA LAND SURVEYORS, LLC  
Address: Street: 382 W 9TH STREET, SUITE 4 City: SHIP BOTTOM Zip: 08008  
Phone: (609) 494-3474 e-mail: NELKETYSZKA2@GMAIL.COM



5. Architect/Planner ROBERT B. ROTH, JR. AIA OF ROB ROTH ARCHITECT, INC.  
 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-50A Lot Area: 3,156.6 sq. ft. Lot Dimensions: 30 ft. x 105.22 ft.

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

8. Current Use: Single family residence  
 No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: Single family residence

10. When was the property purchased? November 9, 2021 (in the family since 1975)

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

12. Date of last construction, alteration or addition: n/a Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: <u>16.90</u>	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>14.59</u>	<input checked="" type="checkbox"/>	Front Yard Set Back <u>20.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>3.00</u>	<input checked="" type="checkbox"/>	Side Yard Set Back <u>4.40</u>	<input type="checkbox"/>
Side Yard Set Back <u>11.09</u>	<input type="checkbox"/>	Side Yard Set Back <u>10.60</u>	<input checked="" type="checkbox"/>
Rear Yard Set Back <u>49.12</u>	<input type="checkbox"/>	Rear Yard Set Back <u>15.00</u>	<input checked="" type="checkbox"/>
Dist. to Adj. Struct. <u>15.49'/19.23'</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>15'/20.2'</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage <u>33.33</u>	<input type="checkbox"/>	% Lot Coverage <u>33.26</u>	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage _____	<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>0.00</u>	<input type="checkbox"/>
Lot Width <u>30.00</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, having proposed 3,156.6 sq. ft. (4,500 sq. ft required);

Lot width, having proposed 30 ft. (50 ft. required);

Rear yard setback, having proposed 15 ft (20 ft. required);

Side yard setback, having proposed 10.6 ft. (11 ft. required).

see separate sheet attached

**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**

15 copies of Architectural Plans from Rob Roth Architect, Inc. which includes the

Variance Plans from Rob Roth Architect, Inc. on the same sheet

15 copies of Survey from Nelke/Tyszka Land Surveyors, LLC

15 copies of color photographs

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

15 copies of Architectural Plans from Rob Roth Architect, Inc. which includes the

Variance Plans from Rob Roth Architect, Inc. on the same sheet

15 copies of Survey from Nelke/Tyszka Land Surveyors, LLC

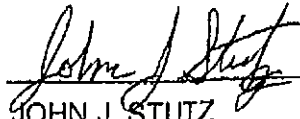
15 copies of color photographs

**NUMBER 16(A) continued**

The lot is currently developed and surrounded by other developed lots, leaving no other available land to increase lot area or lot width. The proposed house being constructed is only 15 feet wide to leave adequate room for sufficient parking on one side and maintain the required distance between adjacent structures. The new structure will be an aesthetic enhancement to the property and surrounding neighborhood and will bring the property into base flood compliance.

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

Dates: 4/1/2022

  
\_\_\_\_\_  
JOHN J. STUTZ, Owner  
(Print name under signature)

Dates: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, 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~~ PENNSYLVANIA

COUNTY OF \_\_\_\_\_ : ss.

I, JOHN J. STUTZ 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 20 EAST WINIFRED AVENUE, Ocean County, New Jersey known as :

Block 14.05 Lot 16
Block \_\_\_\_\_ Lot \_\_\_\_\_
Block \_\_\_\_\_ Lot \_\_\_\_\_

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

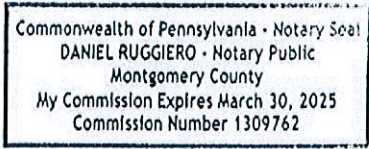
2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent.

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: 4/1/2022

Signature of Owner (Handwritten signature)



JOHN J. STUTZ
Print Name above

Sworn and Subscribed to before me this 1st day of April, 2022.

Notary Public (Handwritten signature)

Signature of Owner
Print name above

**TYPE OF DEVELOPMENT:** (Check one or more as applicable)

\_\_\_\_\_ Minor Subdivision                      \_\_\_\_\_ Major Subdivision  
\_\_\_\_\_ Minor Site Plan                      \_\_\_\_\_ Major Site Plan  
\_\_\_\_\_ Home Occupation of Home Professional Office  
\_\_\_\_\_ **xx** Bulk Variance                      \_\_\_\_\_ Use Variance

**FEE BREAKDOWN**

**PLEASE ITEMIZE APPROPRIATE FEES WHICH ARE BEING SUBMITTED BELOW:**

**2 checks made payable to Long Beach Township**

1.	Application Fee	\$500.00
2.	Escrow Fees:	\$1,000.00
	Engineer	\$500.00
	Attorney	\$500.00
	Total Escrows	\$1,000.00











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)



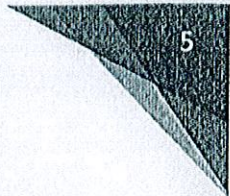
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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
<b>STREETS</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)

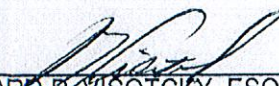


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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor 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)

  
 \_\_\_\_\_  
 RICHARD P. VISOTCKY, ESQ.  
 Attorney for Applicant



**KELLY & VISOTCKY, L.L.C.**

ATTORNEYS-AT-LAW  
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Manahawkin, New Jersey 08050  
www.kvlaw@kvlawfirm.com

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Manahawkin, NJ 08050  
Phone: (609) 597-7200  
Telefax: (609) 597-8531  
kvlaw@kvlawfirm.com

RICHARD P. VISOTCKY

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that John J. Stutz has made application to the Long Beach Township Land Use Board for approval to demolish the existing residential structure and shed and construction a new two-story single family residence at his property located at 20 E Winifred Avenue, Long Beach Township, New Jersey, also known as Lot 16, Block 14.05 on the Long Beach Township Tax Map.

Applicants are requesting the following variances for lot area, having proposed 3,156.6 sq. ft. (4,500 sq. ft. required); lot width, having proposed 30 ft., existing, (50 ft. required); side-yard setback, having proposed 10.6 ft. (11 ft. required); and rear yard setback, having proposed 15 ft. (30 ft. required).

Applicants will seek any other variances and/or waivers that may be required by the Long Beach Township Land Use Board at the time that this matter is heard at the Public Hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for Wednesday, May 11, 2022 at 6:30 p.m. in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or 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 3:00p.m.

Dated: April , 2022

RICHARD P. VISOTCKY, ESQ.  
Attorney for Applicant







