

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

October 7, 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: Batoff Bulk Variance
Block 5.08 Lot 3
210 E. 22nd Street, Long Beach Township

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 Plans prepared by James Brzozowski of Horn, Tyson & Yoder, Inc.
- (x) 14 copies of Floor Plans prepared by Michael Pagnotta, of Michael Pagnotta Architecture & Construction
- (x) 14 copies of Tax Map with Property Lot and Block highlighted
- (x) 14 color copies of Property Photos
- (x) 1 copy of Affidavit
- (x) 1 copy of Signed Checklist
- (x) 1 Proposed Public Notice
- (x) Application Fee check # 3407 Amount \$500.00
- (x) Attorney/Engineer check # 3408 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on November 9, 2022 at 7:00 P.M.

Jackie Fife
October 7, 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: Steven and Carol Batoff (via email)
Michael Pagnotta (via email)
James Brzozowski (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
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 I-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
- Check for Application Fee \$ 500.00 Check # 3407
- Check for Escrow Fee \$ 1,000.00 Check # 3408

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

Date

Print Name

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)

James S. Raban

 Attorney for Applicant

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

Do not write below - for official use only

Project Name: Batoff Variance
Block: 5.08 Lot(s): 3
Property Address: 210 E 22nd Street

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: Steven I. Batoff & Carol R. Batoff
Address: Street: 11 Westcroft Ct. City: Hunt Valley, MD Zip: 21030
Phone: (410) 864-6211 e-mail: sbatoff@batoffassociates.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: 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: Michael Pagnotta, AIA
 Address: Street: 342 W. 9th St. City: Ship Bottom Zip: 08008
 Phone: (609) 361-0011 e-mail: mpagnotta731@gmail.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 4,200 sq. ft. Lot Dimensions: 42' x 100'

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

8. Current Use: Single-Family
 No. of Dwelling Units: 1 No. of Commercial Units: _____

9. Proposed Use: Single-Family +

10. When was the property purchased? August 22, 2007

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 type="checkbox"/>	Building Height:	<u>36.00</u> <input type="checkbox"/>
Front Yard Set Back	<u>9.90</u> <input type="checkbox"/>	Front Yard Set Back	<u>9.90</u> <input type="checkbox"/>
Side Yard Set Back	<u>6.00</u> <input type="checkbox"/>	Side Yard Set Back	<u>6.00</u> <input type="checkbox"/>
Side Yard Set Back	<u>10.70</u> <input checked="" type="checkbox"/>	Side Yard Set Back	<u>10.70</u> <input checked="" type="checkbox"/>
Rear Yard Set Back	<u>35.20</u> <input type="checkbox"/>	Rear Yard Set Back	<u>35.20</u> <input type="checkbox"/>
Dist. to Adj. Struct.	<u>25.70</u> <input type="checkbox"/>	Dist. to Adj. Struct.	<u>25.70</u> <input type="checkbox"/>
Lot Coverage (sq.ft.)	<u>1,390.20</u> <input type="checkbox"/>	Lot Coverage (sq.ft.)	<u>1,390.20</u> <input type="checkbox"/>
% Lot Coverage	<u>33.10</u> <input type="checkbox"/>	% Lot Coverage	<u>33.10</u> <input type="checkbox"/>
% Impervious Coverage	<u>47.00</u> <input type="checkbox"/>	% Impervious Coverage	<u>47.00</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>42.00</u> <input checked="" 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

Section 205-12(A)(1): Lots fronting on the Beach Dune Area with a side yard adjacent to an improved roadway must have a minimum setback distance of no less than 15 feet.

Here, the prior side yard setback to 22nd Street was 9.7 feet; 11.7 feet was previously approved by the Board; 10.7 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

Please see attached Resolution dated February 9, 2022 under Docket Number LUB-01-22, which is discussed further in the attached Application Supplement.

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

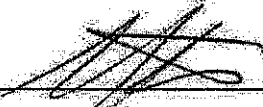
15 copies of Variance Map prepared by Horn, Tyson & Yoder, Inc.

15 copies of Floor Plans and Elevations prepared by Michael Pagnotta, AIA

15 copies of set of 4 photographs of the property


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

Dates: 10/6/22



Steven I. Batoff, Owner
(Print name under signature)

Dates: 10/6/22



Carol R. Batoff, 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

Steven I. Batoff and Carol I. Batoff (collectively, the "Applicant") are seeking a bulk variance relative to development at the property designated as Lot 3 in Block 5.08 on the Tax Map of the Township of Long Beach, located at 210 E. 22nd Street in the Spray Beach Section of Long Beach Township. The Applicant previously appeared before the Board in January 2022 and received variance approval to demolish the prior dwelling on the property and construct a new single-family dwelling, which approval was memorialized in a Resolution dated February 9, 2022. Under Section 205-12(A)(1) of the Long Beach Township Zoning Ordinance, lots fronting on the Beach Dune Area with a side yard adjacent to an improved roadway must have a minimum setback distance of no less than 15 feet. The February 9, 2022 Resolution permitted the new home to be constructed with a side yard setback to 22nd Street of 11.7 feet. The approved southerly side yard setback was 5 feet.

After receiving the variance approval, the Applicant was made aware that the builder they had selected to complete the project was no longer going to be able to construct the home. As a result, the Applicant hired Thomas J. Keller Building Contractor ("Keller") to construct the home. Keller utilized the services of Horn, Tyson & Yoder, Inc. ("Horn Tyson") to prepare the building permit plot plan. Neither Keller nor Horn Tyson was aware that the property had previously received variance relief for the 11.7-foot setback to 22nd Street. The prior home on the property had a southerly side yard setback of 6 feet. The February 2022 approval allowed a southerly side yard setback of 5 feet. Under the prior approval, the Applicant was planning to construct the home under a Coastal Area Facility Review Act ("CAFRA") permit by rule. In preparing the plot plan, Horn Tyson took the position that, in order to reconstruct the house under a permit by rule, the footprint of the house cannot be shifted or expanded to the south, as

the New Jersey Department of Environmental Protection ("NJDEP") would likely opine that the southerly portion of the property is a dune. The width of the proposed home, 25.3 feet, is the same width that was previously approved in February 2022. However, the plot plan prepared by Horn Tyson maintained the prior southerly setback of 6 feet, which resulted in a setback of 10.7 feet to 22nd Street.

The plot plan was submitted to Long Beach Township with the building permit application to construct the new home. The permit application was approved, and construction commenced on the property. It did not come to light until construction was well underway that there had previously been a prior variance approval for a setback of 11.7 feet to 22nd Street. Once Long Beach Township discovered that the house was being constructed one foot closer to 22nd Street than previously approved, Keller was told by Long Beach Township to stop construction at the property. The Applicant is now seeking variance relief to allow the home to maintain a 10.7-foot side yard setback to 22nd Street rather than the 11.7-foot setback that was previously approved by the Board.

Under the (C)(1) variance criteria, the lot area is substandard at 4,200 square feet where 5,000 square feet is required, representing a hardship to the Applicant. There is a further hardship to the Applicant based upon the limited footprint expansion available to the Applicant under CAFRA regulations. The proposed setback to 22nd Street, while one foot less than previously approved, is an improvement from the prior home on the property, thereby preserving ample light, air, and open space in the neighborhood. It is also significant that the block on which the property is located only contains one other property, Lot 4, between the subject property and Atlantic Avenue. The home currently situated on Lot 4 has a setback to 22nd Street

of 10 feet. Therefore, the Applicant's proposed setback to 22nd Street of 10.7 feet is consistent with the neighborhood and will not impact any views from Lot 4.

APPROVED
LAND USE BOARD

Date February 9, 2022

APPLICATION NO. LUB 01-22

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION

WHEREAS, application for variance relief has been made to the Long Beach Township Land Use Board by Steven and Carol Batoff, the owners of the lands known and designated as Block 5.08, Lot 3, on the Official Tax Map of Long Beach Township, which lands are located at 210 E 22nd Street. The Applicants propose demolishing the existing non-conforming dwelling and construct a new single-family dwelling. The proposed development requires variance relief for side yard setback where 15 ft. is required, 9.6 is existing and 11.7 ft. is proposed. The lot area of 4,200 sq. ft. where 5,000 sq. ft. is required, and minimum lot depth of 42 ft. exists, and 100 ft. is required. These are pre-existing non-conformities which are not being expanded.

WHEREAS, the Land Use Review Board considered this application at public hearings held on January 12, 2022. The applicants were represented by James S. Raban, Esq.

WHEREAS, the following exhibits were marked into evidence:

- A-1 Application and attachments.
- A-2 Variance Plan prepared by Nelke/Tyszka Land Surveyors; Inc. dated 8/30/21.
- A-3 Architectural Plans prepared by Michael Pagnotta; AIA dated 11/9/21.
- A-4 Color Photos (4).
- A-5 Tax Map
- B-1 Board Engineer Review Letter prepared by Frank Little, Jr. P.E., P.P., CME. Dated 12/13/21.

WHEREAS, testimony was offered by Michael Pagnotta, AIA who was qualified as an expert in architectural design and planning, Leon J. Tyszka, P.L.S. who was qualified as an expert in land surveying and Carol Batoff, the property owner. All Witnesses were sworn.

WHEREAS, Mr. Pagnotta testified as follows:

1. The property is currently a non-conforming duplex with no inside parking.
2. The Applicant is proposing a 6-bedroom single family home which removes the

non-conforming duplex use.

3. The parking complies with the ordinance whereas one inside space and two off street outside spaces are proposed.
4. The building height will comply with the variance (36 ft.) and no variance relief is being sought.
5. The front yard setback proposed is 20 ft. where 9.6 ft. exists which brings the front yard setback into conformity.
6. A hardship exists whereas the pre-existing lot is undersized and development is limited by CAFRA by the footprint of the existing structure.
7. All construction will comply with applicable Flood Elevation requirements and current building codes.
8. The proposed structure is an aesthetic improvement and will be consistent with the neighborhood scheme.
9. There is no negative impact on surrounding structures.
10. There is no property available for acquisition to remove the need for variance relief. The surrounding properties are fully developed.
11. Density is being reduced whereas the proposed dwelling is 1 foot smaller than the existing dwelling.
12. The variance can be granted without substantial detriment to the zone plan, Master Plan or ordinances of the Township. The benefits of granting the variance outweigh any detriment.

WHEREAS, Leon J. Tyszka, P.L.S. testified as follows:

1. There is no land available for acquisition by the property owner to remove the need for variance relief. All the adjacent land is fully developed.
2. A waiver is requested for parking vehicles within the sight-triangle.
3. The preexisting non-conformities for lot area and lot depth are not being intensified.
4. Side yard setback of 15 ft. is required, and 11.7 ft. is proposed on the side adjacent to the improved roadway. While still non-conforming the proposed side yard setback represents a reduction in the non-conformity where 9.6 ft. is pre-existing.

5. An amended Variance Plan shall be submitted within 45 days to indicate the location of the inside parking space, sight triangle and removal of the height variance.

WHEREAS, Mrs. Batoff testified as follows;

1. The property has been owned by her and her husband for approximately 15 years.
2. No height variance is required. The dwelling will comply with the height requirement.

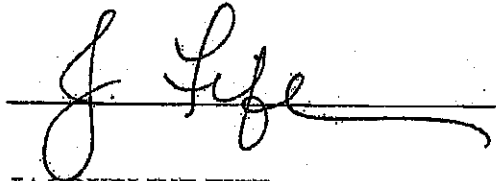
WHEREAS, the meeting was opened to the public.

WHEREAS, the Long Beach Township Land Use Board, after considering the application and exhibits submitted by the applicant, as well as the testimony of the Applicants' Experts, the report of the Township Engineer, Frank J. Little, Jr., PE, and makes the following findings of fact:

1. All jurisdictional requirements have been met as the Application having been deemed complete and proper notice having been published and served.
2. The applicants are authorized to make the Application.
3. The property is in the R-50 Residential Zone.
4. Variances are required for side yard set back where 15 ft. is required; 9.6 ft. is existing and 11.7 ft. is proposed.
5. The pre-existing non-conforming lot area of 6,750 sq. ft. where 10, 000 sq. ft. is required is not being expanded.
6. There is no adjacent property available for purchase to remove the pre-existing non-conformity or the need for variance relief.
7. The Board finds that the variances can be granted without substantial detriment to the Zone Plan, Master Plan and/or ordinances of the Township of Long Beach.
8. The Board finds that the benefits of granting the variances outweigh any detriment to the zone plan, ordinances, and master plan of the Township. The Board specifically finds that the improvements in bringing the dwelling into compliance with Flood Regulations and current building construction codes are significant benefits.
9. The Board finds that the improvements in aesthetics and improving housing stock are also benefits and advances the Master Plan.

BE IT FURTHER RESOLVED that this approval is subject to all conditions and representations as set forth herein and as placed on the record at the public hearing conducted on January 12, 2022 when this matter was considered.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicants complying with all technical revisions and submissions as the Township Engineer may require.

A handwritten signature in cursive script, appearing to read "J. Fife", is written over a horizontal line.

**JACQUELINE FIFE
SECRETARY**

Moved By: PINGARO

Seconded by: MEEHAN

ROLL CALL VOTE:

SCHNELL, VANBUREN, ROTH, DUCKER AND MEEHAN

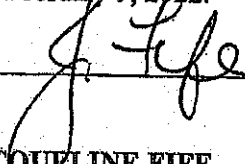
Ayes: (5):

Nays: NONE

Abstentions: NONE

CERTIFICATION

I, **JACQUELINE FIFE**, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean, and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the January 12, 2022 regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on February 9, 2022.



JACQUELINE FIFE
SECRETARY

Publication Date: February 17, 2022

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)
STREETS									
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 Steven I. Batoff and Carol I. Batoff (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board for approval for a bulk variance relative to development at the property designated as Lot 3 in Block 5.08 on the Tax Map of the Township of Long Beach, located at 210 E. 22nd Street in the Spray Beach Section of Long Beach Township. The Applicant previously appeared before the Board in January 2022 and received variance approval to demolish the prior dwelling on the property and construct a new single-family dwelling, which approval was memorialized in a Resolution dated February 9, 2022. Under Section 205-12(A)(1) of the Long Beach Township Zoning Ordinance, lots fronting on the Beach Dune Area with a side yard adjacent to an improved roadway must have a minimum setback distance of no less than 15 feet. The February 9, 2022 Resolution permitted the new home to be constructed with a side yard setback to 22nd Street of 11.7 feet. The Applicant is now seeking approval for the new home to be constructed with a side yard setback to 22nd Street of 10.7 feet. 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 #3467

James S. Raban
Attorney for the Applicant