

**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  
FAX (609) 492-0464  
Email: jraban@regraban.com

April 7, 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: KJ Real Estate LLC Minor Site Plan and Bulk Variance Proposal  
1305 Long Beach Blvd.  
Block 4.07, Lot 14 Long Beach Township

Dear Jackie:

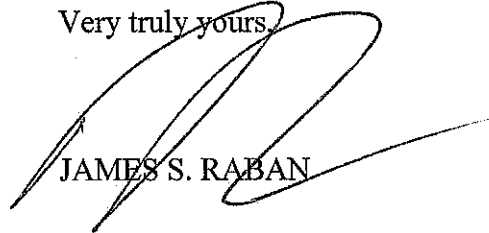
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application
- (x) 14 copies of Floor Plans prepared by Edward Gorleski, A.I.A. of the Creative Minds Group Architecture, LLC
- (x) 14 copies of Site 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 4 Property Photos
- (x) 1 copy of W-9
- (x) 1 copy of Signed Checklist
- (x) 1 copy of Technical Checklist
- (x) 1 copy of Affidavit of Ownership
- (x) 1 Proposed Public Notice
- (x) Application Fee Variance check # 2527 Amount \$1,200.00
- (x) Attorney Escrow check # 2528 Amount \$2,500.00
- (x) Please consent and/or approve for public hearing on May 11, 2022 at 6:30 p.m.

Jackie Fife  
April 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,



JAMES S. RABAN

JSR/dh  
Encl.

Cc: Joseph Lattanzi and Kimberly Hogan (via email)  
Edward Gorleski, A.I.A. (via email)  
James Brzozowski, P.E., P.P. (via email)  
Frank Little, Jr., P.E., P.P., C.M.E. (via email)  
Kevin Quinlan, Esq. (via email)

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

Do not write below - for official use only

Project Name: KJ Realestate LLC Minor Site Plan  
Block: 4.07 Lot(s): 14  
Property Address: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Escrow Fee: \$ \_\_\_\_\_  
Docket Number: \_\_\_\_\_

CHECK ALL THAT APPLY:

- |                                                   |                                                        |
|---------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Bulk Variance | <input checked="" type="checkbox"/> Minor Site Plan    |
| <input type="checkbox"/> Use Variance             | <input type="checkbox"/> Minor Subdivision (Exempt)    |
| <input type="checkbox"/> Interpretation           | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Informal                 | <input type="checkbox"/> Major Subdivision Final Major |
| <input type="checkbox"/> Conditional Use          | <input type="checkbox"/> Site Plan/Preliminary Major   |
|                                                   | <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: KJ Realestate LLC  
Address: Street: 11302 Beach Ave. City: Haven Beach Zip: 08008  
Phone: (609) 781-0220 e-mail: jlattanzi1@comcast.net

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: 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) 618-1946 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: The Creative Minds Group  
 Address: Street: 128 Bartlett Ave., 2nd Floor City: West Creek Zip: 08092  
 Phone: (609) 879-3005 e-mail: info@cmgworkshop.com

*Attache additional sheets if necessary.*

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

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

8. Current Use: Mixed Use  
 No. of Dwelling Units: 1 No. of Commercial Units: 1

9. Proposed Use: Commercial (Distillery)

10. When was the property purchased? February 25, 2022

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>30.10</u>	<input type="checkbox"/>	Building Height: <u>30.10</u>	<input type="checkbox"/>
Front Yard Set Back <u>10.00</u>	<input type="checkbox"/>	Front Yard Set Back <u>0.60</u>	<input type="checkbox"/>
Side Yard Set Back <u>10.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>10.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>2.90</u>	<input checked="" type="checkbox"/>	Side Yard Set Back <u>2.90</u>	<input checked="" type="checkbox"/>
Rear Yard Set Back <u>41.50</u>	<input type="checkbox"/>	Rear Yard Set Back <u>41.50</u>	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>1,623.60</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,623.60</u>	<input type="checkbox"/>
% Lot Coverage <u>36.90</u>	<input type="checkbox"/>	% Lot Coverage <u>36.90</u>	<input type="checkbox"/>
% Impervious Coverage <u>91.70</u>	<input checked="" type="checkbox"/>	% Impervious Coverage <u>91.50</u>	<input checked="" 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>40.00</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 205-33(B)(3)(a): Maximum permitted impervious coverage is 75%. 91.7% is existing; 91.5% is proposed.

Section 205-59(E)(1): 5 parking spaces are required; 3 parking spaces are existing; 3 parking spaces are proposed.

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 4 feet on one side. Here, the required combined side yard setback is 15 feet. The existing and proposed combined side yard setback are 12.9 feet, with the southerly side yard setback being 2.9 feet.

■

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

The Applicant reserves the right to request any waivers that may be deemed necessary by the Board at the hearing.

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 June 11, 2008 under Application No. LUB-18-08.

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

14 copies of Site Plan prepared by Horn, Tyson & Yoder, Inc.

14 copies of floor plans and elevations prepared by the Creative Minds Group

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: 4/5/2022

[Signature]  
JOHN LATTAN, Owner  
(Print name under signature)

Dates: 4/5/2022

[Signature]  
DORIS A. HOGAN, 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

KJ REALESTATE LLC OWNERSHIP INFORMATION

Members of KJ Realestate LLC:

1. Joseph Lattanzi  
11302 Beach Ave.  
Haven Beach, NJ 08008  
Ownership Interest: 50%
  
2. Kimberly Hogan  
11302 Beach Ave.  
Long Beach Township, NJ 08008  
Ownership Interest: 50%

## APPLICATION SUPPLEMENT

KJ Realestate LLC (the "Applicant") has made application to the Long Beach Township Land Use Board for minor site plan approval and bulk variances relative to proposed development at the property designated as Lot 14 in Block 4.07 on the Tax Map of the Township of Long Beach, located at 1305 Long Beach Boulevard in the North Beach Haven Section of Long Beach Township. The Applicant is seeking to convert the existing two-story mixed-use building into a two-story distillery with tasting rooms. A new second story deck, with a covered patio below, is proposed on the front of the existing building. 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 4 feet on one side. Here, the required combined side yard setback is 15 feet. The existing and proposed combined side yard setback are 12.9 feet, with the southerly side yard setback being 2.9 feet.
2. Section 205-59(E)(1): 5 parking spaces are required; 3 parking spaces are existing; 3 parking spaces are proposed.
3. Section 205-33(B)(3)(a): Maximum permitted impervious coverage is 75%. 91.7% is existing; 91.5% is proposed.

There is a hardship to the Applicant based upon the fact that the lot is undersized and that there are preexisting nonconformities at the property. The proposed development also satisfies a need in Long Beach Township to accommodate commercial uses. There is also virtually no impact on the surrounding property owners.



**APPROVED**  
**LAND USE BOARD**

APPLICATION NO. LUB 18-08

**LONG BEACH TOWNSHIP LAND USE BOARD**  
**RESOLUTION OF MEMORIALIZATION**

Date June 11, 2008

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by STACEY FUESSINGER, the owner of the lands and premises, known and designated as Lot 14 in Block 4.07 on the Official Tax Map of Long Beach Township, which premises are located at 1305 Long Beach Boulevard, Long Beach Township, New Jersey, for bulk variances to permit the installation of a second set of steps into the residential and commercial premises which is operated as "Just Bead It", and

**WHEREAS**, the jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') feet of the property in question and notice of this application has been duly published in the Beach Haven Times, the official newspaper of the Township, all as required by law; and

**WHEREAS**, the Long Beach Township Land Use Board, after carefully considering the application, plans, exhibits and testimony presented by the applicants, as well as the representations of the applicant, at the hearing conducted on May 14, 2008 has made the following findings of fact:

(1) The premises measure 40 feet in width by 110 feet in depth for a total area of 4,400 square feet.

(2) The applicant is the owner of the above described premises situated in the C General Commercial Zone;

(3) The premises are currently improved by a two story building utilized as a retail shop and known as "Just Bead It" on the first floor and the second floor is currently used as residence.

(4) The Board incorporates herein by reference the following plans:

A. The plans prepared by Typestries signs & design entitled "108 x 49: triangle panels Just Bead It" by Eric Bourgeois dated March 5, 2008;

B. The plans prepared by Horn, Tyson & Yoder, Inc., entitled, "Building Permit Plot Plan Lot 14, Block 4.07, Tax Map Sheet #8 Long Beach Township Ocean County, New Jersey" dated 10/04/2007, revised 10/30/2007; and

C. The plans prepared by Studio Tagland Designs, LLC, entitled, "Just Bead It Lot 14 Block D-7 Long Beach Township Ocean County, New Jersey" dated 10/25/07 bearing no revision date.

(5) The applicant is seeking permission to construct a second set of steps for entry into the second doorway located at the business and requires a bulk variance to the required 20 foot front yard setback as a setback of 9.60 feet is existing and 2.90 feet is proposed once the steps are completed.

(6) The applicant testified that she wants the additional steps as an additional means of safe entry and egress into the building.

(7) The Board specifically finds that the proposed development satisfies a need in Long Beach Township to accommodate commercial uses to benefit its citizens and safety concerns concerning the existing business.

(8) The Board notes that the request for the additional staircase is a minor request and will make entry into the business and egress from the business safer for the customers of the business.

(9) The Board notes that none of the surrounding property owners objected to the development as proposed.

(10) The Board specifically finds that the minor modification to the site plan complies with the requirements of the site plan ordinances of Long Beach Township and the Board specifically waives any Site Plan approval requirement.

**NOW THEREFORE, BE IT RESOLVED**, this 11th day of June, 2008 by the Long Beach Township Land Use Board that:

1. The application of STACEY FUESSINGER, for the lands and premises known as Lot 14 in Block 4.07 on the Official Tax Map of Long Beach Township, which premises are located at 1305 Long Beach Boulevard, North Beach Haven, New Jersey for bulk variance relief be, and the same is hereby approved in accordance with application, drawings and plans prepared by Typestries signs & design entitled "108 x 49: triangle panels Just Bead It" by Eric Bourgeois dated March 5, 2008; by Horn, Tyson & Yoder, Inc., entitled, "Building Permit Plot Plan Lot 14, Block 4.07, Tax Map Sheet #8 Long Beach Township Ocean County, New Jersey" dated 10/04/2007, revised 10/30/2007; and by Studio Tagland Designs, LLC, entitled, "Just Bead It Lot 14 Block D-7 Long Beach Township Ocean County, New Jersey" dated 10/25/07 bearing no revision date, as submitted by the applicant. The relief granted, however, is subject to the following conditions:

a. That applicant apply for all required building permits within due form within nine (9) months of the date hereof; and

b. That all Codes and Ordinances be complied with, other than as varied herein.

2. The Land Use Board finds that the additional stair is a minor change to the existing Site Plan and is cosmetic in nature and, therefore, waives any Site Plan approval requirement.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of May 14, 2008.

Moved by: **GOVE**

Seconded by: **APPLEGATE**


**ROLL CALL VOTE:**

Ayes: **APPLEGATE, GOVE, KONNOR, LEONETTI, SCHNELL AND VANBUREN**

Nays: **NONE**

Certified to be a true copy of a Resolution adopted at a Regular Meeting of the Land Use Board held on June 11, 2008.

Dated: June 11, 2008.

  
\_\_\_\_\_  
David G. Ward, Secretary

**PUBLICATION DATE: JUNE 18, 2008**



**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    I-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 \$ 1,200.00   Check # 2527
- Check for Escrow Fee \$ 2,500.00   Check # 2528

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

*James S. Raban*  
Attorney for Applicant

Print Name

Date

4/7/22

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)





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)

Waivers requested are based upon the fact that the site is fully developed.



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)

Long Beach Township Land Use Board

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

STATE OF :  
COUNTY OF Ocean : ss.

I, KJ Real Estate, LLC 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 1305 Long Beach Blvd.  
(Street Address)  
Long Beach Township, Ocean County, New Jersey known as :

Block 4.07 Lot 14  
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: 04/06/2022

[Signature]  
Signature of Owner

JOSEPH CATANZ-  
Print Name above

[Signature]  
Signature of Owner

Kimberly A. Hogan  
Print name above

Sworn and Subscribed to before me  
this 6<sup>th</sup> day of April 2022.

[Signature]  
Notary Public

ANNE M. NACHMAN  
NOTARY PUBLIC OF NEW JERSEY  
Comm # 50114103  
Commission Expires Oct. 3, 2024

**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

PLEASE TAKE NOTICE that KJ Realestate LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board for minor site plan approval and bulk variances relative to proposed development at the property designated as Lot 14 in Block 4.07 on the Tax Map of the Township of Long Beach, located at 1305 Long Beach Boulevard in the North Beach Haven Section of Long Beach Township. The Applicant is seeking to convert the existing two-story mixed-use building into a two-story distillery with tasting rooms. A new second story deck, with a covered patio below, is proposed on the front of the existing building. 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 4 feet on one side. Here, the required combined side yard setback is 15 feet. The existing and proposed combined side yard setback are 12.9 feet, with the southerly side yard setback being 2.9 feet.
2. Section 205-59(E)(1): 5 parking spaces are required; 3 parking spaces are existing; 3 parking spaces are proposed.
3. Section 205-33(B)(3)(a): Maximum permitted impervious coverage is 75%. 91.7% is existing; 91.5% is proposed.

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 #3507

James S. Raban  
Attorney for the Applicant