

Long Beach Township Land Use Board

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

STATE OF NEW JERSEY:

ss.

COUNTY OF OCEAN

I, Konstantinos and Robyn Papandrikos 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 W. Rosemma Ave. (Street Address)

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

Block 1.55 Lot 50
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 Robert G. Shinn, Esquire (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: May 25, 2022

Signature of Owner (Handwritten signature)

KELLY A KALER
Notary Public, State of New Jersey
My Commission Expires 3/15/2027

KONSTANTINOS PAPANDRIKOS
Print Name above

Signature of Owner (Handwritten signature)
ROBYN PAPANDRIKOS
Print name above

Sworn and Subscribed to before me this 25 day of May, 2022.
Notary Public (Handwritten signature)

**APPLICATION TO THE LONG BEACHTOWNSHIP LAND USE BOARD**

Project Name: Konstantinos and Robyn Papandrikos

Block: 1.55 Lot(s): 50

Property Address: 18 W. Rosemma Ave.

Do not write below - for official use only

Date Received: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Escrow Fee: \$ \_\_\_\_\_

Docket Number: \_\_\_\_\_

**CHECK ALL THAT APPLY:**

- Bulk Variance
- Use Variance
- Interpretation
- Informal
- Conditional Use

- Minor Subdivision (Exempt)
- Major Subdivision/Preliminary
- Major Subdivision Final
- Major Site Plan/Preliminary
- Major 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: Konstantinos and Robyn Papandrikos**

Address: Street: 18 W. Rosemma Ave. City: Long Beach Twp. Zip: 08008

Phone: 973-600-7585 e-mail: kpapas\_1@yahoo.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: Konstantinos and Robyn Papandrikos**

Address: Street: 18 W. Rosemma Ave. City: Long Beach Twp. Zip: 08008

Phone: 973-600-7585 e-mail: kpapas\_1@yahoo.com

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

**3. Attorney: Robert G. Shinn, Esquire**

Address: Street: 2 N. Union Street, P.O. Box 134

City: Manahawkin Zip: 08050

Phone: 609-597-5666 e-mail: wmsllc@woodlandmccoyandshinn.com

**4. Planner/Surveyor: Jay F. Pierson, LS, PP**

Address: Street: 508 Main Street

City: Toms River Zip: 08753

Phone: 732-244-3030 e-mail: \_\_\_\_\_

5. Architect: Craig Brearley  
 Address: Street: 799 Rt. 72  
 Phone: 609-597-8880

City: Manahawkin Zip: 08050

e-mail: \_\_\_\_\_

*Attach additional sheets if necessary.*

6. Location of property:

Zone: R-35 Lot Area: 3,441.37 Lot Dimensions: 40'x86.03

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

8. Current Use: Single Family home

No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: Same

10. When was the property purchased? April 2, 2021

11. Date of Last Certificate of Occupancy: 2021 Attach Copy

12. Date of last construction, alteration or addition: 1 Attach copies of permits

| 13. Existing conditions  | Pre-Existing non-conformity                        | Proposed conditions      | Variance Needed                                     |
|--------------------------|--|--------------------------|---|
| Building Height:         | <u>26.0 FT</u> <input type="checkbox"/>            | Building Height:         | <u>32.65 FT</u> <input type="checkbox"/>            |
| Front Yard Set Back      | <u>17.9 FT</u> <input checked="" type="checkbox"/> | Front Yard Set Back      | <u>17.9 FT</u> <input checked="" type="checkbox"/>  |
| Side Yard Set Back       | <u>4.3 FT</u> <input type="checkbox"/>             | Side Yard Set Back       | <u>4.3 FT</u> <input type="checkbox"/>              |
| Side Yard Set Back       | <u>11.8 FT</u> <input checked="" type="checkbox"/> | Side Yard Set Back       | <u>11.8 FT</u> <input checked="" type="checkbox"/>  |
| Rear Yard Set Back       | <u>38.2 FT</u> <input type="checkbox"/>            | Rear Yard Set Back       | <u>25.71 FT</u> <input checked="" type="checkbox"/> |
| Dist. to Adj. Structure  | <u>9.5 FT</u> <input checked="" type="checkbox"/>  | Dist. to Adj. Structure  | <u>12.8 FT</u> <input checked="" type="checkbox"/>  |
| Lot Coverage (sq. ft.)   | <u>884 SF</u> <input type="checkbox"/>             | Lot Coverage (sq. ft.)   | <u>1,142 SF</u> <input type="checkbox"/>            |
| % Lot Coverage           | <u>25.7%</u> <input type="checkbox"/>              | % Lot Coverage           | <u>33.2%</u> <input type="checkbox"/>               |
| % Impervious Coverage    | <u>30.5%</u> <input type="checkbox"/>              | % Impervious Coverage    | <u>66.8%</u> <input type="checkbox"/>               |
| No. Principal Structures | <u>1</u> <input type="checkbox"/>                  | No. Principal Structures | <u>1</u> <input type="checkbox"/>                   |
| No. Accessory Structures | <u>1</u> <input type="checkbox"/>                  | No. Accessory Structures | <u>1</u> <input type="checkbox"/>                   |
| Lot Width                | <u>40 FT</u> <input checked="" type="checkbox"/>   |                          |   |

14. Existing Restrictions:

(A) Deed Restrictions: 2018 FEMA to Long Beach Twp. (Attach  None  
 Copies)  None

(B) Easements: See attached (Attach  None  
 Copies)

(C) Condominium: \_\_\_\_\_ (Attach  None  
 Copies)

15. Proposed Restriction: \_\_\_\_\_ None

**16. Variances and Waivers: From 205-58C (Zone R-35)**

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

None

- (1) Minimum Lot Area: 5,000 SF required, 3,441.37 SF existing, no change.
- (2) Minimum Lot Width: 50 FT required, 40 FT existing, no change.
- (3) Minimum Front Setback: 20 FT required, 17.9 FT existing, 17.9 FT proposed.
- (4) Minimum Combined Side Setback: 15 FT required, 11.8 FT existing, 11.8 FT proposed.
- (5) Minimum Distance From Adjoining Dwelling (East): 15FT required, 9.5 FT existing, 9.5 FT proposed.
- (6) Minimum Distance From Adjoining Dwelling (West): 15 FT required, 12.8 FT existing, 12.8 FT proposed.
- (7) Minimum Side Setback For Driveway: 9FT required, 7.5 FT existing, 7.5 FT 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

None by this owner.

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

1. This Application
2. Variance plan dated May 10, 2022 by Jay F. Pierson, L.S., P.P.
3. Architect plans dated February 17, 2022 signed by Craig Brearley, A.I.A.

Supplement to 16 (A) of Konstantinos and Robyn Papandrikos Land Use Board  
Application for a Variance Block: 1.55, Lot: 50, 18 W. Rosemma Avenue, Long Beach  
Township, NJ.

The Applicants are requesting a variance from N.J.S.A. 40:55D-70 subsection 2 which is an application relating to a specific piece of property and the purposes of the act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, the Applicant requests variance relief for the following reasons:

1. This application relates to a specific piece of property, namely, 18 W. Rosemma Avenue, Long Beach Township, NJ.
2. The property currently has several existing nonconforming setbacks. The Applicant's proposal does not increase any of these setbacks. The Applicant proposes to raise, renovate and expand an existing two story dwelling and proposes to install an in ground pool, pool equipment and pool patio. The Applicant's proposal will make the property more visibly pleasing, will not have any impact on the neighbor's light and air, and will enhance the aesthetic appearance of the property.
3. The Applicant believes that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance, that the variance can be granted without a substantial detriment to the public good, that the benefits of the deviation, substantially outweigh any detriment, and the granting of the variance for these existing conditions will not substantially impair the intent purpose of the zoning plan and zoning ordinance.

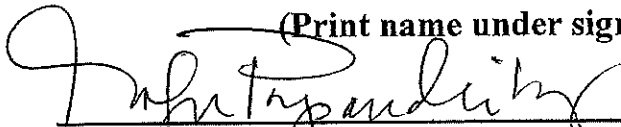
ALL OWNERS OF RECORD AND APPLICANT MUST SIGN APPLICATION. (ATTACH ADDITIONAL PAGES IF NECESSARY.)

Dates: 5/25/22

  
\_\_\_\_\_  
Konstantinos Papandrikos, Owner

(Print name under signature)

Dates: 5/25/22

  
\_\_\_\_\_  
Robyn Papandrikos, 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**

**PROOF OF PAYMENT OF TAXES**

Long Beach Township Tax Collector  
6805 Long Beach Boulevard  
Brant Beach, NJ 08008

RE: Block:1.55 , Lot: 50 Street Address:  
18 W. Rosemma Ave, Long Beach Twp.

Assessed Owner:  
Konstantinos Papandrikos and Robyn Papandrikos

Taxes Paid to date: C. M. Jones Taxes due as follows:  
5/13/2022

Respectfully Yours,

Tax Collector  
Township of Long Beach

Applicant: Submit this form and required fee to the Tax Collector's  
Office at the Municipal Building.

| TYPE   | FEE   | ESCROW<br>(INITIAL DEPOSIT)              |
|--|---|--|
| <b>SUBDIVISIONS:</b> <i>N/A</i>  |   |  |
| Minor  | \$625.00  | \$1,000.00 Engineer<br>\$500.00 Attorney |
| Major (Preliminary)  | \$1,200.00, plus<br>\$50.00 per lot   | \$1,500.00 Engineer<br>\$500.00 Attorney |
| Major (Final)  | \$700.00  | \$1,000.00 Engineer<br>\$500.00 Attorney |
| Over 4 lots  | \$100.00 for each lot in excess<br>of 4 lots  |  |
| <b>SITEPLANS:</b> <i>N/A</i>   |   |  |
| Minor  | \$700.00  | \$1,000.00 Engineer<br>\$500.00 Attorney |
| Major (Preliminary)  | \$1,700.00  | \$1,500.00 Engineer<br>\$500.00 Attorney |
| Major (Final)  | \$950.00  | \$1,000.00 Engineer<br>\$500.00 Attorney |
| <b>VARIANCES:</b> *  |   |  |
| Bulk   | \$500.00 per application  | \$500.00 Engineer<br>\$500.00 Attorney   |
| Special Reasons  | \$500.00 per application  | \$500.00 Engineer<br>\$500.00 Attorney   |
| Use  | \$500.00 per application  | \$500.00 Engineer<br>\$500.00 Attorney   |
| <b>NOTE: All variance fees are in addition to subdivision and site plan fees.</b>      |   |  |
| <b>HOTEL/MOTEL SITE PLAN:</b>  |   |  |
| Development of Hotel/Motel   | \$1,700.00  |  |
| Additional fee for development of<br>hotel/motel, exclusive of original fee            | \$25.00 per unit  |  |
| <b>INSPECTION FEE:</b>   |   |  |
|  | The greater of \$500.00 or 5% of<br>the cost of the improvements<br>estimated and determined by<br>the Municipal Engineer |  |
| <b>OTHER FEES:</b>   |   |  |
| Holdover Fees  | \$500.00  |  |
| Flood elevation standard   | \$500.00  | \$425.00 Attorney                        |
| Applications brought before the Board<br>for all other matters not specifically listed | \$500.00  | \$425.00 Attorney                        |









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, storm water 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 documentation 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 |
| Off street 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)     |
| Storm water management facilities shown on the grading plan showing all aspects of the storm water 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)     |

## NOTICE OF HEARING

PLEASE TAKE NOTICE that Konstantinos and Robyn Papandrikos have made application to the Long Beach Township Land Use Board for approval to: to raise, renovate and expand an existing two story dwelling and proposes to install an in ground swimming pool and pool equipment and pool patio for property located at 18W. Rosemma Avenue, Long Beach Township, NJ also known as Lot(s) 50, Block 1.55 on the Long Beach Township Tax Map in Zone R-35.

Applicants are requesting the following variances and design waivers: 1) minimum lot area: 5,000 FT required, 3,441.37 SQ FT existing – no change, 2) minimum lot width: 50 FT required, 40 FT existing - no change, 3) minimum front setback: 20 FT required, 17.9 FT existing and proposed, 4) minimum combined side yard setback: 15 FT required, 11.8 FT existing and proposed, 5) minimum distance from adjoining dwelling (east): 15 FT required, 9.5 FT existing and proposed, 6) minimum distance from adjoining dwelling (west): 15 FT required, 12.8 FT existing and proposed, 7) minimum side setback for driveway: 9 FT required, 7.5 FT existing and proposed, Ordinance 205—58(c).

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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 being heard at time of the Public Hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for Wednesday, July 13, 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 3:00p.m.

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TOWNSHIP OF LONG BEACH  
 61 Long Beach Boulevard  
 Brant Beach, New Jersey 08008  
 609-361-1000

MAR 24 2021

RESALE CERTIFICATE OF OCCUPANCY

Single Family: \$75.00

Duplex: \$150.00 Re-inspection \$25.00

No. 21-105

Date Submitted: 3/24/21 Check # 133 Cash \_\_\_\_\_

Owner of Record (Applicant) Colleen Conway + Kyle Marais Block 155 Lot 50

Property Address 18 W Roseanna Ave, Long Beach Twp, NJ 08008

Mailing Address 18 W Roseanna Ave, Long Beach Twp, NJ 08008

One Family  Two Family  Condo  Commercial/Other Sale Price \$ 878,000

All structures in the right-of-way must be removed prior to the issuance of this certificate.  
 Subject properties and all structures will be visually inspected for compliance of General Township Ordinances.

- A plot plan certified to be accurate or a current plot plan (within one year) must accompany all applications.
- Five (5) business days notice must be given to allow scheduling of this inspection.
- Access must be arranged prior to inspection date.
- Filled deed restriction or fees paid.

House is currently  Vacant  Occupied  
 Realtor agent: Colleen Conway Telephone # 201-925-7738

I/We certify that the applicant owns no land adjacent to this property unless otherwise indicated.

Ord. #83-7C Applicant's Signature Colleen C

DO NOT WRITE BELOW THIS LINE

Smoke Detectors  (Y/N) Hardwired  (Y/N) CO Detectors  (Y/N) See Certificate

EXTERIOR ACCESSORIES

Siding vinyl  
 Hose Bibs: 1  
 Shower: yes  
 Hot tub/Jacuzzi: no  
 Pool: no  
 Irrigation System: no  
 Blvd. Sidewalk n/a  
 Vision Clearance n/a House # yes  
 First Floor room count  
 Living Room \_\_\_\_\_  
 Dining room \_\_\_\_\_  
 Bath 2' fix \_\_\_\_\_ 3' fix \_\_\_\_\_ 4' fix exterior  
 Bedrooms \_\_\_\_\_  
 Kitchen \_\_\_\_\_ Dishwasher \_\_\_\_\_  
 Garbage disposal \_\_\_\_\_  
 Sinks single \_\_\_\_\_ double \_\_\_\_\_  
 Family room/Dens \_\_\_\_\_

INTERNAL ACCESSORIES

Type heat \_\_\_\_\_  
 Central air no  
 Fireplace \_\_\_\_\_ Wood stove \_\_\_\_\_  
 Washer/Dryer \_\_\_\_\_  
 Utility sink \_\_\_\_\_  
 Fire Extinguisher \_\_\_\_\_  
 Elevator \_\_\_\_\_  
 Water meter activated 11/11/2019  
 Second Floor room count  
 Living Room \_\_\_\_\_  
 Dining room \_\_\_\_\_  
 Bath 2' fix \_\_\_\_\_ 3' fix \_\_\_\_\_ 4' fix \_\_\_\_\_  
 Bedrooms \_\_\_\_\_  
 Kitchen \_\_\_\_\_ Dishwasher \_\_\_\_\_  
 Garbage disposal \_\_\_\_\_  
 Sinks single \_\_\_\_\_ double \_\_\_\_\_  
 Family room/Dens \_\_\_\_\_

Basement no Enclosed pilings existing piling  
 Garage no Attached n/a Detached n/a # Cars n/a

Comments: deed restriction filed

Approved  Not approved

Date: 3/24/21 Approved by: JC

1-23-20

Prepared by: \_\_\_\_\_

**DECLARATION OF DEED RESTRICTION**

*Deceased*  
This Declaration of Deed Restriction is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
by: George & Dorothy Hewitt (DECLARANT),  
property located at: (local address) 18 ROSEMARY AVE, hereinafter  
referred to as "Declarant."

LONG BEACH TWP NJ  
08008  
WITNESSETH

**WHEREAS**, the Declarant is the owner of certain real property located in the Township of Long Beach, County of Ocean, New Jersey designated as Lot 50, Block 155, on the official Tax Map of the Township of Long Beach; and

**WHEREAS**, the covenants, terms, conditions, restrictions and purposes imposed with this declaration shall not only be binding upon the declarant but also upon his, her, their or its agents, personal representatives, assigns and all other successors to it in interest, and shall continue as a servitude running in perpetuity with the property.

**NOW**, There is hereby imposed upon the lands described herein a restrictive covenant advising all future owners of the said lands whether acquired by conveyance, inheritance or otherwise that the lands may only be used in accordance with flood regulations established by the Federal Emergency Management Agency (FEMA). A violation of any of the said FEMA regulations may result in:

- A. An issuance of a summons returnable in the Municipal Court of the Township of Long Beach, or any other Court having appropriate jurisdiction, subjecting the defendant to a fine of not less than One Hundred (\$100) Dollars nor more than One Thousand (\$1,000) Dollars per day, or such greater or lesser fine as may be permitted by law, for each and every day that any violation of the said FEMA regulations are violated; or
- B. Subject the owner of the lands to an action in the Chancery Division, Superior Court of New Jersey or any other court having injunctive jurisdiction for a mandatory injunction compelling the owner to remove any structures or improvements which violate the FEMA regulations.

By acceptance of title to the lands encumbered hereby, any owner thereof whether title be acquired by Deed of conveyance, inheritance or otherwise, grants to the appropriate inspection officers of the Township of Long Beach the right upon forty-eight (48) hours advance notice to inspect; during normal business hours, the areas of any structure located on the lands which lie below the base flood elevation (BFE) as defined by FEMA regulations in order to determine compliance with such regulations and for a failure to permit such inspection, the owner of the

lands may be subject to Complaint returnable in the Municipal Court of the Township of Long Beach which may result in a fine of not less than One Hundred (\$100) Dollars nor more than One Thousand (\$1,000) Dollars per day, or such greater or lesser fine as may be permitted by law, for each and every day which inspection is refused.

IN WITNESS WHEREOF, the Declarant has set its hand and seal on the day and year first above written, and directs that this instrument be recorded in the office of the Ocean County Clerk.

WITNESS:

George D Henze  
Print: George D Henze

Signature Dorothy J. Henze

Print Dorothy J Henze

Signature N/A

Print N/A

GEORGE HENZE  
DECEASED

STATE OF NEW JERSEY, COUNTY OF

:SS

I CERTIFY that on APR 11<sup>TH</sup>, 2018

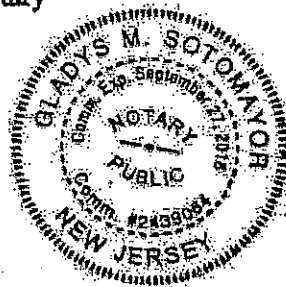
DOROTHY HENZE

N/A

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument; and
- (b) executed this instrument as his or her own act.

Gladys M. Sotomayor  
Notary



TEBCO CORPORATION  
TO  
ATLANTIC CITY ELECTRIC CO.

RECEIVED of ATLANTIC CITY ELECTRIC CO.  
COMPANY, a corporation  
State of New Jersey

and valuable consideration, in consideration of which TEBCO CORPORATION  
poration of the State of New Jersey, (the Grantor), hereby grants and conveys  
unto said Grantee, its successors and assigns forever, [the right and power  
erect, construct and maintain a line or lines for the transmission of electric  
energy thereover for any and all purposes for which electric energy  
may hereafter be used, and a telegraph and telephone line or lines,  
necessary poles, wires, cables, fixtures and appliances, including guy  
stubs, anchors and braces, through, over and upon my, our lands  
the Public Highway or Streets on which the Grantor's land adjacent  
situate in the Township of Long Beach County of Ocean, and State of New Jersey,  
and bounded:

- On the North by the lands of: [Name]
- On the East by the lands of: [Name]
- On the South by the lands of: [Name]
- On the West by the lands of: [Name]

TOGETHER with the right to fell or

along said line or lines, wherever the same may be necessary to  
construct, operate or maintain said line or lines free and clear  
or which may endanger the safety or interfere with the use of said  
cables or fixtures. With the privilege to add to, or take from, said  
poles, wires, cables or fixtures, from time to time.

IN WITNESS WHEREOF, the Grantor has caused

present to be signed by its Officers and its corporate seal  
this 21st day of December A. D. 1949.

Signed, Sealed and Delivered )  
in the presence of )

ATTEST:  
J. CARROLL LOUGHAN  
J. CARROLL LOUGHAN, Secretary

TEBCO CORPORATION  
By Ralph L. Thomas, President

STATE OF NEW JERSEY  
Union COUNTY ) SS.

BE IT REMEMBERED

21st day of December  
fore me, a Notary

Jersey, personally appeared the undersigned deponent, who, being  
his oath, made due proof to my satisfaction that Ralph L. Thomas, Presi-  
dent, and deponent is the Secretary, of the TEBCO, the corporation  
and which executed the above deed or conveyance; that deponent is  
porate seal of said corporation; that the seal affixed to said  
is the corporate seal of said corporation and was so affixed to  
deed or conveyance was signed and delivered by said President  
deponent as the voluntary act and deed of said corporation by

... signed his name as a witness thereof.

Subscribed before me )  
of the County of Ocean and State of New Jersey )  
of the County of Ocean and State of New Jersey )

J. Carroll Loughlin  
Secretary

Michael Saliklis  
MICHAEL SALIKLIS  
Notary Public of New Jersey

RECORDED Jan. 28, 1950 9:17 A.M

Sylvester B. Mathis, Clerk

MICHAEL WIFE )  
MICHAEL WIFE )  
MICHAEL WIFE )

THIS INDENTURE, made the Dec. 7th day  
of December, in the year of our Lord  
One Thousand Nine Hundred and forty-  
nine

BETWEEN Henry George France and Mabel France, his wife  
of Brick in the County of Ocean and State of New Jersey hereinafter  
the Grantor;  
AND Kenneth Ferguson and Margaret Ferguson, his wife of  
Brooklyn in the County of Kings and State of New York hereinafter  
the Grantee;

WITNESSETH, That the said grantor, for and in consideration  
of CASH and other good and valuable consideration lawful money of  
the State of America, to them in hand well and truly paid by the said grantee,  
and the sealing and delivery of these presents, the receipt whereof is  
acknowledged, and the said grantor being therewith fully satisfied, con-  
firmed, and by these presents does give, grant, bargain, sell, alien,  
convey and confirm unto the said grantee, and to their heirs and  
assigns forever

ALL those certain lots tracts or parcels of land and prem-  
ises particularly described, situate, lying and being in the Township  
of the County of Ocean and State of New Jersey.

BEGINNING at a point on the Westerly line of France Ave.,  
located North 8° 29' 20" West 100.06 feet from a stake set for the  
Westerly line of France Ave., and the Northerly line of the  
Harrison Road; thence (1) continuing along the Westerly line of France  
29' 20" West 50 feet to a point; thence (2) South 82° 09' 40" West  
to a point; thence (3) South 8° 29' 20" East 50 feet to a point; thence  
09' 40" East 110.00 feet to a point in the Westerly line of France  
the same place of beginning.

1350

4/10/61

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### Right of Way Agreement

IN CONSIDERATION of One Dollar (\$1.00), and other valuable considerations, paid by New Jersey Natural Gas Company, a body corporate of the State of New Jersey, the receipt of which is hereby acknowledged, \_\_\_\_\_ the undersigned hereby grant and convey unto said New Jersey Natural Gas Company, its successors and assigns, the right in \_\_\_\_\_ premises situate \_\_\_\_\_ on the westerly side of Long Beach Boulevard, in \_\_\_\_\_ Beach Haven Park, more particularly described in Deed to Shapiro Realty Company (partnership) dated November 17, 1951, recorded December 20, 1951 in Book 1424 \_\_\_\_\_ Page 356.

\_\_\_\_\_ in the Township of \_\_\_\_\_ Long Beach \_\_\_\_\_ County of \_\_\_\_\_ Ocean \_\_\_\_\_ and State of New Jersey, to locate, construct, reconstruct, maintain, place and \_\_\_\_\_ of gas pipes, and appurtenances, in perpetuity, for the transmission and distribution of gas upon and beyond \_\_\_\_\_ the course of said gas line to run as follows:

A right of way ten (10) feet in width in accordance with New Jersey \_\_\_\_\_ Natural Gas Company Drawing No. A-165-77, dated March 29, 1941, attached hereto and made a part hereof.

The Grantor(s) further grants and conveys to the New Jersey Natural Gas Company the right to enter upon said \_\_\_\_\_ for the purpose of making all necessary repairs as may be required to maintain service at all times and to excavate \_\_\_\_\_ said gas pipe line(s) as may be desired by the Company.

The Company agrees that it shall remove said gas pipe line(s) from time to time, so that the same shall be kept in proper \_\_\_\_\_ and that the work shall be done with care and the sidewalk, street and/or premises disturbed thereby shall be \_\_\_\_\_ to the proper condition by and at the expense of said Company.

March 31, 1961.  
John H. Marshall

JOHN H. MARSHALL  
 COUNTY CLERK OF NEW JERSEY  
 Commission Expires May 3, 1963

Shapiro Realty Company  
Richard Shapiro (L.S.)

Richard Shapiro (L.S.)

Muriel E. Fowler (L.S.)  
 Muriel E. Fowler

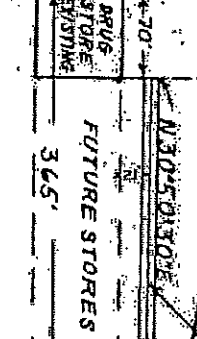
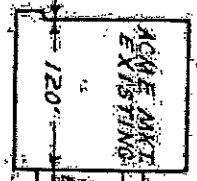
BOOK 2135 PAGE 184

REFERENCE:  
 BOOK 1424 PAGE 356  
 DATED NOV. 17, 1951, RECORDED DEC. 20, 1951  
 OCEAN COUNTY COURTHOUSE

REFERENCE: AND PLOT PLAN  
 AMERICAN STORES CO. DWG. #112-G-1  
 DATED 6-7-57

N 30° 50' 30" E  
 WESTERLY CORNER OF LONG BEACH BLVD. 706.48'

LONG BEACH BOULEVARD



N 30° 50' 30" E

410'

GAS LINE IN  
 10' WIDE P.W.

SOUTHERLY CORNER  
 OF BAYBERRY

N. J. NATURAL GAS  
 ASBURY PARK

RIGHT OF WAY FOR GAS LINE  
 FROM SHAPIRO'S ASBURY  
 BEACH TAVERN TO  
 BEACH TWO IDEAL WORK  
 ORDER NO. 657

PROJECT NUMBER 1112-G-1  
 DRAFTSMAN  
 ENGINEER

| NO. | DATE | REVISIONS | BY | CL. | AUTHORIZED |
|-----|------|-----------|----|-----|------------|
|     |      |           |    |     |            |
|     |      |           |    |     |            |
|     |      |           |    |     |            |

| DESIGNED BY | CHECKED BY |
|-------------|------------|
|             |            |
|             |            |

KZ

NEW JERSEY  
County of Ocean

BOOK 2135 PAGE 185

Subscribed that on this 31st day of March 1951 before me, the Notary Public of New Jersey, personally appeared Jerome Shapiro, Herbert E. Shapiro, and [Name], Powell, [Name], who being asked are the grantor(s) in the within and I having first made known to them the contents thereof they acknowledged the same and delivered the subject property to me as Notary Public for the uses and purposes expressed.

*Joan M. Marshall*  
JOAN M. MARSHALL  
NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY

Property of  
Address  
City or Town  
County of  
State of New Jersey  
Dated

PLEASE RETURN TO:  
Office of L. Secretary  
N. J. C. Title Co. Company  
631 Bunge Avenue  
Apt 9 P. O. Box 100  
Atlantic City, N. J.