

**RABAN & RABAN**

— LLC —

*Attorneys at Law*

REGINALD J. RABAN (Retired)

JAMES S. RABAN\* ▲

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

MEMBER OF NJ BAR \*

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Email: jraban@regraban.com

September 8, 2022

Jackie Fife

Long Beach Township Land Use Board  
6805 Long Beach Boulevard  
Brant Beach, NJ 08008

Re: McMahon Minor Subdivision  
Block 10.22, Lot 2, Township of Long Beach  
103 E. Mississippi Ave., Long Beach Twp, NJ 08008

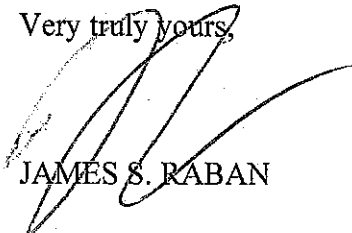
Dear Jackie:

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 Subdivision Plans prepared by James Brzozowski of Horn, Tyson & Yoder, Inc.
- (x) 14 copies of Tax Map with Property Lot and Block highlighted
- (x) 14 color copies of four Property Photos
- (x) 1 W-9 Form;
- (x) 1 Affidavit of Ownership
- (x) 1 copy of Signed Checklist
- ( ) 1 Proposed Public Notice – Public notice is not required based upon the fact that this is a conforming minor subdivision with no variances.
- (x) Application Fee check # 2717 Amount \$625.00
- (x) Attorney Escrow check # 2718 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing on October 12, 2021 at 7:00 P.M.

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

Very truly yours,



JAMES S. RABAN

JSR/dh  
Encl.

Cc: Brian and Alison McMahon (via email)  
James Brzozowski (via email)  
Frank Little, P.E., P.P. (via email) (w/encl.)  
Kevin Quinlan, Esq. (via email) (w/encl.)

# 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.*

Keyin 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 \*\*. (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 \$ 625.00

☒ Check for Initial Escrow \$ 1,500.00

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

Signed: \_\_\_\_\_

Date: 9/8/22

(Print name under signature)

# APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: McMahon Minor Subdivision  
Block: 10.22 Lot(s): 2  
Property Address: 103 E. Mississippi Ave.

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

## CHECK ALL THAT APPLY:

- |  |  |
|--|--|
| <input type="checkbox"/> Bulk Variance   | <input checked="" 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: Brian J. McMahon & Alison M. McMahon  
Address: Street: 2829 SE Dune Drive, Apt. 1204 City: Stuart, FL Zip: 34996  
Phone: (201) 407-4768 e-mail: bjcmcmahon103@gmail.com

Applicant is: ☒ Owner ☐ Agent ☐ Corporation ☐ Partnership ☐ LLC

If applicant and/or owner is a corporation, LLC or partnership set forth the names  
addresses of all stockholders, partners or members having 10% or more interest on a  
separate paper. Corporations must be represented by a New Jersey licensed attorney  
and include a Resolution authorizing the Application.

2. Owner's Name: 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, Esq.  
Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008  
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: Horn, Tyson & Yoder, Inc.  
Address: Street: 8510 Long Beach Blvd. City: Long Beach Twp Zip: 08008  
Phone: (609) 492-5050 e-mail: jimb@htyoder.com

5. Architect: N/A  
Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

*Attache additional sheets if necessary.*

6. Location of property:  
Zone: R-35 Lot Area: 9,000 sq. ft. Lot Dimensions: 120' x 75'

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: two single-family building lots ☒

10. When was the property purchased? September 30, 1994

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: _____	<input type="checkbox"/>	Building Height: _____	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back _____	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage _____	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage _____	<input type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures _____	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width _____	<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**

**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.**

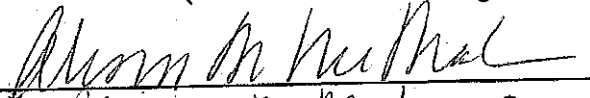
19 copies of Minor Subdivision Plan prepared by Horn, Tyson & Yoder, Inc.  
19 copies of set of 4 photographs of the property

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

Dates: 8/10/22

  
\_\_\_\_\_  
Brandon T. McMahon, Owner  
(Print name under signature)

Dates: 8/10/22

  
\_\_\_\_\_  
Alison M. McMahon, 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

### **APPLICATION SUPPLEMENT**

Brian J. McMahon and Alison M. McMahon (collectively, the "Applicant") are seeking minor subdivision approval relative to proposed development at the property designated as Lot 2 in Block 10.22 on the Tax Map of the Township of Long Beach, located at 103 E. Mississippi Ave. in the Haven Beach Section of Long Beach Township. The Applicant is seeking to demolish the existing single-family dwelling at the property and subdivide the lot into two single-family residential building lots as shown on the minor subdivision plan submitted with the application. Each of the proposed lots are 60 feet by 75 feet. The building envelopes of the proposed dwellings conform to all bulk zoning requirements. Although the Applicant believes that no variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.



Long Beach Township Land Use Board

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

STATE OF \_\_\_\_\_ :  
COUNTY OF Ocean : ss.

I, Brian and Alison McMahon 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 103 E. Mississippi Ave  
(Street Address)  
Long Beach Township Ocean County, New Jersey known as :

Block	<u>10.22</u>	Lot	<u>2</u>
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 Rabas (Agent), to make application on my/our  
(Print agent name)  
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 8/10/22

Alison McMahon  
Signature of Owner

Alison M McMahon  
Print Name above

Brian J McMahon  
Signature of Owner

BRIAN J. MCMAHON  
Print name above

Sworn and Subscribed to before me  
this 10<sup>th</sup> day of August, 2022.

Denise Lawlor-Hamouda  
Notary Public

DENISE LAWLOR-HAMOUDA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 5/18/2023

# TOWNSHIP OF LONG BEACH LAND USE BOARD TECHNICAL CHECKLIST

Owner: Bruce J McMahon & Alison M. McMahon Phone # 201-407-4768 Email: bjmcmahon103@gmail.com

Applicant: Same as Owner Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 103 E. Mississippi Ave.

Block: 10.22 Lot(s): 2 Date: 9/8/22

**\*\*This checklist MUST be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review \*\***

**\*\*Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.\*\***

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

[illegible]

# TOWNSHIP OF LONG BEACH LAND USE BOARD TECHNICAL CHECKLIST

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

[illegible]

TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
<b>MAN-MADE FEATURES</b>									
Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Building coverage and lot coverage calculations.	X	X	X		X	X			(P) (W) (N/R)
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			X	X	X	X	X	X	(P) (W) (N/R)
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.					X	X	X	X	(P) (W) (N/R)
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
<b>STREET</b>									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
<b>MISCELLANEOUS</b>									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	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)