

RABAN & RABAN

— LLC —

Attorneys at Law

**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

REGINALD J. RABAN (Retired)

JAMES S. RABAN*▲

MEMBER OF NJ BAR *

MEMBER OF PA BAR ▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

July 11, 2022

Via Hand Delivery and Jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Rising Sun Views, LLC
Block 11.37, Lot 9,
125 E. Herbert Avenue, Long Beach Township, N.J. 08008

Dear Jackie:

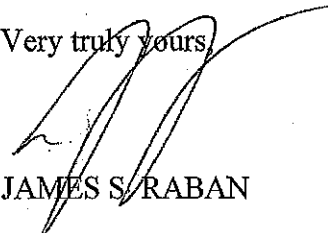
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application
- (x) 14 copies of Floor Plans prepared by Sean McGovern of Architectural Integrity LLC
- (x) 14 copies of Variance Plot Plan prepared by Jay F. Pierson, L.S., P.P. of East Coast Engineering, Inc.
- (x) 14 copies of Survey Map showing conditions as of 3/30/2022, prepared by East Coast Engineering, Inc.
- (x) 14 copies of Tax Map with Property Lot and Block highlighted
- (x) 14 color copies of Four Property Photos
- (x) 1 copy of Affidavit of Ownership
- (x) 1 copy of Signed Checklist
- (x) 1 copy of Technical Checklist
- (x) 1 Proposed Public Notice
- (x) Application Fee check #2645 Amount \$500.00
- (x) Attorney Escrow check #2646 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on August 10, 2022, at 6:30 p.m.

Jackie Fife
July 11, 2022
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If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'JAMES S. RABAN', with a long, sweeping flourish extending to the right.

JAMES S. RABAN

JSR/II
Encl.

Cc: Sharada Singh (via email)
James Brzozowski, P.E., P.P. (via email)
Frank Little, Jr., P.E., P.P. (via email)
Kevin Quinlan, Esq. (via email)

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

Do not write below - for official use only

Project Name: Rising Sun Views, LLC Variance
Block: 11.37 Lot(s): 9
Property Address: 125 E. Herbert Ave.

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

CHECK ALL THAT APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt) |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Major Subdivision Final Major |
| <input type="checkbox"/> Informal | <input type="checkbox"/> Site Plan/Preliminary Major |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan/Final |

**ANSWER ALL QUESTIONS. IF NOT APPLICABLE INDICATE WITH 'N/A' OR 'None'
DO NOT LEAVE BLANKS. INCOMPLETE APPLICATIONS WILL NOT BE
ACCEPTED OR WILL BE DEEMED INCOMPLETE**

1. Applicant Name: Rising Sun Views, LLC
Address: Street: 2305 Waynesborough Rd. City: Paoli, PA Zip: 19301
Phone: (610) 283-4050 e-mail: sharadasingh@outlook.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: Same as Applicant
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: _____

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

3. Attorney: James S. Raban
Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: East Coast Engineering, Inc.
Address: Street: 508 Main Street City: Toms River Zip: 08753
Phone: (732) 244-3030 e-mail: jason.marciano@eceinc.net

5. Architect: Architectural Integrity LLC
 Address: Street: 116 Compass Road City: Manahawkin Zip: 08050
 Phone: (609) 488-2080 e-mail: archintegrityllc@gmail.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 34,389+/- sq ft Lot Dimensions: 50 ft. x 541ft. (irr)

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

8. Current Use: single-family
 No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: single-family B

10. When was the property purchased? January 11, 2022

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

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

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height:	<u>26.20</u> <input type="checkbox"/>	Building Height:	<u>35.82</u> <input type="checkbox"/>
Front Yard Set Back	<u>1.20</u> <input type="checkbox"/>	Front Yard Set Back	<u>0.10</u> <input type="checkbox"/>
Side Yard Set Back	<u>4.40</u> <input type="checkbox"/>	Side Yard Set Back	<u>4.40</u> <input type="checkbox"/>
Side Yard Set Back	<u>11.20</u> <input type="checkbox"/>	Side Yard Set Back	<u>11.20</u> <input type="checkbox"/>
Rear Yard Set Back	<u>11.30</u> <input type="checkbox"/>	Rear Yard Set Back	<u>10.07</u> <input type="checkbox"/>
Dist. to Adj. Struct.	<u>8.10</u> <input checked="" type="checkbox"/>	Dist. to Adj. Struct.	<u>8.10</u> <input checked="" type="checkbox"/>
Lot Coverage (sq.ft.)	<u>1,100.45</u> <input type="checkbox"/>	Lot Coverage (sq.ft.)	<u>1,134.84</u> <input type="checkbox"/>
% Lot Coverage	<u>3.20</u> <input type="checkbox"/>	% Lot Coverage	<u>3.30</u> <input type="checkbox"/>
% Impervious Coverage	<u>52.60</u> <input type="checkbox"/>	% Impervious Coverage	<u>52.60</u> <input type="checkbox"/>
No. Principal Structures	<u>1.00</u> <input type="checkbox"/>	No. Principal Structures	<u>1.00</u> <input type="checkbox"/>
No. Accessory Structures	<u>0.00</u> <input type="checkbox"/>	No. Accessory Structures	<u>0.00</u> <input type="checkbox"/>
Lot Width	<u>50.00</u> <input type="checkbox"/>		

14. Existing Restrictions:

- (A) Deed Restrictions: _____ (Attach Copies) None
 (B) Easements: _____ (Attach Copies) None
 (C) Condominium: _____ (Attach Copies) None

15. Proposed Restriction: _____ None

16. Variances and Waivers:

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

None

Under Sections 205-12(A) and 205-55(C)(4), a minimum distance of 15 feet is required between adjacent houses. The distance between the existing dwelling and the dwelling to the north is 8.1 feet; 8.1 feet is 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

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

14 copies of Variance Plot Plan prepared by East Coast Engineering, Inc.

14 copies of floor plans and elevations prepared by Architectural Integrity LLC

14 copies of set of 4 photographs of the property

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

Dates: 7/8/22

Anurag Singh
ANURAG SINGH, Owner
(Print name under signature)

Dates: 7/8/22

Sharada Singh
SHARADA SINGH, 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

RISING SUN VIEWS, LLC OWNERSHIP INFORMATION

Members of RISING SUN VIEWS, LLC:

1. Anurag Singh
2305 Waynesborough Road
Paoli, PA 19301
Ownership Interest: 50%

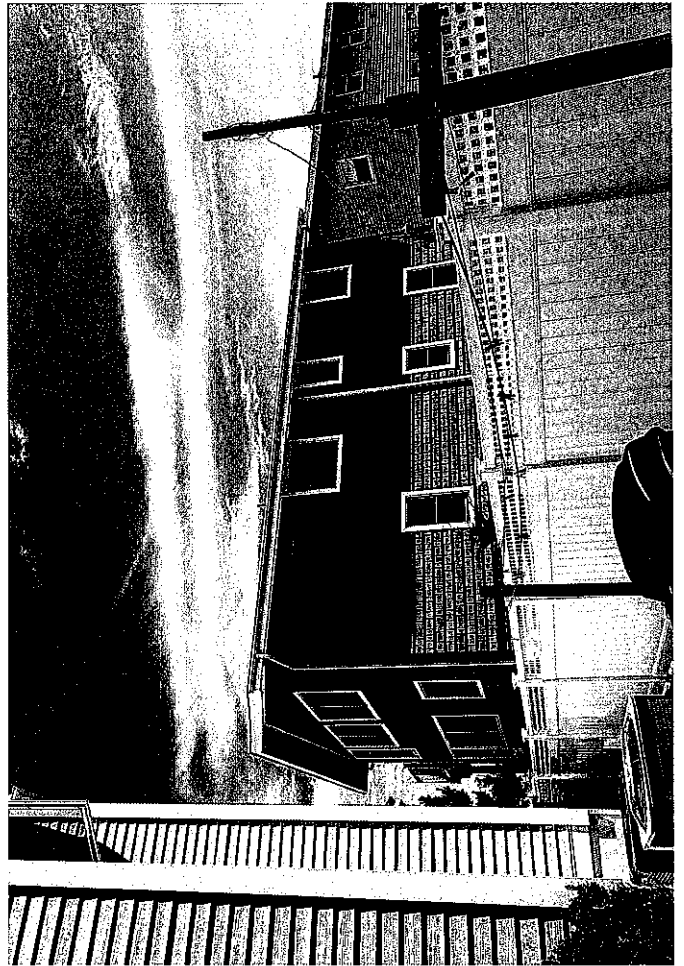
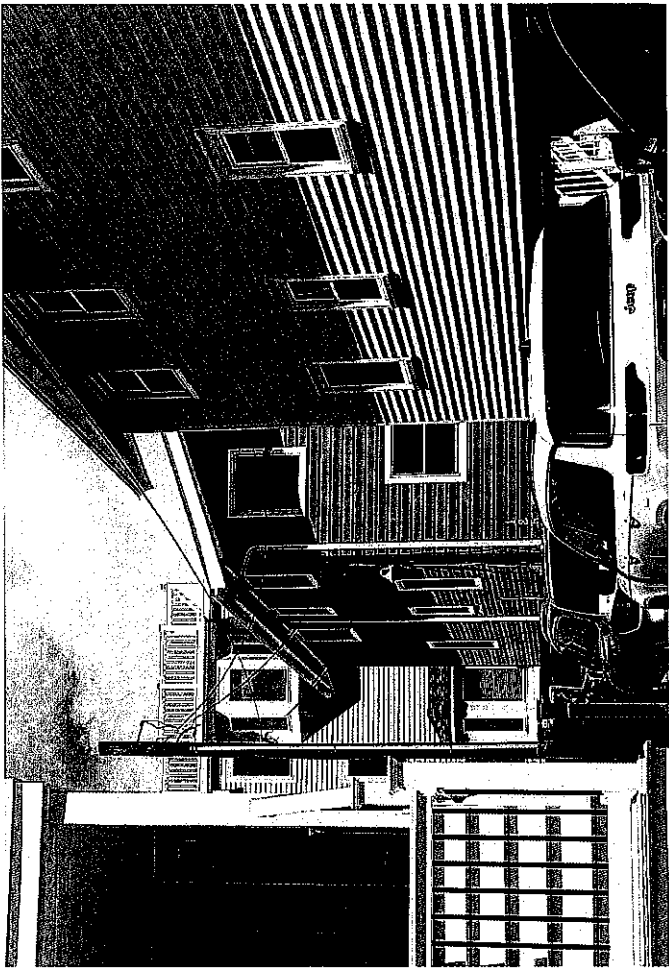
2. Sharada Singh
2305 Waynesborough Road
Paoli, PA 19301
Ownership Interest: 50%

APPLICATION SUPPLEMENT

Rising Sun Views, LLC (the "Applicant") has made application to the Long Beach Township Land Use Board for a bulk variance relative to the construction of a new single-family dwelling at the property designated as Lot 9 in Block 11.37 on the Tax Map of the Township of Long Beach, located at 125 E. Herbert Avenue in the Beach Haven Park Section of Long Beach Township. The following variance is requested:

1. Under Sections 205-12(A) and 205-55(C)(4) of the Zoning Ordinance, a minimum distance of 15 feet is required between adjacent houses. The distance between the existing dwelling and the dwelling to the north is 8.1 feet; 8.1 feet is proposed.

The area of the subject property that is able to be developed is very small at approximately 2,150 square feet due to the location of the oceanfront building line, which creates a hardship for the Applicant. The Applicant is also constrained by New Jersey Department of Environmental Protection Coastal Area Facility Review Act ("CAFRA") regulations in its ability to relocate the footprint of the existing dwelling. The Applicant is simply seeking to demolish the existing single-family dwelling and construct a new home in essentially the same footprint as the existing home. The proposed home conforms to all bulk zoning requirements with the exception of the distance to the dwelling to the north, which is not changing.



Long Beach Township Land Use Board

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

STATE OF _____ :
COUNTY OF _____ : ss.

I, Rising Sun Views, LLC being duly sworn according to law,
(Print owner(s) name(s))
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 125 E. Herbert Ave.
(Street Address)
Long Beach Township, Ocean County, New Jersey known as :

Block 11.37 Lot 9
Block _____ Lot _____
Block _____ Lot _____

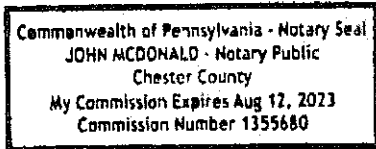
As shown on the Official Tax Maps of the Township of Long Beach.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize James Raban, Esq (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 5/24/22



Sworn and Subscribed to before me this 24 day of May, 2022.

John McDonald
Notary Public

Anurag Singh
Signature of Owner

ANURAG SINGH
Print Name above

Sharada Singh
Signature of Owner

SHARADA SINGH
Print name above

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

Dates: 5/25/2022

Anurag Singh
ANURAG SINGH, Owner
(Print name under signature)

Dates: 5/25/2022

Sharada Singh
SHARADA SINGH, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

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

LONG BEACH TOWNSHIP LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

PLEASE NOTE: A signed, completed checklist must be received by the Land Use Board Clerk and attorney prior to deeming your application complete.

All applications and all required documents shall be submitted at least thirty (30) days prior to the regularly scheduled meeting of the Land Use Board at which consideration is sought.

NUMBER OF COPIES REQUIRED - All documents must be submitted at the same time.

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED!!!!

DISTRIBUTION

Please note it is the Applicant's responsibility to distribute completed applications.

Kevin S. Quinlan, Esq., 207 W Main Street, Tuckerton NJ 08087

- 1 Copy of complete Application
- 1 Copy of Variance Map, Site Plan or Sub-division Map
- 1 Copy of Architectural Plan
- 1 Copy of color photos
- 1 Copy of Tax Map with property Lot and Block highlighted.
- 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion.
- 1 Copy of Proposed Notice to Property Owners and for Publication
- 1 Copy of Checklist

Frank Little, P.E., P.P., Owen Little and Assoc., Inc. 443 Atlantic City Blvd. Beachwood, NJ 08722

- 1 Copy of Completed Application
- 1 Copy of Variance Map, Site Plan or Sub-division Map
- 1 Copy of Architectural Plans
- 1 Copy of color photos
- 1 Copy of Tax Map with property Lot and Block highlighted
- 1 Copy of Technical Check List

Board Clerk

- 1 Original of each - Application Variance Plat, Site Plan or Sub-division Plat, Architectural Plan(s) Tax Map Zoning Denial, Color Photos and items marked with ^{dash}. (Check all that apply)
 - 14 Copies of Application
 - 14 Copies of Variance Plat, Site Plan or Subdivision
 - 14 Copies of Architectural Plan(s)
 - 14 Copies of Tax Map with property Lot and Block highlighted
 - 14 Copies of Zoning Denial Letter
 - 14 Color copies of Property Photos
 - 1 W-9 Form
 - 1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion.
 - 1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.
 - 1 Copy of Technical Check List
- Electronic copy of all of the above in PDF format.**
- ____ Check for Application Fee \$ _____
- ____ Check for Initial Escrow \$ _____

Board secretary will distribute copies to fire company after deemed complete, as necessary.

Signed: _____

Date: 2/11/22

(Print name under signature)

James S. Raban,
Attorney for Applicant

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)

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that Rising Sun Views, LLC (the "Applicant") has made application to the Long Beach Township Land Use Board for a bulk variance relative to development at the property designated as Lot 9 in Block 11.37 on the Tax Map of the Township of Long Beach, located at 125 E. Herbert Avenue in the Beach Haven Park Section of Long Beach Township. The Applicant is seeking to demolish the existing single-family dwelling and construct a new single-family dwelling. The following variance is requested:

1. Under Sections 205-12(A) and 205-55(C)(4) of the Zoning Ordinance, a minimum distance of 15 feet is required between adjacent houses. The distance between the existing dwelling and the dwelling to the north is 8.1 feet; 8.1 feet is proposed.

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

This matter is on the Clerk's Docket and a hearing has been ordered for August 10, 2022 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township

(609-361-6653) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours Monday through Friday 9:00 a.m. to 3:00 p.m.

File #3522

James S. Raban
Attorney for the Applicant