

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

September 23, 2022

Via Hand Delivery & Email jfife@longbeachtownship.com

Jackie Fife

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

Re: Goettle Bulk Variance
Block 11.01 Lot 1.07
21 Hideaway Drive, Long Beach Township, NJ 08008

Dear Jackie:

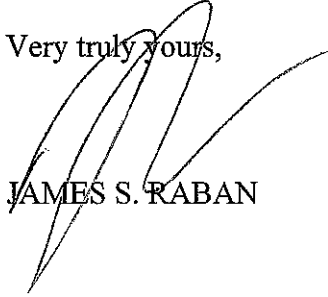
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application;
- (x) 14 copies of Variance Map prepared by James Brzozowski, P.E., P.P., of Horn, Tyson & Yoder, Inc.;
- (x) 14 copies of Floor Plans prepared by David Gaffin of Studio Tagland Designs LLC
- (x) 14 copies of Tax Map with Property Lot and Block highlighted;
- (x) 14 color copies of 4 Property Photos;
- (x) 1 copy of W-9;
- (x) 1 copy of Signed Checklist;
- (x) 1 copy of Technical Checklist;
- (x) 1 copy of Affidavit of Ownership;
- (x) 1 Proposed Public Notice;
- (x) Application Fee check # 2721 Amount \$500.00
- (x) Attorney Escrow check # 2722 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on November 9, 2022 at 6:30 p.m.

Jackie Fife
September 23, 2022
Page 2

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: Daniel and Gwen Goettle (via email)
James Brzozowski, P.E., P.P (via email)
David Gaffin (via email)
Frank Little, P.E., P.P. (via email)
Kevin Quinlan, Esq. (via email)

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 \$ 500.00
- Check for Initial Escrow \$ 1,000.00

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

Signed: _____

(Print name under signature)

James S. Raban
Attorney for Applicant

Date: 9/23/22

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

Do not write below - for official use only

Project Name: Goettle Variance
Block: 11.01 Lot(s): 1.07
Property Address: 21 Hideaway Drive

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: Daniel Goettle & Gwen Goettle
Address: Street: 724 Mill Street City: Moorestown Zip: 08057
Phone: (856) 524-0535 e-mail: gwengoettle@icloud.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: Studio Tagland Designs LLC
 Address: Street: 3 West Delaware City: BH Terrace Zip: 08008
 Phone: (609) 361-8128 e-mail: dave@studiotagland.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-35 Lot Area: 6,028 Lot Dimensions: 79' x 78' (irreg.)

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

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

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>36.00</u>	<input checked="" type="checkbox"/>	Building Height: <u>36.00</u>	<input checked="" type="checkbox"/>
Front Yard Set Back <u>21.10</u>	<input type="checkbox"/>	Front Yard Set Back <u>21.10</u>	<input type="checkbox"/>
Side Yard Set Back <u>15.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>15.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>6.90</u>	<input type="checkbox"/>	Side Yard Set Back <u>6.90</u>	<input type="checkbox"/>
Rear Yard Set Back <u>20.90</u>	<input type="checkbox"/>	Rear Yard Set Back <u>20.90</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>18.60</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>18.60</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>2,009.13</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>2,009.13</u>	<input type="checkbox"/>
% Lot Coverage <u>33.33</u>	<input type="checkbox"/>	% Lot Coverage <u>33.33</u>	<input type="checkbox"/>
% Impervious Coverage <u>67.30</u>	<input type="checkbox"/>	% Impervious Coverage <u>67.30</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>1.00</u>	<input type="checkbox"/>	No. Accessory Structures <u>1.00</u>	<input type="checkbox"/>
Lot Width <u>78.50</u>	<input type="checkbox"/>		

14. Existing Restrictions:
 (A) Deed Restrictions: See attached. (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

See attached Application Supplement.

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 Map prepared by Horn, Tyson & Yoder, Inc.

14 copies of Floor Plans and Elevations prepared by Studio Tagland Designs LLC

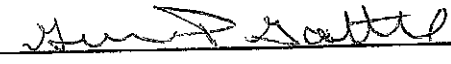
14 copies of set of 4 photographs of the property

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

Dates: 9/23/22


Daniel Goettle, Owner
(Print name under signature)

Dates: 9/23/22


Gwyn Goettle, 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

Daniel Goettle and Gwen Goettle (collectively, the "Applicant") have made application to the Long Beach Township Land Use Board for bulk variances relative to development at the property designated as Lot 1.07 in Block 11.01 on the Tax Map of the Township of Long Beach, located at 21 Hideaway Drive in the Beach Haven Park Section of Long Beach Township. Currently, the property is developed with a single-family dwelling with an elevator. The Applicant is seeking to extend the existing elevator tower to the proposed roof deck on the dwelling. The following variances are requested:

1. Pursuant to Section 205-10(B) of the Long Beach Township Zoning Ordinance, the maximum permitted height limit for this property is 34 feet. The existing height is 36 feet to the existing light well; 36 feet is proposed to the proposed elevator tower as extended to the proposed roof deck.
2. Under Section 205-10(F)(7) of the Long Beach Township Zoning Ordinance, residential elevator towers not more than 64 square feet may exceed the height limitation by not more than 8 feet provided the following conditions are met:
 - a. The elevator tower which exceeds the maximum permitted height limitation shall be located no less than 10 feet from all exterior walls of the building in which it is located and no less than 15 feet from the exterior front wall of such building.
 - b. The elevator tower shall contain nothing other than the elevator which it is designed to house.

Here, the existing elevator tower is located 6.9 feet from the easterly exterior wall of the building and 9 feet from the southerly exterior wall of the building. The elevator tower, as

extended, would be permitted if the setbacks to the easterly exterior wall of the dwelling and the southerly exterior wall of the dwelling were 10 feet. In fact, the elevator shaft with conforming setbacks would be permitted to have a maximum height of 42 feet. While the setbacks to the elevator tower in this matter are not quite conforming, the proposed height is 36 feet, which is 6 feet less than what would be permitted if the elevator shaft setbacks conformed. Therefore, there should be very little impact on the adjoining properties.

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**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR HIDEAWAY BAY**

M & M Developers, Inc., a New Jersey Corporation, (hereinafter referred to as "declarant") is the owner and developer of a tract of land located in the Township of Long Beach, Ocean County, New Jersey as shown on a map entitled "Hideaway Bay-Final Plat Major Subdivision Lots 1 and 1.01 Block 10.39, Lots 1 and 1.01 Block 10.43, Lots 1, 2, 1.01 and 2.01 Block 11.01, Lot 1 Block 11.04, Long Beach Township, Tax Map Sheet #13, Ocean County, N.J.," dated October 15, 1997 and duly filed in the Ocean County Clerk's Office at Toms River, New Jersey on July 15, 1998 as Map No. G-2847 (hereinafter referred to as "development").

For the purpose of enhancing and protecting the value, attractiveness and desirability of the development declarant hereby declares that all of the real property contained in the above described filed map G-2847 shall be held, sold and conveyed only subject to the following covenants and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title or interest in the property or any part thereof, and shall be binding on all who succeed to their interests.

1. **DEVELOPER'S PLANNING COMMITTEE.** There is hereby established a planning committee consisting of Patrick S. Moller and Frank P. Muth, principals of M & M Developers, Inc. The committee shall have the power to waive any of these restrictions for any particular lot, where in the opinion of the committee, because of the size or location of a particular lot, it is necessary and desirable to do so and where, in the opinion of the committee, it is not injurious to the rights of other lot owners in the subdivision.

2. **SET BACKS.** No building or structure of any nature whatsoever shall be built, erected or maintained within any of the following setback areas:

a. **FRONT YARD.**

1. Bayfrontage Lots-within 20 feet from the bulkhead.
2. Interior Lots fronting on Hideaway Drive North and South-within 20 feet of the street line.
3. Lots fronting on Long Beach Boulevard-within 20 feet of Long Beach Boulevard.

b. **REAR YARD.**

1. Bayfrontage Lots-within 20 feet of Hideaway Drive North and South.
2. Interior Lots fronting on Hideaway Drive North and South-within 20 feet from the rear property lines.
3. Lots fronting on Long Beach Boulevard-within 20 feet of the rear property lines.

c. **SIDE YARD.**

1. Each principal building shall be provided with two side yards totaling 15 feet in width with the minimum width of one side yard being not less than 4 feet and further providing that there shall be at least 15 feet between two adjacent principal buildings.
2. On those bay front lots facing in a southerly direction, each principal building shall be provided with two side yards totaling 20 feet in width, with the minimum side yard width being not less than 10 feet and further provided that there shall be at least 20 feet between two adjacent principal buildings.

3. **FRONTAGE.** For the purpose of these restrictions lots bordering on any bay front shall be considered to front on the bay; lots bordering on Long Beach Boulevard and Hideaway Drive North and South shall front on those roadways.

5634-0486

REC NOV 13 1998 10:40AM 093149 DEAN HAINES OCEAN COUNTY CLERK 22:00

22-00000

Original document

4. GENERAL PROVISIONS.

- a. Not more than one dwelling unit used only as a single family residence shall be erected on any one lot and that dwelling unit shall be occupied by only one family.
- b. Dwelling units built on any lot in the development shall have a minimum floor area devoted exclusively to family quarters of 2000 square feet.
- c. No structure of any nature shall be erected upon any lot, adjacent to any lot or abutting any lot, except according to plans and specifications submitted to and approved by the Developer's Planning Committee, and no structure of any kind or description, as heretofore recited shall be altered or changed except according to plans and specifications approved by the Developer's Planning Committee, or by the Owners' Planning Committee, hereinafter described, if the Developer's Planning Committee no longer exists.
- d. No garage may be constructed that will house more than three automobiles.
- e. No business or trade of any description shall be conducted upon any portion of land in the development, unless approved by the Developer's Planning Committee or by the Owners' Planning Committee if the Developer's Planning Committee no longer exists.
- f. No nuisance of any description shall be maintained on the premises, or in the waters adjacent to the premises, or in the public streets, adjacent to the premises.
- g. All trash, garbage or other refuse shall be kept at all times in covered containers supplied by the lot owner. An enclosed area screened by tight fencing or lattice screening for the purpose of holding a trash container may be permitted at the rear of a property and, in the case of bay front properties such enclosed areas may be located on the side of the property rather than the rear.
- h. No sign boards or signs of any description, including "for sale signs" or "for rent" signs may be used, except non-commercial signs of a decorative design with the name of the premises or the owner, inscribed thereon. Only signs approved by the Developer's or Owners' Planning Committee shall be permitted. Model homes erected by builders shall be exempt from this provision.
- i. No watercraft exceeding 12 feet in length may be stored upon any lot for more than a period of one week at any given time.
- j. No Boats may be moored offshore of the existing bulkhead except in designated moorings, within the boatslip.
- k. It shall be the owners' responsibility to obtain all permits required in the construction of piers, docks or piling installation on bayfront lots.
- l. Owners of lots containing conservation easements as shown on filed map G-2847 shall be responsible for preserving the vegetated areas within the conservation easements.
- m. Declarant will remain responsible for maintenance of the stormwater management system for five (5) years from the date of this Declaration; thereafter the owners of the lots in the development shall share equally in any maintenance costs of the stormwater management system.

5. OWNERS' PLANNING COMMITTEE. There shall be established an Owners' Planning Committee which shall be a committee of five (5) lot owners, elected annually by written ballot, at a meeting called by M & M Developers, Inc., or its legal representative, at a place designated by M & M Developers, Inc., or its legal representative, at 10:00 AM local time, on the first Saturday of September of each year, by a vote of majority of lot owners of the development, each lot owner having one vote for each lot owned; a jointly owned lot shall be entitled to only one vote. The initial meeting to establish the Owners' Planning Committee shall be after September 4, 1999.

6. RIGHTS RESERVED. The Developer's Planning Committee or the Owners' Planning Committee shall have the right to grant at any time, to public or private utilities, the right and privilege to construct, use, operate and maintain wires, poles, pipes and facilities above, in, under and across streets and highways of the development.

7. ENFORCEMENT. The Developer's Planning Committee, the Owners' Planning Committee or any lot owner shall have the right to enforce, by any proceedings at law or in equity, all covenants and restrictions imposed by the provisions of this declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8. DURATION. The covenants and restrictions of this declaration shall run with the land, and shall inure to the benefit of and be enforceable by the individual owners of the development lots for a period of 20 years from the date of this declaration and shall be automatically extended for additional periods of 20 years unless otherwise agreed to in writing by the then owners of at least three quarters of the subdivision lots.

ATTEST:


FRANK P. MUTH, SECRETARY

M & M Developers, Inc.

BY: 
PATRICK S. MOELLER, PRESIDENT

STATE OF NEW JERSEY
COUNTY OF OCEAN COUNTY CLERK SS.:

I certify that on 9/18, 1998, PATRICK S. MOELLER, personally came before me and stated to my satisfaction that this person (or if more than one, person):

- (a) was the maker of the attached instrument
- (b) was authorized to and did execute this instrument as President of M & M Developers, Inc., the entity named in this instrument;
- (c) executed this instrument as the act of the entity.



KATHRYN L. MINTO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 8, 2000



RECORD AND RETURN TO:
Reginald J. Raban, Esquire
11710 Long Beach Boulevard
Haven Beach, NJ 08008-6263

185634-0488

Long Beach Township Land Use Board

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

STATE OF: New Jersey
COUNTY OF Burlington ss.

I, Daniel and Gwen Goettle 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 21 Hideaway Drive,
(Street Address)
Long Beach Township, Ocean County, New Jersey known as :

Block 11.01 Lot 1.07
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.
(Print agent name)

Dated: 5/25/2022

[Signature]
Signature of Owner /Daniel Goettle

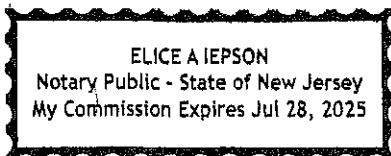
Daniel Goettle
Print Name above

[Signature]
Signature of Owner /Gwen Goettle

Gwen Goettle
Print name above

Sworn and Subscribed to before me
this 25 day of May, 2022.

[Signature]
Notary Public



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 Daniel Goettle and Gwen Goettle (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board for bulk variances relative to proposed development at the property designated as Lot 1.07 in Block 11.01 on the Tax Map of the Township of Long Beach, located at 21 Hideaway Drive in the Beach Haven Park Section of Long Beach Township. Currently, the property is developed with a single-family dwelling with an elevator. The Applicant is seeking to extend the existing elevator tower to the proposed roof deck on the dwelling. The following variances are requested:

1. Pursuant to Section 205-10(B) of the Long Beach Township Zoning Ordinance, the maximum permitted height limit for this property is 34 feet. The existing height is 36 feet to the existing light well; 36 feet is proposed to the proposed elevator tower as extended to the proposed roof deck.
2. Under Section 205-10(F)(7) of the Long Beach Township Zoning Ordinance, residential elevator towers not more than 64 square feet may exceed the height limitation by not more than 8 feet provided the following conditions are met:
 - a. The elevator tower which exceeds the maximum permitted height limitation shall be located no less than 10 feet from all exterior walls of the building in which it is located and no less than 15 feet from the exterior front wall of such building.
 - b. The elevator tower shall contain nothing other than the elevator which it is designed to house.

Here, the existing elevator tower is located 6.9 feet from the easterly exterior wall of the building and 9 feet from the southerly exterior wall of the building. 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 November 9, 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 #3523

James S. Raban
Attorney for the Applicant