

**KELLY & VISOTCKY, L.L.C.**

ATTORNEYS-AT-LAW  
149 E. Bay Avenue  
Manahawkin, New Jersey 08050  
[www.kvlawfirm.com](http://www.kvlawfirm.com)

Please Reply to:  
Post Office Box 536  
Manahawkin, NJ 08050

**RICHARD P. VISOTCKY**

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Phone: (609) 597-7200  
Telefax: (609) 597-8531  
[kvlaw@kvlawfirm.com](mailto:kvlaw@kvlawfirm.com)

September 12, 2022

**HAND DELIVERED**

Jackie Fife, Secretary  
Long Beach Township Land Use Board  
6805 Long Beach Boulevard  
Brant Beach, New Jersey 08008

**RE: 5416 SLBB, LLC**  
**Premises: 5416 Long Beach Boulevard, Long Beach Township**  
**a/k/a Block 1.10, Lot 5, Long Beach Township**  
**My File No.: 2022-53**


Dear Ms. Fife:

Please be advised that this office represents **5416 SLBB, LLC** in regard to their application before the Long Beach Township Land Use Board, which we were hoping to be heard on October's meeting. I, therefore, enclose the following:

1. Original and 14 copies of Application;
2. Original and 14 copies of Variance/Site Plan;
3. Original and 14 copies of Architectural Plan;
4. Original and 14 copies of Tax Map with property Lot and Block highlighted;
5. Original and 14 copies of color photographs;
6. W-9 Form;
7. 1 Copy of Technical Check List;
8. Affidavit of Ownership, Consent, Authorization and Non-Collusion;
9. Copy of signed Check List;
10. Copy of proposed Notice of Hearing;
11. Check in the amount of \$700.00 representing Application Fees for site plan and check in the amount of \$1,500.00 representing escrow fees for site plan; Check in the amount of \$500.00 for Applicant Fees for variance(s) and check in the amount of \$1,000.00 representing escrow fees for the variance(s).

Please review and advise if same is deemed complete.

Very truly yours,

  
RICHARD P. VISOTCKY  
RPV:kes  
Enclosure

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September 12, 2022

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

**RE: 5416 SLBB, LLC**

**Premises: 5416 South Long Beach Boulevard, Long Beach Township  
Block 1.10, Lot 5, Long Beach Township**

**My File No.: 2022-53**


Dear Mr. Quinlan:

Enclosed please find copies of the following documents in regard to the above referenced matter:

1. Original copy of Application
2. Original copy of variance plans;
3. Original copy of Architectural plans;
4. Color photographs;
5. Tax Map with property Block and Lot highlighted;
6. Affidavit of Ownership;
7. Copy of checklist; and
8. Copy of Proposed Notice of Hearing to Property Owners and for Publication.

Thank you for your cooperation.

Very truly yours,

  
RICHARD P. VISOTCKY  
RPV:kes  
Enclosure

CC: Jackie Fife, Long Beach Township Land Use Board Secretary

**KELLY & VISOTCKY, L.L.C.**

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Please Reply to:  
Post Office Box 536  
Manahawkin, NJ 08050

**RICHARD P. VISOTCKY**  
\_\_\_\_\_

Phone: (609) 597-7200  
Telefax: (609) 597-8531  
[kvlaw@kvlawfirm.com](mailto:kvlaw@kvlawfirm.com)

September 12, 2022

Frank Little, P.E., P.P.  
Owen, Little and Associates, Inc.  
443 Atlantic City Boulevard  
Beachwood, New Jersey 08722

**RE: 5416 SLBB, LLC**

**Premises: 5416 South Long Beach Boulevard, Long Beach Township  
Block 1.10, Lot 5, Long Beach Township**

**My File No.: 2022-53**


Dear Mr. Little:

Enclosed please find copies of the following documents in regard to the above referenced matter:

1. Original copy of Application
2. Original copy of variance plans;
3. Original copy of Architectural plans;
4. Color photographs;
5. Tax Map; and
6. Copy of Technical check list.

Thank you for your cooperation.

Very truly yours,

  
RICHARD P. VISOTCKY  
RPV:kes  
Enclosure

CC: Jackie Fife, Long Beach Township Land Use Board Secretary





**LONG BEACH TOWNSHIP LAND USE BOARD  
CHECKLIST FOR INITIAL SUBMISSION  
\*\*INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED\*\***

PLEASE READ

**INSTRUCTIONS:**

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

Kevin Quinlan, Esq.:

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- 1 Copy of this Checklist
- 1 Copy of Proposed Notice to Property Owners and for Publication
- Mailed to Kevin Quinlan 207 W. Main Street, Tuckerton, NJ 08087

Frank Little, P.E., P.P.:

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of COMPLETED Technical Check List
- Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:

1 ORIGINAL of each of the following:

- Application    Variance Plan    Site Plan    Subdivision Plan    Architectural Plan(s)
- Tax Map    Color Photos    1 - W-9    Zoning Denial    Signed Checklist
- Technical Checklist    Affidavit of Ownership, Consent, Authorization and Non-Collusion
- 1 Copy of Proposed Notice to Property Owners and for Publication
- Electronic copy PDF format of all the above emailed to [jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com)
- Check for Application Fee \$ \$700.00 Ck 1002      Check # \$500.00 Ck 1004
- Check for Escrow Fee \$ \$1,500.00 Ck 1003      Check # \$1,000.00 Ck 1005

Board Member Packets (COLLATED):

- 14 Copies of Complete Application including:
- 14 Copies Variance Plan, Site Plan, or Subdivision Map
- 14 Copies of Architectural Plans
- 14 Copies of Zoning Denial Letter (if applicable)
- 14 Copies of Color Photos
- 14 Copies of Tax Map with Property Block & Lot highlighted

\_\_\_\_\_  
Applicant Signature

9/12/22  
Date

RICHARD P. VISOTCKY, ESQ.  
Print Name

\_\_\_\_\_  
Approved                      Denied  
(FOR LAND USE BOARD SECRETARY ONLY)



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

Do not write below - for official use only

Project Name: 5416 SLBB, LLC

Block: 1.10 Lot(s): 5

Property Address: 5416 S LONG BEACH BOULEVARD

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

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

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

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

**CHECK ALL THAT APPLY:**

Bulk Variance

Use Variance

Interpretation

Informal

Conditional Use

Minor Subdivision (Exempt)

Major Subdivision/Preliminary

Major Subdivision Final Major

Site Plan/Preliminary Major

Site Plan/Final

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

1. Applicant Name: 5416 SLBB, LLC

Address: Street: P.O. BOX 76 City: COLUMBIA Zip: 07832

Phone: (210) 833-7421 e-mail: chris@therfo.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: 5416 SLBB LLB

Address: Street: P.O. BOX 76 City: COLUMBIA Zip: 07832

Phone: (210) 833-7421 e-mail: chris@therfo.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 EAST BAY AVENUE City: MANAHAWKIN Zip: 08050

Phone: (607) 597-7200 e-mail: kvlaw@kvlawfirm.com

4. Planner/Surveyor: ROBERT A. WOODCOCK, PP, OF JCR ENGINEERING, LLC

Address: Street: 915 LACEY ROAD City: FORKED RIVER Zip: 08731

Phone: (609) 971-0745 e-mail: RAWOODCOCK@AOL.COM



5. Architect: Studio Nuss Architectural Design  
 Address: Street: 214 Nautilus Drive City: Long Beach Twp Zip: 08008  
 Phone: (973) 715-9294 e-mail: www.studionuss.com

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: C  Lot Area: 6,000 sq ft. Lot Dimensions: 80 ft. x 100 ft.

7. Is the property located on a county road? Yes

8. Current Use: Motel  
 No. of Dwelling Units: 13 existing motel rooms No. of Commercial Units: \_\_\_\_\_

9. Proposed Use: Motel w/coffee shop in lobby and conversion of utility room into add'l motel room. all within existing footprint.

10. When was the property purchased? 11/1/2021

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

12. Date of last construction, alteration or addition: none Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: <u>34.00</u>	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>3.20</u>	<input checked="" type="checkbox"/>	Front Yard Set Back <u>3.20</u>	<input checked="" type="checkbox"/>
Side Yard Set Back <u>0.00</u>	<input checked="" type="checkbox"/>	Side Yard Set Back <u>0.00</u>	<input checked="" type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Rear Yard Set Back <u>12.80</u>	<input checked="" type="checkbox"/>	Rear Yard Set Back <u>12.84</u>	<input checked="" type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>8,000.00</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>8,000.00</u>	<input type="checkbox"/>
% Lot Coverage <u>42.30</u>	<input type="checkbox"/>	% Lot Coverage <u>42.30</u>	<input checked="" 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 <u>80.00</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

Front yard setback of 3.2 ft. existing, (25 ft. required)  
Side yard setback of .0 ft., existing, (20 ft. required)  
Rear yard setback of 12.8 ft, existing, (20 ft. required)  
Lot coverage of 42.3%, existing (33 1/3% required) and  
Parking spaces, having proposed 8 (18 spaces required)

**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.**

Minor site plan prepared by Robert A Woodcock PE, PP of JCR  
Engineering, LLC;

Architectural drawings prepared by Studio Nuss Architectural Design

3 photographs depicting existing conditions of the exterior side  
of the Jolly roger Motel and parking lot.

No. 16:

The variances for front yard setback, side yard setback, rear yard setback and lot coverage are all pre-existing conditions of the Jolly Rogers Motel.

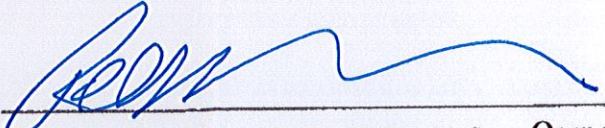
There are no external renovations proposed and the Coffee Shop and conversion of the existing utility room are all within the existing footprint of the motel.

The parking variance is for the number of required spaces within the existing property. There have been historical spaces on the East side of the motel that have been used for many years, but are not legal spaces. In addition, there is a large public parking lot across the street which can accommodate any walking customers for the proposed Coffee Shop

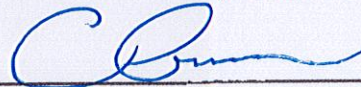


ALL OWNERS OF RECORD AND APPLICANT MUST SIGN APPLICATION. (ATTACH ADDITIONAL PAGES IF NECESSARY.)

Dates: 9-10-2022

  
\_\_\_\_\_  
RON RUDOLPH, of 5416 SLBB, LLC , Owner  
(Print name under signature)

Dates: 9/11/22

  
\_\_\_\_\_  
CHRIS CORNELL, of 5416 SLBB, LLC, 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

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

STATE OF NEW JERSEY :

COUNTY OF MONMOUTH : ss.

I, 5416 SLBB, 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 5416 S LONG BEACH BOULEVARD, (Street Address) Long Beach Township, Ocean County, New Jersey known as :

Block 1.01 Lot 5  
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 Richard P. Visotcky, 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: 9/1/22

[Signature]  
Signature of Owner

RON RUDOLPH  
Print Name above

[Signature]  
Signature of Owner

CHRIS CORNELL  
Print name above

Sworn and Subscribed to before me this 1 day of Sept., 2022.

[Signature]  
LORETTA DEBRA ~~PAU~~ Public  
Notary Public  
New Jersey

My Commission Expires May 30, 2025











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

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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

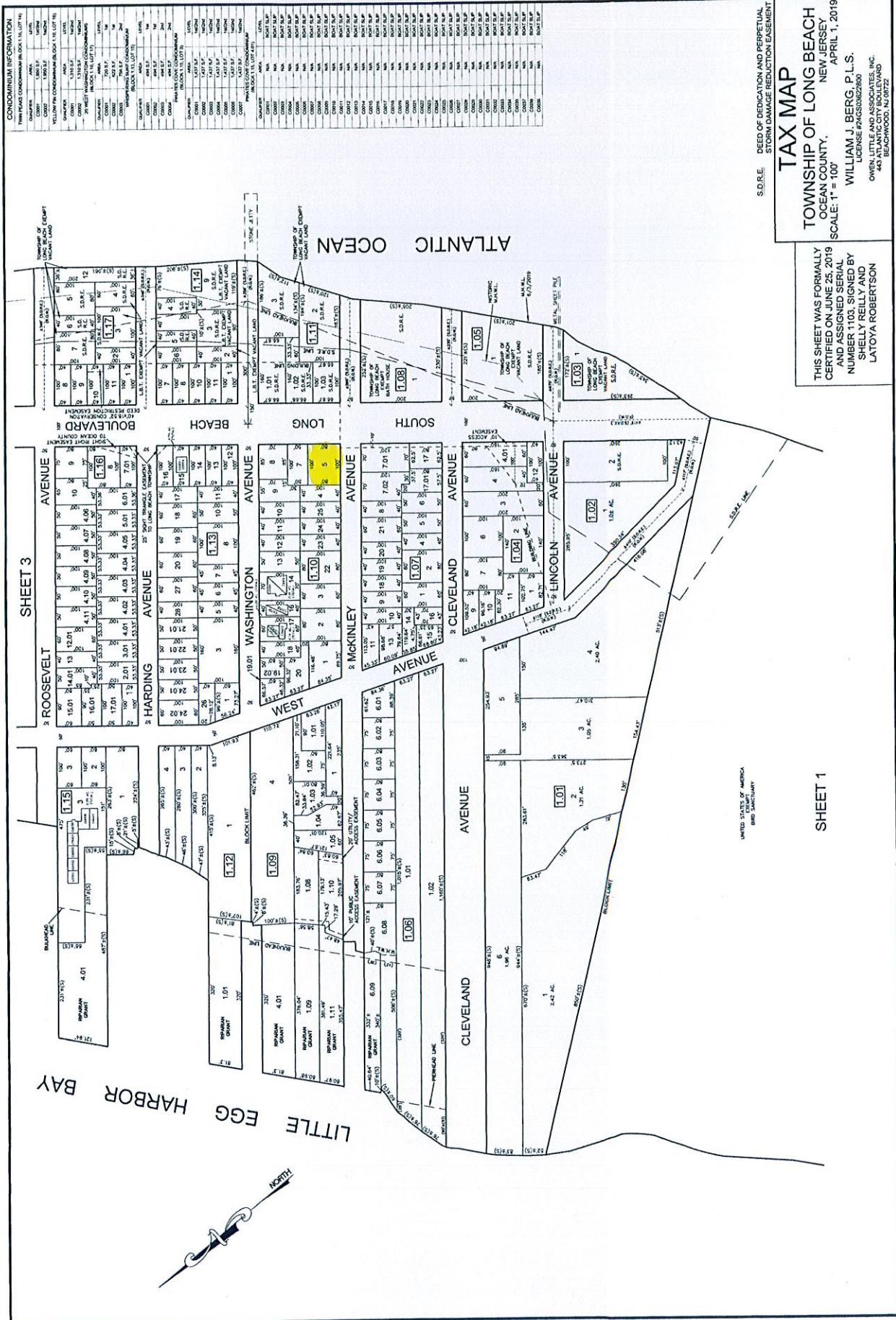
**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

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)

Dated: 9/12/22

  
RICHARD P. VISOTCKY, ESQ.  
Attorney for Applicants





S.D.R.E. DEED OF DEDICATION AND PERPETUAL STORM DAMAGE REDUCTION EASEMENT

**TAX MAP**

TOWNSHIP OF LONG BEACH  
OCEAN COUNTY, NEW JERSEY  
APRIL 1, 2019  
SCALE: 1" = 100'

WILLIAM J. BERG, P.L.S.  
LICENSE #24630828000

OWEN, LITTLE AND ASSOCIATES, INC.  
443 BELLEVILLE AVENUE  
BRIDGEVILLE, NJ 07003

THIS SHEET WAS FORMALLY CERTIFIED ON JUNE 25, 2019 AND ASSIGNED SERIAL NUMBER 1103. SIGNED BY SHELLY REILLY AND LATOYA ROBERTSON

SHEET 1











