

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

Do not write below - for official use only

Project Name: _____
Block: 4 49 Lot(s): 174
Property Address: 209 East 20th Street

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

CHECK ALL THAT APPLY:

- | | | | |
|-------------------------------------|------------------------------|--------------------------|-------------------------------|
| <input type="checkbox"/> | Bulk Variance | <input type="checkbox"/> | Minor Subdivision (Exempt) |
| <input type="checkbox"/> | Use Variance | <input type="checkbox"/> | Major Subdivision/Preliminary |
| <input checked="" type="checkbox"/> | Interpretation Appeal - | <input type="checkbox"/> | Major Subdivision Final Major |
| <input type="checkbox"/> | Informal N.J.S.A | <input type="checkbox"/> | Site Plan/Preliminary Major |
| <input type="checkbox"/> | Conditional Use 40:55D-70(a) | <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: Peter Micca and Denise Micca
Address: Street: 23 Barnstable Rd. City: Berkeley Hts. Zip: 07922
Phone: 646-823-8992 e-mail: pmicca@deloitte.com

Applicant is: Owner Agent Corporation Partnership LLC

APPELLANT pursuant to N.J.S.A. 40:55D-70(a)
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: Joseph Panebianco (property owner to whom permits appealed
Address: Street: 545 Franklin Ave. City: Wycoff, NJ Zip: from were
Phone: unknown e-mail: unknown 07481
~~issued~~

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

3. Applicant's Attorney: Edward F. Liston, Jr. - P.O. Box 1056
Address: Street: 9 Grand Ave., Bldg. 1, StB City: Toms River, NJ Zip: 08754-1056
Phone: 732-244-5900 e-mail: edwardliston@gmail.com

4. Planner/Surveyor: UNKNOWN
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: _____

5. Architect: TAGLAND
 Address: Street: _____ City: _____ Zip: _____
 Phone: _____ e-mail: _____

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 6,000 sf Lot Dimensions: 60 x 100

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

8. Current Use: Single Family Dwelling
 No. of Dwelling Units: 1 No. of Commercial Units: _____

9. Proposed Use: same

10. When was the property purchased? April 17, 2019

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

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

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height:	<u>27.3</u> <input type="checkbox"/>	Building Height: <u>36</u> <input type="checkbox"/>	<input type="checkbox"/>
Front Yard Set Back	<u>11.9</u> <input type="checkbox"/>	Front Yard Set Back: <u>11.8</u> <input type="checkbox"/>	<input type="checkbox"/>
Side Yard Set Back	<u>3.0</u> <input type="checkbox"/>	Side Yard Set Back: <u>3.2</u> <input type="checkbox"/>	<input type="checkbox"/>
Side Yard Set Back	<u>27.</u> <input type="checkbox"/>	Side Yard Set Back: <u>26.8</u> <input type="checkbox"/>	<input type="checkbox"/>
Rear Yard Set Back	<u>34.1</u> <input type="checkbox"/>	Rear Yard Set Back: <u>20.0</u> <input type="checkbox"/>	<input type="checkbox"/>
Dist. to Adj. Struct.	<u>20.9</u> <input type="checkbox"/>	Dist. to Adj. Struct.: <u>20.9</u> <input type="checkbox"/>	<input type="checkbox"/>
Lot Coverage (sq.ft.)	<u>23.5</u> <input type="checkbox"/>	Lot Coverage (sq.ft.): _____ <input type="checkbox"/>	<input type="checkbox"/>
% Lot Coverage	<u>64.2</u> <input type="checkbox"/>	% Lot Coverage: <u>26.9</u> <input type="checkbox"/>	<input type="checkbox"/>
% Impervious Coverage	<u>1</u> <input type="checkbox"/>	% Impervious Coverage: <u>69</u> <input type="checkbox"/>	<input type="checkbox"/>
No. Principal Structures	<u>0</u> <input type="checkbox"/>	No. Principal Structures: <u>1</u> <input type="checkbox"/>	<input type="checkbox"/>
No. Accessory Structures	<u>60'</u> <input type="checkbox"/>	No. Accessory Structures: <u>0</u> <input type="checkbox"/>	<input type="checkbox"/>
Lot Width			

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

15. Proposed Restriction:

16. Variances and Waivers:

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

None

NOT APPLICABLE

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

NOT APPLICABLE

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 Resolution of the Long Beach Township Land Use Board dated February 10, 2021 in Docket No. 23-20, a copy of which is attached hereto as Exhibit A.

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

Pursuant to N.J.S.A. 40:55D-72, the officer from which the appeal is taken, in this case, the Zoning Officer and Construction Official, shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

Attached hereto as Exhibit B is a copy of a letter directed to the Zoning Officer and Construction Official dated April 20, 2021 from counsel for the Applicant which is relevant and should be considered in connection with this appeal.

Attached hereto as Exhibit C is an OPRA request dated April 8, 2022 and the material received in response thereto which was incomplete in that it did not include current plans or surveys.

SCHEDULE I
Form Z-2a

APPEAL FROM DECISION OF ZONING OFFICIAL
TOWNSHIP OF LONG BEACH LAND USE BOARD

A. Describe the nature of application or situation resulting in order of refusal from which this appeal is being taken.

The applicant is appealing the Zoning Permit and Construction Permit issued by the Long Beach Township Zoning Officer dated March 24, 2022

B. Set forth in detail the order and/or decision of Zoning Official which is being appealed.

The applicant is appealing the decision by the zoning officer/construction department that the proposed development qualifies for a Permit-by-Rule per NJAC 7:7-4.1.

Additionally, the applicant is appealing the decision that the installation of piles east of the building line does not constitute construction. Section 51-4.A of the Code of the Township of Long Beach states that construction of any type east of the oceanfront building line, except protective works approved or undertaken by the Township, county, state or federal governments, is prohibited.

C. The decision of the Zoning Official should be reversed and/or modified for the following reasons:
(State why you claim the Zoning Official's decision was incorrect.)

The property is located on a dune fronting on the Atlantic Ocean. The proposed development on the subject property includes expansion of the existing single family house to the north in an area that is a dune. NJAC 7:7-4.1 does not permit expansion if it is located on a dune. The developer should apply to the NJDEP for an applicability determination pursuant to NJAC 7:7-2.5 or the developer should apply to the NJDEP for a General Permit 5 pursuant to NJAC 7:7-6.5.


Section 51-4.A of the Code of the Township of Long Beach states that "Construction of any type east of the oceanfront building line, except protective works approved or undertaken by the Township, county, state or federal governments, is prohibited." It is the applicants' position that driving new piles to elevate the existing deck and house is construction east of the building line and should be prohibited.

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

Dates: _____, Owner
(Print name under signature)

Dates: _____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: 4/25/22 
PETER MICCA, Applicant
(Print name under signature)

Dates: 4/25/22 
DENISE MICCA, Applicant
(Print name under signature)

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

TYPE	FEE	ESCROW (INITIAL DEPOSIT)
SUBDIVISIONS:		
Minor	\$625.00	\$1,000.00 Engineer \$500.00 Attorney
Major (Preliminary)	\$1,200.00, plus \$50.00 per lot	\$1,500.00 Engineer \$500.00 Attorney
Major (Final)	\$700.00	\$1,000.00 Engineer \$500.00 Attorney
Over 4 lots	\$100.00 for each lot in excess of 4 lots	
SITEPLANS:		
Minor	\$700.00	\$1,000.00 Engineer \$500.00 Attorney
Major (Preliminary)	\$1,700.00	\$1,500.00 Engineer \$500.00 Attorney
Major (Final)	\$950.00	\$1,000.00 Engineer \$500.00 Attorney
VARIANCES: *		
Bulk	\$500.00 per application	\$500.00 Engineer \$500.00 Attorney
Special Reasons	\$500.00 per application	\$500.00 Engineer \$500.00 Attorney
Use	\$500.00 per application	\$500.00 Engineer \$500.00 Attorney
NOTE: All Variance fees are in addition to subdivision and site plan fees		
HOTEL/MOTEL SITE PLAN:		
Development of Hotel/Motel	\$1,700.00	
Additional fee for development of hotel/motel, exclusive of original fee	\$25.00 per unit	
INSPECTION FEE:		
	The greater of \$500.00 or 5% of the cost of the improvements estimated and determined by the Municipal Engineer	
OTHER FEES:		
Holdover Fees	\$500.00	
Flood elevation standard	\$500.00	\$425.00 Attorney
Applications brought before the Board 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
MAN-MADE FEATURES									
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)
STREET									
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)
MISCELLANEOUS									
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)

Exhibit A

APPROVED
LAND USE BOARD

Date February 10, 2021

DOCKET NO. 23-20

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

WHEREAS, Peter and Denise Micca have filed an Appeal from decisions of the Zoning and Construction Officials of the Township of Long Beach for premises located at Lot 4, Block 4.49.

WHEREAS, the Board Attorney has opined that the Board Lacks Jurisdiction to hear the Application pursuant to N.J.S.A. 40:55D-72(a) whereas no final decisions have been made nor have permits have been issues by the Zoning or Construction Officials. The prior Board Attorney memorialized same in correspondence to the Applicant's Attorney on October 24, 2020.

(Exhibit A) By correspondence dated October 26, 2020 the Township Zoning Officer, Anthony Pesic confirmed that no permit has been issued. (Exhibit B). By correspondence dated January 3, 2021 current Board Attorney, Kevin S. Quinlan, Esq. confirmed the conclusion and opinion of prior board counsel in that no final decisions have been made by the Zoning and Construction Officials. (Exhibit C).

WHEREAS, the board's counsel has recommended that the Application be dismissed without prejudice for lack of jurisdiction.

WHEREAS, the board makes the following findings of fact:

1. No zoning or building permits have been issued by the Zoning or Building Officials.
2. There is no final decision of the Zoning or Building Officials in which an appeal may be taken.
3. The Board lacks jurisdiction to hear this application.

NOW THEREFORE BE IT RESOLVED that the Land Use Board of the Township of Long Beach dismisses the Application for lack of jurisdiction without prejudice.

CERTIFICATION

I, **JACQUELINE FIFE** hereby certify that I am the secretary of the Land Use Board of the Township of Long Beach, County of Ocean, and State of New Jersey, and I am duly authorized to certify resolutions. I certify this Resolution was approved and memorialized by the Land Use Board of Long Beach at its regular meeting held February 10, 2021.

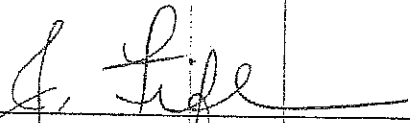
Moved by: HUMMEL

Seconded by: ROTH

ROLL CALL VOTE:

Ayes: SCHNELL, SOUTHWICK, PINGARO, HUMMEL, JONES, VANBUREN, ROTH, CAPLICKI, DUCKER and MEEHAN

Nays: NONE



JACQUELINE FIFE, Secretary
Long Beach Township
Land Use Board

Publication Date: February 18, 2021

Exhibit B

EDWARD F. LISTON, JR., LLC

A New Jersey Limited Liability Company

Attorneys at Law

P.O. Box 1056

9 Grand Avenue, Building 1, Suite B

Toms River, New Jersey 08754-1056

(732) 244-5900

FAX (732) 505-8948

Please Reply to:

P.O. Box 1056

Toms River, NJ 08754-1056

EDWARD F. LISTON, JR.
Rule 1:40 Qualified Mediator

*E-mail: edwardliston@gmail.com
Website: www.listonlaw.com*

April 20, 2021

Via email and regular mail

Township of Long Beach
6805 Long Beach Blvd.
Brant Beach, NJ 08008
ATTN: Joanne Tallon, Zoning Officer
tallon@longbeachtownship.com

Township of Long Beach
6805 Long Beach Blvd.
Brant Beach, NJ 08008
ATTN: J. Dane Sprague, Construction Official
dsprague@longbeachtownship.com

RE: Panebianco -- Application for Zoning Permit and Building Permit
Lot 4, Block 4.49, 209 East 20th Street, North Beach Haven, New Jersey

Dear Ms. Tallon and Mr. Sprague:

Please be advised that this office represents Peter and Denise Micca, owners of property located 2003 Atlantic Avenue, North Beach Haven, New Jersey, known and designated as Block 4.49, Lot 1.02 on the Long Beach Township Tax Map, which property is within 200 feet of the above referenced property.

On October 19, 2020, I filed an appeal of a Zoning Permit and Building Permit issued to Joseph Panebianco for the renovation and construction of an addition to the above referenced property. At the time I filed the appeal, I believed that the Zoning Permit was issued on September 14, 2020 and that the Building Permit, which had not been issued was about to be issued.

The appeal was taken on the following grounds:

1. The apparent decision by the Zoning Officer/Construction Department that the proposed development qualifies for a CAFA Permit-by-Rule pursuant to N.J.A.C. 7:7-4.1;
2. The decision by the Zoning Officer/Construction Department that the installation of piles east of the building line does not constitute construction. Section 51-4A of the Code of

the Township of Long Beach provides that construction of any type east of the ocean front building line except protective works approved or undertaken by the Township, County, State or Federal Government is prohibited;

3. The property in questions is located on a dune fronting the Atlantic Ocean and the proposed development on the subject property includes expansion of the existing single-family dwelling to the north on the subject property in an area which is a previously undisturbed dune. N.J.A.C. 7:7-4.1 prohibits that proposed expansion.

Subsequent to the filing of the appeal by Mr. and Mrs. Micca, it was determined by the Long Beach Township Municipal Land Use Board that the Zoning Permit in question had never been officially issued and that the Building Permit had also never been issued, that there was no final decision of the Zoning or Building Officials from which an appeal could be taken and that the Board therefore lacked jurisdiction to hear the appeal. The Land Use Board of the Township of Long Beach on February 10, 2021 adopted a Resolution dismissing the appeal application of Mr. and Mrs. Micca for lack of jurisdiction without prejudice. A copy of that Resolution is annexed hereto and designated as Exhibit A.

Since the adoption of that Resolution, the undersigned is not aware of any further activity in connection with the Panebianco application for a Zoning Permit or Building Permit to renovate and build an addition to the single-family dwelling on the above referenced property in accordance with the plans previously filed with the Township of Long Beach.

Nevertheless, my clients were sufficiently concerned that the impact of the construction envisioned by the Panebianco application would have on the use, enjoyment and value of their property that they authorized the undersigned to seek an expert opinion with regard to whether the construction contemplated by those plans could ever be undertaken consistent with the Ordinances of the Township of Long Beach and the regulations adopted pursuant to the Coastal Area Facilities Review Act, which are both applicable to the property. To that end, Act Engineers, Inc. of Marmora, New Jersey, recognized experts in the field of coastal construction on the barrier island, was retained to provide an assessment of the development potential of the Panebianco property relative to the Coastal Area Facilities Review Act and the applicable Ordinances of the Township of Long Beach. Enclosed herewith you will find a report prepared at my request by Act Engineers, Inc. dated March 5, 2021, which analyzes the development potential relative to CAFRA and to the applicable Ordinances of the Township of Long Beach and concludes that the redevelopment potential of the subject lot is limited to the existing footprint and that any addition on the north side of the existing home or expansion east into the dunes would not meet the CAFRA Rules and would be prohibited.

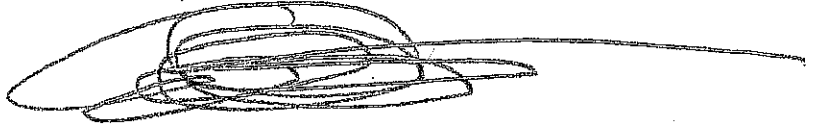
My purpose in providing this report to you is to request that it be included in the Panebianco file and that it be made a permanent part of Township records regarding this property so that in connection with any future application to renovate or construct an addition on said property, this report can be made available to the Applicant and be considered by Township Zoning and Construction Officials in connection with any such application.

I am providing a copy of this letter and the enclosed report to Jason Hyndman, Esquire, who represents Joseph Panebianco and am copying all other Township Officials who I believe, should be made aware of the information contained herein.

I respectfully request that I be advised of any further activity with respect to the Panebianco application for a Zoning Permit and Building Permit and any other applications for such permits filed in connection with the subject property by its current owner or future owners.

Thank you,

Very truly yours,

A handwritten signature in black ink, appearing to be "Edward F. Liston, Jr.", written over a horizontal line. The signature is somewhat scribbled and extends to the right.

EDWARD F. LISTON, JR.

EFL:pd

Enclosures

Cc: Jason Hyndman, Esquire via email jhyndman@decotiislaw.com and regular mail
Jackie Fife, Land Use Board Secretary via email jfife@longbeachtownship.com and regular mail
Kevin S. Quinlan, Esq., Land Use Board Attorney via email ksqesq@comcast.net and regular mail
Frank Little, P.E., Township Engineer via email flittle@owenlittle.com and regular mail
Client via email and regular mail



VIA ELECTRONIC DELIVERY ONLY

March 5, 2021

Edward F. Liston, Jr., LLC
P.O. Box 1056
9 Grand Avenue, Building 1, Suite B
Toms River, NJ 08754-1056

**RE: CAFRA PERMIT APPLICATION ASSESSMENT
209 E. 20TH STREET (BLOCK 4.49, LOT 4);
LONG BEACH TOWNSHIP; OCEAN COUNTY**

Dear Mr. Liston:

In response to your request, ACT Engineers, Inc. (ACT) is pleased to provide this assessment of the development potential of the above captioned property, relative to the Coastal Area Facility Review Act (CAFRA) and specifically, relative to the presence or absence of dunes.

The subject property is located at 209 E. 20th Street, within 150-feet of the beach or dune. Accordingly, under the Coastal Zone Management rules (NJAC 7:7 *et seq.*), *any development* requires a CAFRA permit. A CAFRA permit application is submitted to the New Jersey Department of Protection (NJDEP), Division of Land Resource Protection and must demonstrate compliance with applicable coastal zone management rules including, but not limited to, the policy regarding development on Dunes (NJAC 7:7-9.16). Development is generally prohibited on dunes *with the following exceptions:*

1. Redevelopment of a dune may be authorized:

Within the legally existing footprint;

+ 400 square feet of non-oceanfront deck converted to habitable space (for the subject property, only the deck facing 20th Street qualifies for conversion; the oceanfront deck is not eligible);

+ 750 SF of expansion in the shadow of the existing development. The 'shadow' is defined as the area on the west side of the existing footprint between two parallel

lines drawn east-west along the northern and southern walls of the existing house footprint. For the subject property, there is an area of 3.2-feet in between the existing house and the western property line and thus, there is no available room to expand.

2. Development may be authorized if located on the landward slope of a secondary or tertiary dune if located greater than 500 feet landward of the mean high water line of the adjacent water body and the cross-sectional area of the primary frontal dune waterward of the proposed development, as measured above the 100-year stillwater elevation and waterward of the primary frontal dune crest, is greater than 1,100 square feet.

The subject lot only contains the primary dune and the distance to the MHWL is approximately 240-feet and accordingly, this exemption is not applicable.

The Coastal Zone Management definition of a 'dune' is:

"A dune is a wind or wave deposited or man-made formation of sand (mound or ridge), that lies generally parallel to, and landward of, the beach and the foot of the most inland dune slope. "Dune" includes the foredune, secondary or tertiary dune ridges and mounds, and all landward dune ridges and mounds, as well as man-made dunes, where they exist.

Formation of sand immediately adjacent to beaches that are stabilized by retaining structures, and/or snow fences, planted vegetation, and other measures are considered to be dunes regardless of the degree of modification of the dune by wind or wave action or disturbance by development."

There is no existing mapping of dunes and no pre-application process or mechanism for determining if a lot contains dunes other than to submit a CAFRA permit application. The only way to obtain a dune determination is to submit a CAFRA permit application. During the CAFRA permit application review, NJDEP staff will conduct a site inspection to determine the presence, and extent of, or absence of dunes on a property. Considerations include topographic contours; slope; structures such as retaining walls ('holding back' dunes); adjacent properties; past determinations; etc.

The existing home on the lot could be reconstructed entirely within the existing footprint without need for a CAFRA permit. If **any** expansion beyond the existing footprint is proposed, a CAFRA permit is required. There are three (3) types of CAFRA

permits, depending on the intensity of development: Permit-by-rule; General Permit; or Individual Permit.

A CAFRA Permit-by-rule is applicable for a maximum 400 square foot expansion on the non-waterward side of a home, provided there is no disturbance to a beach or dune. As stated at NJAC 7:7-3.3 (Use of a permit-by-rule),

"An activity that meets the requirements of a permit-by-rule may be conducted without prior Department approval except...activities under permit-by-rule numbers 4, 5 and 9 may be conducted only after the Department has issued the waterfront development permit that is a necessary condition of those permits-by-rule".

Because the only way to determine if expansion is proposed on a dune is to submit a formal CAFRA application, the permit-by-rule is not appropriate. Rather, a CAFRA General Permit is applicable for a single family home.

If an area is determined to be a dune, the NJDEP will still allow for some limited expansion. The existing footprint can be reconstructed + an area of 400 square feet of non-oceanfront decks can be converted to habitable space + 750 SF of addition in the shadow behind the existing home can be constructed. Also, for every 10-feet the existing structure is shifted back (away) from the oceanfront, an additional 200 SF of habitable space is permitted.

To date, there is no indication a CAFRA permit application has been submitted to the NJDEP.

This office conducted a review of published information and a site inspection (from public property) of the subject property, for the purpose of evaluating the presence or absence of a dune structure on the lot. The lot is 60-feet in width with existing development located approximate 3-feet from the northwestern property line, extending easterly over the municipal building line. Approximately two-thirds of the lot is located east of the municipal building line. More than half of the lot is vacant land. An April 2020 survey of the property (prepared by Nelke Tyszka Land Surveyors) depicts topographic elevations on the property ranging from 22-feet at the crest of the dune, sloping westerly to elevation 15-feet at the easternmost wall of the existing home and retaining wall, to approximately 11-12 feet at the western property line.

Edward F. Liston, Jr.,

209 E. 20th Street; Long Beach CAFRA Dune Assessment

March 5, 2021

Page 4

As evident in the following photograph, there is an existing retaining wall under the existing home, which 'holds back' the adjacent dune. This retaining wall is generally coincident with the easternmost wall of the existing home.

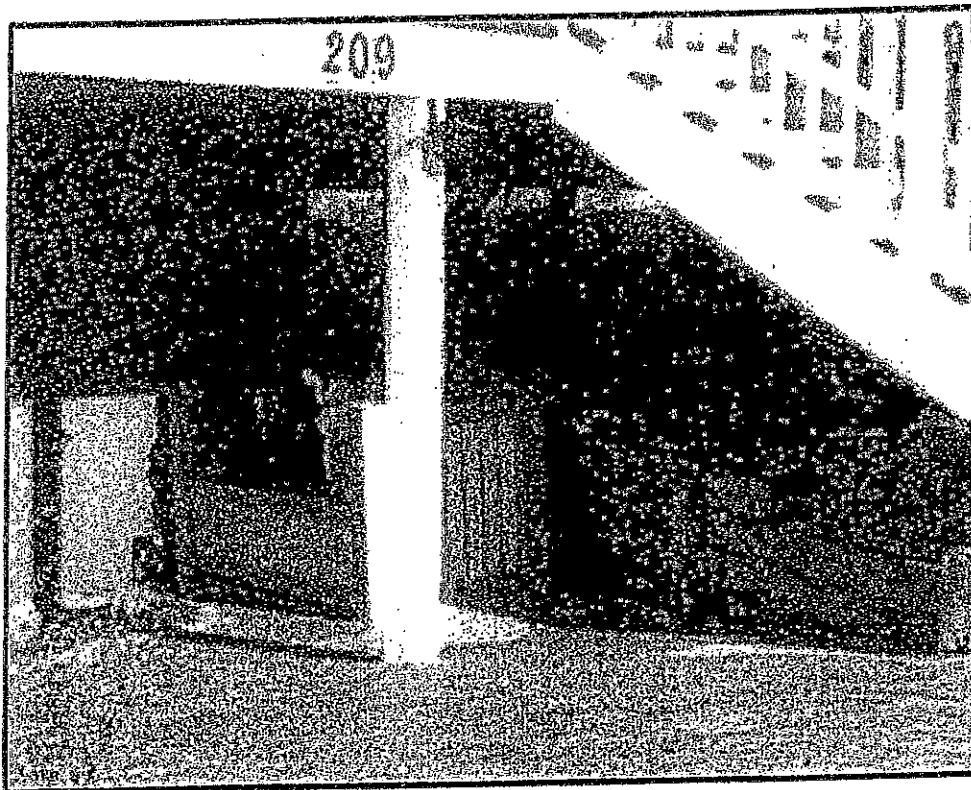


Photo 1 – View of retaining wall under 209 East 20th Street, taken from road, facing northeast

In addition to the site inspection and documents review, adjoining properties and NJDEP permitting history was also considered.

Across 20th Street to the south, a CAFRA permit application was submitted for development of a single family dwelling and associated development on the vacant Lot 3, Block 4.44 (210 E. 20th Street). The NJDEP reviewed the application and concluded in a decision dated February 25, 2019 (NJDEP File No. 1517-18-0046.1), the entire lot is a dune, development is prohibited and the CAFRA permit application was denied.

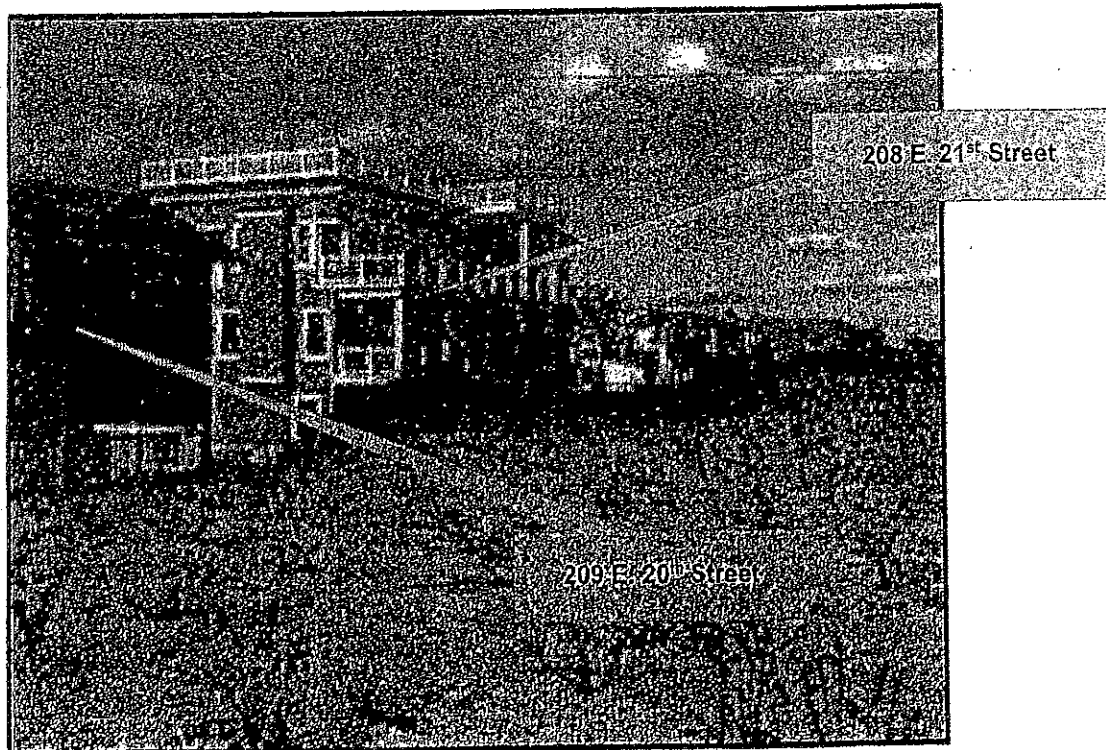
To the north of the subject property, Block 4.49, Lots 8, 9 and 10 (208 E. 21st Street) has topographic contours consistent with the subject lot. That is, the dune structure is linear extending the full oceanfront block from 21st to 20th Street and the conditions on this adjacent lot are expected to be similar in character to the subject lot.

A CAFRA permit application was submitted for 208 E. 21st Street in January 2018 and a CAFRA permit approved on April 27, 2018 (NJDEP File No. 1517-18-0005.1).

During review of this permit application, the NJDEP concluded the entire lot met the definition of a dune and allowed expansion only under the limited expansions explained above. Specifically, this immediately adjacent lot was authorized for reconstruction of a single family dwelling within the pre-existing 1,515 SF footprint + approximately 300 SF of deck conversion + approximately 230 SF of expansion in the shadow + approximately 140 SF addition for shifting pre-existing footprint landward away from the dune.

The area from the easternmost wall of the proposed home east was subject to a dune deed restriction.

The home at 208 E. 21st Street is currently under construction.



Edward F. Liston, Jr., L

209 E. 20th Street; Long Beach CAFRA Dune Assessment

March 5, 2021

Page 6

The following picture depicts the easternmost wall of the habitable structure with the subject home at 208 E. 20th Street in the background. The subject 20th Street home is located further east (waterward) than the home under construction (home was shifted landward for expansion). If the toe of slope of the dune is linear across these two properties and the NJDEP required the area east of the 21st Street home wall to be deed restricted, it would seem the existing home on 20th Street is within a dune area.

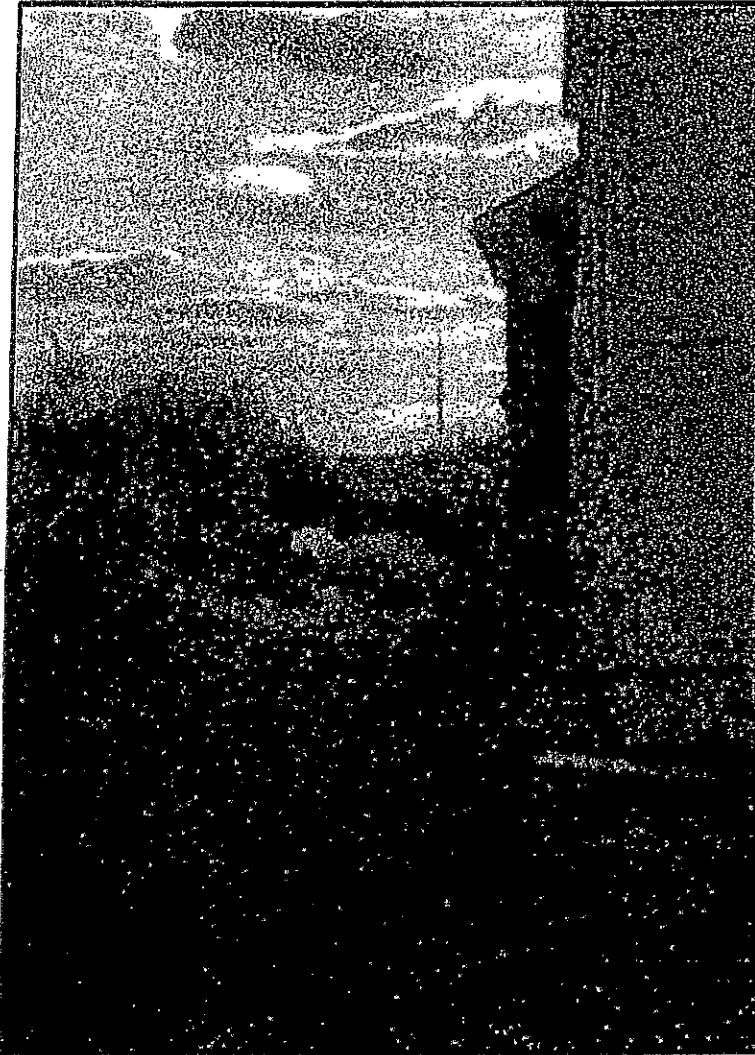


Photo 2 – View of house at 208 E. 21st Street under construction and home at 209 E. 20th Street in background, facing southwest

Edward F. Liston, Jr., L
209 E. 20th Street; Long Beach CAFRA Dune Assessment
March 5, 2021
Page 7

Based on the site inspection, a review of published documentation and the NJDEP permitting history of the properties to the immediate north and south, we opine the entire subject lot meets the Coastal Zone Management rules' definition of a 'dune'. Accordingly, reconstruction and redevelopment would be limited to the existing footprint + a maximum of 400 SF of non-oceanfront decks converted to habitable space + a maximum of 750 SF of addition in the shadow to the west of the existing footprint + 200 SF for every 10 feet the existing structure is shifted west, away from the dune.

The current home is located 3.2-feet from the western property line and extends over the municipal building line. There is an existing deck on the front of the home that is approximately 160 SF. Provided it complies with municipal zoning, a CAFRA permit could be approved for this lot that authorizes redevelopment within the existing footprint and conversion of up to 400 SF of this non-oceanfront deck to habitable space.

The CAFRA rules would also allow a maximum 750 SF addition on the west side of the existing home; however, there is insufficient area to construct within the existing 3.2-foot space. Also, there is no opportunity to shift the home away from the dune to gain additional square footage.

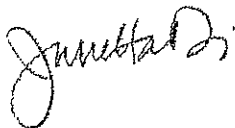
Any addition on the north side of the existing home or expansion east into the dunes would not meet the CAFRA rules and would be prohibited.

In summary, this office opines the redevelopment potential of this lot is limited to the existing footprint plus approximately 160 SF of expansion, within the footprint of the deck facing 20th Street.

I trust the information contained herein addresses your questions regarding the development potential of the lot and CAFRA applicability.

Please do not hesitate to contact this office should you have any questions or require additional information.

Sincerely,



Junetta N. Dix
Director, Environmental Services

Edward F. Liston, Jr., L

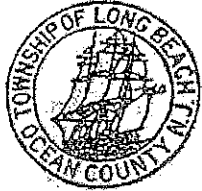
209 E. 20th Street; Long Beach CAFRA Dune Assessment

March 5, 2021

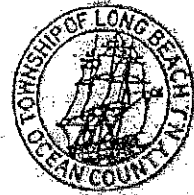
Page 8

C: Peter Micca

Exhibit C



State of New Jersey
LONG BEACH TOWNSHIP
GOVERNMENT RECORDS REQUEST FORM



6805 Long Beach Boulevard
 Brant Beach, NJ 08008
 Phone (609) 361-1000, ext. 6633 Fax (609) 494-4999
 Danielle La Valle, RMC dlavalle@longbeachtownship.com

Important Notice

The reverse side of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Edward MI F Last Name Liston, Jr.
 Mailing Address P.O. Box 1056
 City Toms River State NJ Zip 08754-1056
 E-mail edwardliston@gmail.com
 Business Hours Telephone: Area Code 732 Number 244-5900 Extension _____
 Preferred Delivery: Pick Up _____ US Mail _____ On Site Inspect _____ Email X
 Circle One: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.
 Signature _____ Date 4/8/2022

Payment Information

Maximum Authorization Cost \$ _____
 Select Payment Method
 Cash _____ Check _____ Money Order _____
 Fees: Letter size @\$0.05
 Legal size @\$0.07
 Delivery: Delivery / postage fees additional depending upon delivery type.
 Extras: Extraordinary service fees dependent upon request.

Record Request Information: To expedite the request, be as specific as possible in describing the records being requested. Also, please include the type of access requested (copying or inspection), and if data, the medium requested and preferred method of delivery.

All applications for Zoning Permits and/or Building Permits for property owned by Joseph Panebianco located at 409 E. 20th Street, North Beach Haven, New Jersey from and after March 23, 2021 to the present date. Which property is known and designated as Block 4.49, Lot 4 on the Long Beach Township Tax Map.

AGENCY USE ONLY

Est. Document Cost _____
 Est. Delivery Cost _____
 Est. Extras Cost _____
 Total Est. Cost _____
 Deposit Amount _____
 Estimated Balance _____
 Deposit Date _____

AGENCY USE ONLY

Disposition Notes
 Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open _____
 Denied - Closed _____
 Filled - Closed _____
 Partial - Closed _____

AGENCY USE ONLY

Tracking Information		Final Cost	
Tracking #	_____	Total	_____
Rec'd Date	_____	Deposit	_____
Ready Date	_____	Balance Due	_____
Total Pages	_____	Balance Paid	_____
Records Provided			
Custodian Signature _____		Date _____	



LONG BEACH TOWNSHIP
 6805 LONG BEACH BLVD
 BRANT BEACH, NJ 08008
 609 - 3616679

Permit Number: **22-328**

Control Number: 51154

Application Date: 09/18/2020

Permit Date:

3/24/22

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/PROPERTY DETAILS

Block: 4.49	Lot: 4	Qualification Code:	
Work Site Location:	209 E 20TH STREET LONG BEACH		
Owner In Fee:	PANEBIANCO, JOSEPH		
Address:	545 FRANKLIN AVENUE WYKOFF NJ 07481		
Telephone:	()		
Use Group(s):	R-5		
	Contractor:	FCM BUILDER/CONT.	
	Address:	704-1 OLD SHORE RD FORKED RIVER NJ 08731	
	Telephone:	(609) 693-4745	
	Lic. No. / Bldrs. Reg. No.:	018429	
	Federal Emp. No.:	22-2699983	

is hereby granted permission to perform the following work :

- | | | |
|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> BUILDING | <input checked="" type="checkbox"/> PLUMBING | <input type="checkbox"/> DEMOLITION |
| <input checked="" type="checkbox"/> ELECTRICAL | <input checked="" type="checkbox"/> FIRE PROTECTION | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> ELEVATOR DEVICES | <input checked="" type="checkbox"/> MECHANICAL | |
| <input type="checkbox"/> ASBESTOS ABATEMENT | <input type="checkbox"/> LEAD HAZARD ABATEMENT | |

(Subchapter 8 only)

DESCRIPTION OF WORK:

HOUSE RAISE-SUBSTANTIAL IMPROVEMENT, ADDITION

ESTIMATED COST OF WORK:

Cost of Construction: 390,500.00
 Cost of Rehabilitation: 20,000.00
 Cost of Demolition: 0.00

Total Cost: **\$410,500.00**

PAYMENTS	(Office Use Only)
Building	\$1,331.00
Electrical	\$478.00
Plumbing	\$906.00
Fire Protection	\$61.00
Elevator Devices	
Mechanical	\$270.00
VofFee (DCA)	\$82.00
AltFee (DCA)	\$38.00
DCA Minimum Fee	\$0.00
Other Fees	\$225.00
CO Fee	\$150.00
CCO Fee	
Minimum Fee	
Total	\$3,541.00
All Fees Waived:	No

Amount to be Paid: **\$3,541.00**

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

J. Dane Sprague
 J. DANE SPRAGUE

Construction Official

3/24/22
 Date

FILE COPY

check # 25199
AB

Note:

LONG BEACH TOWNSHIP

BUILDING SUBCODE TECHNICAL SECTION

Date Received: 09/18/2020

Date Issued:

Control #: 51154

Permit #: 0

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.
 Block 4.49 Lot 4 Qualification Code:
 Work Site Location: 209 E 20TH STREET

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: _____

Print name here: _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK:
 HOUSE RAISE-SUBSTANTIAL IMPROVEMENT,
 ADDITION

B. BUILDING CHARACTERISTICS
 Home Improvement Registration No. or Exemption Reason: 13YH01722800

Use Group Present: R-5 Proposed: _____
 Constr. Class Present: _____ Proposed: _____
 No. of Stories _____
 Height of Structure _____ Ft.
 Area - Largest Floor _____ Sq. Ft.
 New Bldg. Area/All Floors _____ Sq. Ft.
 Volume of New Structure _____ Cu. Ft.
 Total Land Area Disturbed _____ Sq. Ft.
 Max Live Load _____
 Max Occupancy Load _____

Contractor Details
 Name: PANERIANCO, JOSEPH
 Address: 545 FRANKLIN AVENUE WYKOFF NJ 07481
 Telephone: () _____
 E-mail: _____

Contractor: EGM BUILDER/CONT.
 ATTN: _____
 Address: 704-1 OLD SHORE RD FORKED RIVER NJ 08731
 Telephone: (609) 693-4745 Fax _____
 E-mail: fembuil@aol.com
 Federal Emp. No: 22-2699983
 Lic No. or Bldrs Reg. No.: _____ Expiration Date: _____

INSPECTIONS

Failure	Date (Month/Day)	Failure	Approval	Initial
Footings/Foundations				
Structural/Framework				
Exterior				
Interior				
Other				
Joint Plan Review Required:				
Elev. [] Plumb. [] Fire [] Elev.				
Finishes - Base Layer				
Finishes - Final				
Energy				
Mechanical				
TCCO				
Other				
Final				
Barrier-Free				

TYPE OF WORK:

<input type="checkbox"/> New Building	
<input checked="" type="checkbox"/> Addition	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Roofing	
<input type="checkbox"/> Siding	
<input type="checkbox"/> Fence	Height (exceeds 6')
<input type="checkbox"/> Pylon Sign	Sq. Ft.
<input type="checkbox"/> Ground or Wall Sign	Sq. Ft.
<input type="checkbox"/> Pool	
<input type="checkbox"/> Retaining Wall	9.00 Sq. Ft.
<input type="checkbox"/> Asbestos Abatement	Subchapter 8
<input type="checkbox"/> Lead Haz. Abatement	NJAC 5:17
<input type="checkbox"/> Radon Remediation	
<input type="checkbox"/> Other 1:	
<input type="checkbox"/> Other 2:	
<input type="checkbox"/> Other 3:	
<input type="checkbox"/> Demolition	

FEE (Office Use Only)

Administrative Surcharge	\$120.00
Minimum Fee	\$1451.00
State Permit Surcharge Fee	
TOTAL FEE	\$1451.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW _____ Date _____ Initial _____ Type: _____ Failure _____ Approval _____ Initial _____

No Plans Required _____
 All _____
 Footings/Foundations _____
 Structural/Framework _____
 Exterior _____
 Interior _____
 Other _____

Approved by: _____
 SUBCODE APPROVAL for PERMIT _____
 SUBCODE APPROVAL for CERTIFICATE _____
 Date: _____

U.C.C.1106 (rev. 11/09)

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original and three photocopies.

4.49
/4

Long Beach Township

Oceanfront Plan Review Record

Reviewed by: [Signature] Res: Comm: _____ Other: _____

Address: 209 E 20th St, N. Bch. Haven. Date: 3 19 2022

Block: A.49 Lot: 4 Flood zone and elevation: _____

Work description: HOUSE RAISE & ADDITION.

Building Height: 36 W # of Stories: 3 Primary Floor Elevation: _____

Contractor: FCM Architect: TRAYLAND.

Proposed Westerly Grade: 13.0 Proposed Fill: Y _____ N

Proposed Retaining Walls: Y _____ N Location: _____

Garage Slab Elevation: 13.0 Ground Level Elevation: 16.0 Breakaway Detail: Y N _____

COMMENTS

3/9/2022 OFFICE MEETING WITH FRANK (FCM) CONTRACTOR TO REVISE ARCHITECTURAL PLAN TO INDICATE EAST AND WEST EXISTING EXTERIOR WALLS - FRAMING TO REMAIN IN PLACE. NON-CONFORMING WALLS TO BE RAISED. - EXISTING OCEANFRONT DECK TO BE RAISED ON 6X6 COLUMNS ATTACHED TO EXISTING PILING'S - NO CHANGE IN SIZE - 15'x DECK ONLY. RAISED TO 2ND FL.

NEED

REVISED

Architectural 5

[Signature] 3/9/2022

TELE COPY

REVISED

A.49 LOT 4

Applicant called on: 1 120 at: _____ am pm phone#: () _____
Applicant faxed on: 1 120 at: _____ am pm fax#: () _____
Applicant emailed on: 1 120 at: _____ am pm email: _____

4.49
4.

Long Beach Township

FCM

#1

Oceanfront Plan Review Record

713-0237

Reviewed by: _____ Res: Comm: _____ Other: _____

Address: 209 E 20th ST N. POCT HAVEN Date: 2/28/2020

Block: 4.49 Lot: 4 Flood zone and elevation: VE 14'+1' = 15'

Work description: HOUSE RAISE (RELOCATE SAME LOCATION) + NORTH ADDITION

Building Height: _____ # of Stories: _____ Primary Floor Elevation: _____

Contractor: _____ Architect: _____

Proposed Westerly Grade: _____ Proposed Fill: Y _____ N _____

Proposed Retaining Walls: Y _____ N _____ Location: _____

Garage Slab Elevation: _____ Ground Level Elevation: _____ Breakaway Detail: Y _____ N _____

COMMENTS

OFFICE MEETING - FCM CONSTRUCTION (FRANK) CONCERNING HOUSE RAISE & ADDITION - PERMIT BY RULE (SAME FOOTPRINT) NORTH ADDITION LESS THAN 400 SF. EXISTING BUILDING & D.F. DECK EAST OF D.F. BLDG LINE. - NON-CONFORMING EAST AND WEST EXTERIOR WALLS AND D.F. DECK. AFTER HOUSE RAISE CREATE NEW GROUND LEVEL LIVING AREA. - BOTTOM OF LOWEST STRUCTURAL MEMBER FOR GROUND LEVEL SHALL BE ELEV. 14'+1' = 15' M.S.L.

SEE SURVEY & PROPOSED ARCHITECTURAL PLANS ATTACHED

[Signature] 2/28/2020

NO FILE

FILE COPY

Applicant called on: 1/20 at: _____ am pm phone#: () _____

Applicant faxed on: 1/20 at: _____ am pm fax#: () _____

Applicant emailed on: 1/20 at: _____ am pm email: _____

4.49
4

Long Beach Township

#2

Oceanfront Plan Review Record

Reviewed by: R/JT. Res: _____ Comm: _____ Other: _____

Address: 209 E 20th St NIBOLA HAVEN Date: 7 19 2020

Block: 4.49 Lot: 4 Flood zone and elevation: VE 14'4" = 15 BEACH DUNE AREA

Work description: HOUSE RAISE & ADDITION & ALTERATION

Building Height: _____ # of Stories: _____ Primary Floor Elevation: _____

Contractor: _____ Architect: _____

Proposed Westerly Grade: _____ Proposed Fill: Y _____ N _____

Proposed Retaining Walls: Y _____ N _____ Location: _____

Garage Slab Elevation: _____ Ground Level Elevation: _____ Breakaway Detail: Y _____ N _____

REVISED PLANS NEEDED COMMENTS

OFFICE MEETING WITH FRANK (FCM CONTRACTORS) CONCERNING ARCHITECTURAL PLANS SUBMITTED FOR REVIEW & APPROVAL FOR CONST. PERMITS & ZONING PERMIT. IN FORMER FRANK THE ARCHITECTURAL PLANS INDICATE NEW WALL CONSTRUCTION FOR THE EXISTING EAST EXTERIOR WALLS - LOWER LEVEL (PILING AREA) AND 2ND FL. - ~~EXISTING~~ EXISTING EAST WALLS 1ST + 2ND FL. ARE NON-CONFORMING - EAST OF THE OCEAN FRONT BUILDING LINE. THE OCEAN FRONT EXISTING DECK - 1ST STORY IS COMPLETELY EAST OF THE OCEAN FRONT BUILDING LINE. INFORMED FRANK IF THE DECK IS TO RAISED ALONG WITH THE HOUSE NEW PILING MAY HAVE TO BE INSTALLED AS INDICATED ON THE ARCHITECTURAL PLANS. (NO NEW CONSTRUCTION - NEW PILING) EAST OF THE OCEAN FRONT BUILDING LINE / NEED REVISED PLANS SHOWING EXISTING FLOOR PLAN LAYOUT (DEMO?) FOR EACH FLOOR PLAN. ALL NON-CONFORMING FRAMING (EAST WALLS) TO REMAIN.

R. [Signature] 7/9/2020

4/19/17

FILE COPY

Applicant called on: 1 120 at: _____ am pm phone#: () _____

Applicant faxed on: 1 120 at: _____ am pm fax#: () _____

Applicant emailed on: 1 120 at: _____ am pm email: _____

4.49/4

#3

Long Beach Township

Oceanfront Plan Review Record

Reviewed by: [Signature] Res: X Comm: _____ Other: _____

Address: 209 E 20th N. BCH HAVEN Date: 7/29/2020

Block: 4.49 Lot: 4 Flood zone and elevation: VE 14+1 = 15'

Work description: HOUSE RAISE & ADDITIONAL ALTERATION

Building Height: _____ # of Stories: _____ Primary Floor Elevation: _____

Contractor: _____ Architect: _____

Proposed Westerly Grade: _____ Proposed Fill: Y _____ N _____

Proposed Retaining Walls: Y _____ N _____ Location: _____

Garage Slab Elevation: _____ Ground Level Elevation: _____ Breakaway Detail: Y _____ N _____

COMMENTS

OFFICE MEETING WITH FRANK MADRIZ (PCM CONTRACTORS) CONCERNING HOUSE RAISE AND NON-CONFORMING D.P. DECK AND EAST BUILDING WALL (EXISTING). INFORMED FRANK TO SUBMIT AN ARCHITECTURAL/ENGINEER PLAN TO SUPPORT CENTERLEVERING THE EXISTING D.P. DECK WITHOUT THE INSTALLATION OF PILING INTO THE DUNES. FRANK SUBMITTED A DEMO PLAN OF ALL EXISTING LEVELS PROPOSING WHAT EXISTING EXTERIOR AND INTERIOR WALL WILL BE DEMOLISHED OR BUILT NEW. (IN FILE)

[Signature] 7/29/2020

NOTES

EXISTING HOUSE TO BE ELEVATED AND ~~RE~~ RENOVATED IN ACCORDANCE TO VE-4 REQUIREMENTS

4.49/4

FILE COPY

Applicant called on: 1/20 at: _____ am pm phone#: () _____

Applicant faxed on: 1/20 at: _____ am pm fax#: () _____

Applicant emailed on: 1/20 at: _____ am pm email: _____

4.49
4

#4

Long Beach Township

Oceanfront Plan Review Record

Reviewed by: [Signature] Res: X Comm: _____ Other: _____

Address: 209 E 30th St. N. BELLA HAVEN Date: 8 1 17 120 20

Block: 4.49 Lot: 4 Flood zone and elevation: _____

Work description: HOUSE RAISE & RENOVATION/ADDITIONS

Building Height: 36' # of Stories: 3 Primary Floor Elevation: 26'

Contractor: FCM CONTRACTORS Architect: TRILAND

Proposed Westerly Grade: 14.8' Proposed Fill: Y X N _____ EXISTING GRADE 11.8' - 13.7'

Proposed Retaining Walls: Y X N _____ Location: WEST LOT LINE & PARTIAL NORTH LOT LINE

Garage Slab Elevation: 14.8' Ground Level Elevation: 16' Breakaway Detail: Y X N _____

COMMENTS

- 1) NEED SOIL EROSION APPLICATION & APPROVAL ADD C FULL PROPOSED ON SURVEY.
- 2) PROPOSED S/E CORNER DECK @ P/FL. MASTER BEDROOM OVER EXISTING O.F. BLDG LINE (NOT PERMITTED) OVER APPROX. 2' FT.
- 3) NEED TO PUT ~~THE~~ SETBACK DIMENSION ON SURVEY FROM NEW ADDITION TO ~~THE~~ LOT LINE. (SIDE YARD) & NORTH LOT LINE.
- 4) WHICH DIRECTION IS THE FRONT YARD - (OCEAN EAST ELEVATION OR 30th ST (SOUTH ELEVATION)?)
- 5) ~~PROVIDE SETBACK DIMENSION ON SURVEY FOR WEST LOT LINE AND DISTANCE BETWEEN HOUSES. (NEW ADDITION)~~ OK
- 6) IF EAST ELEVATION IS PROPOSED AS FRONT YARD THEN WEST ELEVATION WALLS ARE NON-CONFORMING. (FRAMING TO REMAIN)
- 7) IF SOUTH ELEVATION (30th ST) IS PROPOSED AS FRONT YARD THEN WEST ELEVATION WALLS NON-CONFORMING (LESS THAN 4 FT TO WEST LOT LINE - FRAMING (TO REMAIN) AND NEW MASTER BEDROOM EXTERIOR WALL - MIN. 15 FT. SETBACK FROM SOUTH LOT LINE. (NOT 11.8 FT.)

4.49/4

FILE COPY

Applicant called on: 1 120 at: _____ am pm phone#: () _____

Applicant faxed on: 1 120 at: _____ am pm fax#: () _____

Applicant emailed on: 1 120 at: _____ am pm email: _____

JOSEPH H. MANCINI
MAYOR
DIRECTOR OF PUBLIC AFFAIRS & SAFETY

JOSEPH P. LATTANZI
COMMISSIONER
DIRECTOR OF REVENUE & FINANCE

RALPH H. BAYARD
COMMISSIONER
DIRECTOR OF PUBLIC WORKS, WATER/SEWER



LYNDA J. WELLS
MUNICIPAL CLERK

6805 Long Beach Boulevard
Brent Beach, New Jersey 08008

website:
www.longbeachtownship.com

Phone (609) 361-6679
Fax (609) 361-6684

Revised plan - review

TOWNSHIP OF LONG BEACH ZONING REVIEW

DATE: 8/27/2020 BLOCK: 4,49 LOT: 4

In reference to the review of your application for house raise / SUB IMPROV
Address: 209 E 20th ST Section N. Beach Haven

Please be advised that the application is incomplete ___ and/or denied ___ for the following reasons:

- zone cert - Breakaway wall cert
raising
 - Slab & then measuring overall height from
raised slab
- SEE RON'S REPORT 9/1/2020

Contacted applicant by phone ___ fax ___ e mail ___ in person ___ on this date: _____

Reviewed by: _____

BLK 4.49 LOT 4

CLASS 2 VCS 111

-FLAGS-

LOC: 209 E 20TH STREET
OWNER: PANEBIANCO, JOSEPH

CWS = *
PRC = *

BLDG CLASS 16

MAIN BLDG VALUE	86,085	==>
ATTACH ITEM VALUE	3,336	==>
ADD/DEDUCT VALUE	17,144	==>
BASE REPLACE COST	106,565	
COST CONV FACTOR	1.05	
REPLACE COST NEW	111,893	
NET COND. - TAB 05	.610	
MARKET ADJUSTMT	1.00	
APPRAISED VALUE	68,255	
DETACH ITEM VALUE	0	==>
TOTAL IMPROVMENT	68,300	
TOTAL LAND VALUE	1,270,500	
TOTAL VALUE	1,338,800	

DESCRIPT	UNITS	RATE	CNST	QFAC	COND	VALUE
1ST FLOOR	774	49.1522465	1.00			60507
UPPER FLOO	540	34.88	6743	1.00		25578
WOOD DECK	544	5.22	195	1.00		3035
1 BSMT GAR	234	.00	301	1.00		301
BASEMENT	774	10.13	1220	1.00		9061
FORCED AIR	1314	2.43	912	1.00		4105
ALL COMBIN	1314	1.79	716	1.00		3068
3FIX BATH	-1	2595.	0	1.00		-2595
FRESTND FP	1	3505.	0	1.00		3505

LAST UPDATE: 04/30/19

VALUATION: CARD 01 OF 01
 MODFOUR COMPUTED OVERRIDE
 CLASS 2 2 2

DATE= 08/27/20

TIME= 14:54:09

LND	1270500	1270500
BLD	68300	68300
TOT	1338800	1338800

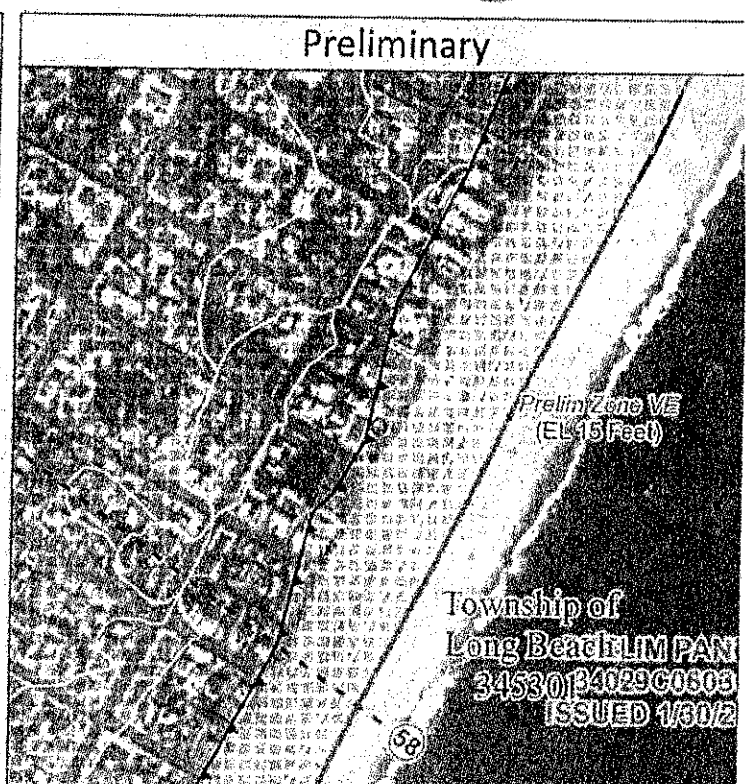
SUB IMPROV \$

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards



FEMA



Effective	
POI Longitude/Latitude	-74.2274, 39.5747
Effective FIRM Panel	34029C0603F
Effective Date	9/29/2006
Flood Zone	VE
Static BFE*	13.0 Feet
Flood Depth	Not Available
Vertical Datum	NAVD88

Preliminary	
POI Longitude/Latitude	-74.2274, 39.5747
Preliminary FIRM Panel	34029C0603G
Preliminary Issue Date	1/30/2015
Flood Zone	VE
Estimated Static BFE*	13.0 Feet
Estimated Flood Depth	Not Available
Vertical Datum	NAVD88

TWP MIN VE 14+1

* A Base Flood Elevation is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	AE, A, AH, AO, VE and V Zones. Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	<p>Shaded Zone X. Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.</p> <p>Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.</p>
Low Flood Hazard	<p>Insurance Note: High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.</p>

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ZONING PERMIT

LONG BEACH TOWNSHIP JUL 01 2020

DATE 5/28/20 FEE \$ 150- PERMIT NO. _____ CK. NO. _____
 NAME JOSEPH PANEBIANCO ADDRESS 209 EAST 20TH ST.
 BLOCK 449 LOT 4 ZONE R50 USE SF
 WORK DESCRIPTION: ADDITION/RENOVATION

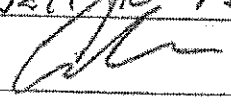
Substantial Improvement

CHECK ONE: SINGLE FAMILY DUPLEX OTHER (EXPLAIN) _____

DO NOT WRITE BELOW THIS LINE

MINIMUM REQUIREMENTS	PROPOSED	AS BUILT
LOT SIZE <u>5,000 sf</u>	LS <u>6000 sf</u>	LS _____
F <u>20' or Avg w/adj. min 10'</u>	F <u>Building line 12.8' ^{existing}</u>	F _____
R <u>20'</u>	R <u>20'</u>	R _____
S <u>Building line, min 4'</u>	S <u>Building line, 4' new</u>	S _____
ADJ <u>15'</u>	ADJ <u>15'</u>	ADJ _____
HEIGHT <u>36</u> MAX.	H <u>36 west grade</u>	H _____
% COVERAGE <u>33 1/3%</u> MAX.	<u>4.8%</u>	_____
UPDATED EC REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____
SLAB ELEVATION <u>13.9' + .5'</u> MIN.	<u>14.5'</u>	_____
IMP COV: <u>25% ^{west} bldg line</u> MAX.	<u>275%</u>	_____
FLOOD ZONE <u>VE 14T1</u>	FF <u>16', next 26'</u>	_____
AS BUILT PLOT PLAN REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____
CURB REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____

REMARKS: Height to be measured from westerly grade.
Mechanicals + ductwork to be elevated to elev 15' min.
Exterior deck over bldg line to be elevated in place.
East wall to remain. Proper flood venting required.



ZONING OFFICER

9/14/20
DATE

JUL 0 1 2020

PILING PERMIT

JUL 0 1 2020

LONG BEACH TOWNSHIP # _____

DATE 5/28/2020 \$ 75

NAME JOSEPH PANEBIANCO CHK # _____

ADDRESS 209 EAST 20TH ST. NORTH BEACH HAVEN

OCEANFRONT OTHER _____

BLOCK 449 LOT 4

TYPE OF BLDG. S.F.D. OTHER _____

PILING CONTRACTOR BUYERICK USE _____

DO NOT WRITE BELOW THIS LINE

LOT SIZE 6000 sf NO. OF PILINGS 29

TYPE OF PILING ACQ

METHOD OF INSTALLATION vibrate + hammer

SPECIAL CONDITIONS _____

NOTICE

1. NO PILINGS SHALL BE INSTALLED ON WEEKENDS OR TOWNSHIP HOLIDAYS.
2. PILING CERTIFICATION IS REQUIRED


ZONING OFFICER

9/21/20
DATE



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

Certificate

Construction Code Division
(Certificate of Approval)

Date Issued: 4/12/2021
Control Number: 52437
Permit Number: 20210407
Permit Issue Date: 4/9/2021
Certificate Number: 20210407

Identification

Block: 4.49 Lot: 4 Qual: _____
Work Site Location: 209 E 20TH STREET LONG BEACH, NJ

Owner in Fee: PANEBIANCO, JOSEPH
Owner Address: 545 FRANKLIN AVENUE WYKOFF NJ 07481
Telephone: _____

Contractor _____
Address _____
Telephone: _____ Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: _____

Certificate Comments: _____

Home Warranty Number: _____
Type of Warranty Plan: State Private

Construction Classification: _____ Use Group: R-5
Maximum Occupancy Load: 0 Maximum Live Load: 0

Description of Work/Use:
METER RESET

Certificate of Occupancy
This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

Certificate of Approval
This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

Certificate of Continued Occupancy
This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

Temporary Certificate of Compliance
The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Certificate of Clearance - Lead Abatement 5:17
This serves notice that based on written certification, lead abatement was performed as per NJACS:17 to the following extent:

Total removal of lead-based paint hazards in scope of work
 Partial or limited time period (_____ years); see file

Certificate of Clearance - Asbestos Abatement
This serves notice that based on written certification, asbestos abatement was performed to the following extent:

Total removal of asbestos hazards in scope of work
 Partial or limited time period (_____ years); see file

Certificate of Compliance
This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

Temporary Certificate of Occupancy
The following conditions must be met no later than: _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Construction Official _____ Fee: \$0.00

Check Number: _____ Collected By: _____
Date Printed: 4/11/2022 Page 1



ELECTRICAL SUBCODE TECHNICAL SECTION



Date Received 4/8/2021
Date Issued 4/9/2021
Control # 52437
Permit # 20210407

A. IDENTIFICATION - APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000

Block 4.49 Lot 4 Qualification Code _____
Work Site Location: 209 E 20TH STREET LONG BEACH, NJ
Owner in Fee: PANEBIANCO, JOSEPH
Address 545 FRANKLIN AVENUE WYKOFF, NJ 07481 Email _____
Contractor: ENERGIZED ELECTRIC
Address 715 PRINCETON AVE LANOKA HARBOR NJ 08734
Tel. (609) 693-8717 Email _____
Lic No. _____ Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Employee No. 27-5216560

B. ELECTRICAL CHARACTERISTICS
Use Group Present Proposed R-5 Other _____
 Pole/Pad # _____
Building Occupied as _____ Utility Co. _____
Estimated Cost of Electrical Work \$300

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)
<input type="checkbox"/> No Plan Required			Type:	Failure Approval Initial
<input type="checkbox"/> Partial/Under-slab Approved			Rough	
<input type="checkbox"/> Partial Under-slab Utilities Approved			Barrier-Free	
Date: _____ by: _____			Trench	
<input type="checkbox"/> Electrical Plans Approved			Temp. Serv.	
Date: _____ by: _____			Constr. Serv.	
Joint Plan Review Required			TCO	
<input type="checkbox"/> Building <input type="checkbox"/> Plumbing			Other	
<input type="checkbox"/> Fire <input type="checkbox"/> Elevator			Service	
SUBCODE APPROVAL for PERMIT			Final	
Date: _____			Barrier-Free	
Approved by: _____			Temp. Cut-in-Card Date Issued	
SUBCODE APPROVAL for CERTIFICATE			Final Cut-in-Card Date Issued	
<input type="checkbox"/> CO <input type="checkbox"/> CCO <input type="checkbox"/> CA			Annual Pool Inspection	
Date: _____			Date of Grounding and Bonding	
Approved by: _____			Certification	

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of the record and am authorized to make this application and perform the work listed on this application.

Applicant's Signature/Contractor's Seal and Signature and Printed Name
 Licensed Elec Contr. Certif'd Landscape Irrigation Contr Exempt Applicant

D. TECHNICAL SITE DATA
DESCRIPTION OF WORK
METER RESET

QTY.	SIZE	ITEMS	FEE (Office Use Only)
		Lighting Fixtures	
		Receptacles	
		Switches	
		Detectors	
		Light Poles	
		Motors - Fract. HP	
		Emergency & Exit Lights	
		Communication Points	
		Alarm Devices/F.A.C. Panel	
		TOTAL NUMBERS	
		Pool Permit/with UW Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Range/Receptical	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Recepticle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air	
		KW Baseboard Heat	
		HP Motors 1/+ HP	
		KW Transformer/Generator	
		AMP Service	
		AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	
1	1		\$85

Administrative Surcharge \$29
Minimum Fee _____
State Permit Surcharge Fee 51
TOTAL FEE \$79