

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

Do not write below - for official use only

Project Name: \_\_\_\_\_

Block: 1.48 Lot(s): 34 & 34.01\*

Property Address: 83 W TEBCO TERRACE

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

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

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

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

QUALIFIERS: C0006, C0007 UNITS F & G  
CHECK ALL THAT APPLY:

Bulk Variance

Use Variance

Interpretation

Informal

Conditional Use

Minor Subdivision (Exempt)

Major Subdivision/Preliminary

Major Subdivision Final Major

Site Plan/Preliminary Major

Site Plan/Final

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

1. Applicant Name: Holgate Marine Services, LLC d/b/a Holgate Marina, LLC  
Address: Street: 83 W TEBCO TERRACE City: HOLGATE Zip: 08008  
Phone: (732) 558-4901 e-mail: holgatemarina@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: Holgate Marine Services, LLC d/b/a Holgate Marina, LLC  
Address: Street: 83 W Tebco Terrace City: Holgate Zip: 08008  
Phone: (732) 558-4901 e-mail: holgatemarina@gmail.com

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

3. Attorney: RICHARD P. VISOTCKY, ESQ. OF KELLY & VISOTCKY, LLC  
Address: Street: 149 E Bay Ave, PO Box 536 City: Manahawkin Zip: 08050  
Phone: (609) 597-7200 e-mail: kvlaw@kvlawfirm.com

4. Planner/Surveyor: JAMES D. BRZOZOWSKI, PE of HORN, TYSON & YODER, INC.  
Address: Street: 8510 Long Beach Boulevard City: Long Beach Twp Zip: 08008  
Phone: (609) 492-5050 e-mail: jimb@htyoder.com



5. Architect: NOT APPLICABLE  
 Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: MC Lot Area: 65,203 sq ft Lot Dimensions: irregular

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

8. Current Use: Marina/5 dwellings units (previously approved LUB 12-19)  
 No. of Dwelling Units: 5 No. of Commercial Units: 1

9. Proposed Use: Relocate ski rental shed next to the food truck and add 8' x 28' food truck

10. When was the property purchased? April 12, 2021

11. Date of Last Certificate of Occupancy: prior to purchase Attach Copy N/A

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>N/A</u>	<input type="checkbox"/>	Building Height: <u>N/A</u>	<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 <u>2.00</u>	<input checked="" type="checkbox"/>
Lot Width _____	<input type="checkbox"/>	<u>SHED &amp; FOOD TRUCK</u>	

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**

Use variance for permitting a food truck on premises, which is not a permitted use pursuant to Ordinance 205-59B25; and

A use variance for use of the existing shed for ski rental purposes, which may not be a permitted use in the marina zone pursuant to Ordinance 205-61.

**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**

Site Plan prepared by Horn, Tyson & Yoder revised June 30, 2022.

2 photos of proposed food truck

2 photos of proposed location of the two accessory structures.

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

Site Plan prepared by Horn, Tyson & Yoder revised June 30, 2022.

2 photos of proposed food truck

2 photos of proposed location of the two accessory structures.

No. 16 A – LEGAL THEORY

Applicant proposed to relocate the existing ski rental shed that was previously next to the office, to its new proposed location. Applicant does not propose to construct any new building other than relocate the existing ski rental shed. The ski rental shed was on the previously approved application submitted for this property, and it is a use consistent with the other uses in the Holgate Marina.

The proposed food truck will be used on a seasonal basis and could be moved off the property, if required, off season. Applicant proposes the food truck in lieu of building a separate structure for the permitted sale of food and snacks, also consistent with marina use at the property.

Both proposed uses will be relocated to the far Northwest corner of the property, adjacent to the bay and wetlands; a great distance from the residence structures.