

KELLY & VISOTCKY, L.L.C.

ATTORNEYS-AT-LAW
149 E. Bay Avenue
Manahawkin, New Jersey 08050
www.kvlawfirm.com

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

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

RICHARD P. VISOTCKY

January 18, 2023

HAND DELIVERED

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

RE: Loveladies Tennis Club, a New Jersey not for profit Corporation
Premises: 291 Riviera Drive, Loveladies, New Jersey
a/k/a Block 20.106 Lot 6 Long Beach Township


Dear Ms. Fife:

Please be advised that this office represents **Loveladies Tennis Club, a New Jersey not for profit Corporation**, in regard to their application before the Long Beach Township Land Use Board. 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 Tax Map with property Lot and Block highlighted;
4. Original and 14 copies of color photographs;
5. W-9 Form;
6. Affidavit of Ownership, Consent, Authorization and Non-Collusion;
7. Original signed Check List;
8. Original signed Technical Check List;
9. Copy of proposed Notice of Hearing;
10. Check in the amount of \$1,700.00 representing Application Fees, and check in the amount of \$3,500.00 representing escrow fees.

Please review and advise when same is deemed complete.

Very truly yours,


RICHARD P. VISOTCKY

RPV:kes

Enclosure

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RICHARD P. VISOTCKY

January 18, 2023

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

RE: Loveladies Tennis Club, a New Jersey not for profit Corporation
Premises: 291 Riviera Drive, Loveladies, New Jersey
a/k/a Block 20.106, Lot 6, Long Beach Township


Dear Mr. Little:

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

1. Copy of the Application
2. Original copy of variance plans;
3. Copy of color photographs;
4. Copy of tax map; and
5. 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

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RICHARD P. VISOTCKY

January 18, 2023

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

RE: Loveladies Tennis Club, a New Jersey not for profit Corporation
Premises: 291 Riviera Avenue, Loveladies, New Jersey
a/k/a Block 20.106, Lot 6, Long Beach Township


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. Copy of color photographs;
4. Copy of Tax Map with property block and lot highlighted;
5. Affidavit of Ownership;
6. Proposed Notice of Hearing; and
7. Copy of checklist.

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 ☒ 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 \$ \$1,700.00 Check # _____
- ☒ Check for Escrow Fee \$ \$3,500.00 Check # _____

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

RICHARD P. VISOTCKY, ESQ.
Print Name Attorney for Applicant

Date

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)

TYPE OF DEVELOPMENT: (Check one or more as applicable)

_____ Minor Subdivision

_____ Major Subdivision

Xx Minor Site Plan

_____ Major Site Plan

_____ Home Occupation of Home Professional Office

XX Bulk Variance

XX Use Variance

FEE BREAKDOWN

PLEASE ITEMIZE APPROPRIATE FEES WHICH ARE BEING SUBMITTED BELOW:

2 checks made payable to Long Beach Township

1. Application Fees:

| | | |
|------------------------|---------------|-------------------|
| Site Plan | \$700.00 | |
| Bulk Variance | 500.00 | |
| Use Variance | <u>500.00</u> | |
| Total Application Fees | \$1,700.00 | \$1,700.00 |

2. Escrow Fees:

| | | |
|-------------------|---------------|-------------------|
| Site Plan: | | |
| Engineer | \$1,000.00 | |
| Attorney | 500.00 | |
| Bulk Variance: | | |
| Engineer | 500.00 | |
| Attorney | 500.00 | |
| Use Variance: | | |
| Engineer | 500.00 | |
| Attorney | <u>500.00</u> | |
| Total Escrow Fees | \$3,500.00 | \$3,500.00 |

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

Do not write below - for official use only

Project Name: Loveladies Tennis Club, NJ not for profit
Block: 20.106 Lot(s): 6 Corporation
Property Address: 291 Riviera Drive

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: LOVELADIES TENNIS CLUB, A NJ not for profit Corporation
Address: Street: 291 Riviera Drive City: Loveladies Zip: 08008
Phone: (609) 658-5700 e-mail: jimjohnave@aol.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: LOVELADIES TENNIS CLUB, A NJ not for profit Corporation
Address: Street: 291 Riviera Drive City: Loveladies Zip: 08008
Phone: (609) 658-5700 e-mail: jimjohnave@aol.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, PO Box 536 City: Manahawkin Zip: 08050
Phone: (609) 597-7200 e-mail: kvlaw@kvlawfirm.com

4. Planner/Surveyor: JAMES BRZOZOWSKI of HORN, TYSON & YODER
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: R-10 Lot Area: 97,050+ sq. ft. Lot Dimensions: 224'x2285'x348'
x irregular

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

8. Current Use: 8 Court Tennis Club

No. of Dwelling Units: 0 No. of Commercial Units: 1

9. Proposed Use: Two Pickleball courts along Riviera Drive

10. When was the property purchased? May 5, 1978

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

12. Date of last construction, alteration or addition: N/A 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 * (*Riviera Drive) <u>24.10</u> | <input checked="" type="checkbox"/> | Front Yard Set Back* (*Riviera Drive) <u>15.50</u> | <input checked="" type="checkbox"/> |
| Side Yard Set Back** (**Riviera Drive) <u>N/A</u> | <input type="checkbox"/> | Side Yard Set Back** (**Riviera Drive) <u>18.00</u> | <input type="checkbox"/> |
| Side Yard Set Back <u> </u> | <input type="checkbox"/> | Side Yard Set Back <u> </u> | <input type="checkbox"/> |
| Rear Yard Set Back <u> </u> | <input type="checkbox"/> | Rear Yard Set Back <u>33.20</u> | <input type="checkbox"/> |
| Dist. to Adj. Struct. <u>>30.00</u> | <input type="checkbox"/> | Dist. to Adj. Struct. <u>>30.00</u> | <input type="checkbox"/> |
| Lot Coverage (sq.ft.) <u> </u> | <input type="checkbox"/> | Lot Coverage (sq.ft.) <u> </u> | <input type="checkbox"/> |
| % Lot Coverage <u> </u> | <input type="checkbox"/> | % Lot Coverage <u>1.70</u> | <input type="checkbox"/> |
| % Impervious Coverage <u>11.70</u> | <input type="checkbox"/> | % Impervious Coverage <u>16.30</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>2.00</u> | <input type="checkbox"/> | No. Accessory Structures <u>2.00 sheds</u> | <input type="checkbox"/> |
| Lot Width <u>285.00</u> | <input type="checkbox"/> | | |

14. Existing Restrictions: along Long Beach Blvd.

(A) Deed Restrictions: None Known (Attach Copies) ☒ None

(B) Easements: 20 ft. paper access easement n/a (Attach Copies) ☐ None

(C) Condominium: no (Attach Copies) ☐ None

15. Proposed Restriction: None ☒ None

16. Variances and Waivers:

(A) List Required Variances: (Include Ordinance Number)

☐ None

1. Ord #205-5.(A) Front yard setback to proposed Pickleball courts , having proposed 15.5 ft. (25 ft. required);
2. Ord #205-31.D Continuation of 91 LF. of acoustic fence along the southern side of the proposed courts (chain link fence required);
3. Use variance, having proposed two new Pickleball courts which is an expansion of a new conforming use in a Residential Zone.

On a separate paper provide legal theory supporting variance relief. See attached

(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.

Plans from James Brzozowski of Horn, Tyson & Yoder dated January 12, 2023
Four (4) photographs of the subject premises

VARIANCES

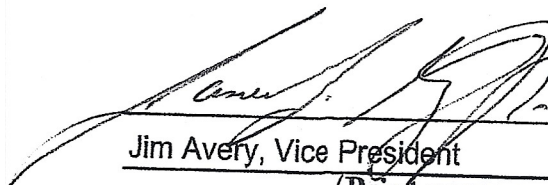
1. Front yard setback – Riviera Drive – 205-5(A), having proposed 15.5 ft. (25 ft. required) to proposed Pickleball courts;
2. Proposed construction of a 91 linear foot acoustic fence along the southern side of proposed Pickleball courts (chain link fence required);
3. Use Variance to expand a prior existing non-conforming recreational use in a Residential Zone.

Number 16 – Continued:

1. Due to the existence of the mean high water line along the canal, the proposed courts could not be located any further back off Riviera Drive, necessitating a variance for a front yard setback of 15.5 ft. (25 ft. required).
2. The Application will provide sufficient light, air and open space and add additional recreational use for an existing prior approved recreational use on the large subject property.
3. The overall proposed lot coverage with the additional Pickleball courts will be only 1.7% where 25% is permitted; and the overall proposed impervious coverage will be only 16.3% where 75% is permitted.
4. There will be adequate buffering to the proposed courts to the adjacent residential neighborhood on Riviera Drive, and buffering with existing and supplemental landscaping (plantings and existing vegetation and trees).
5. The proposed use will bank an additional recreational use in conjunction with the eight (8) tennis courts being utilized at the property, which will be a less impactful activity for individuals in a very popular sport and growing sport in America.
6. The proposed additional recreational area will be a higher and better use for the subject property rather than a residential use in a zone to which it is currently zoned.
7. The Tennis Club promotes social goodwill and friendship among its members in addition to recreational use of the existing tennis courts. With an aging population among its members, the proposed Pickleball courts will continue to provide active recreation among its members.
8. There is a high demand for Pickleball courts in Long Beach Township, particularly on the Northern end of the Island.
9. The use of Pickleball courts is compatible and complimentary to the residential uses in the R-10 Zone and is in compliance with the Master Plan goal of increasing the supply of recreational services to permanent and seasonal residents where and when feasible.
10. The Pickleball courts will be physically less taxing than tennis and is more suitable for older citizens which produces recreation and fellowship.

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

Dates: 1-12-23



Jim Avery, Vice President, Owner
(Print name under signature)

Dates: _____

_____, 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 :

: ss.

COUNTY OF OCEAN :

I, Jim Avery, Vice President of Loveladies Tennis Club, Inc. 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 291 Riviera Drive,
(Street Address)

Loveladies (Long Beach Township), Ocean County, New Jersey known as :

| | | | |
|-------|---------------|-----|----------|
| Block | <u>20.106</u> | Lot | <u>6</u> |
| Block | <u></u> | Lot | <u></u> |
| Block | <u></u> | Lot | <u></u> |

As shown on the Official Tax Maps of the Township of Long Beach.

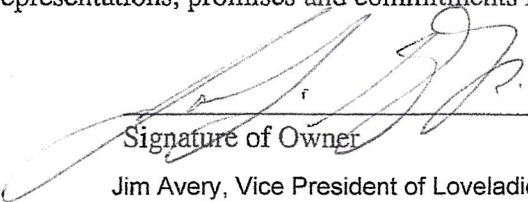
2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this 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
(Print agent name)

behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 1-13-23


Signature of Owner

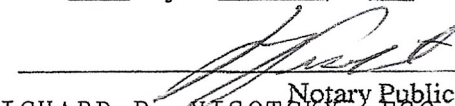
Jim Avery, Vice President of Loveladies Tennis Club, Inc.

Print Name above

Sworn and Subscribed to before me
this 13 day of January, 20 23.

Signature of Owner

Print name above


Notary Public
RICHARD P. VISOTCKY, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

TOWNSHIP OF LONG BEACH LAND USE BOARD TECHNICAL CHECKLIST

Owner: Loveladies Tennis Club, a New Jersey Corporation Phone # 609-658-5700 Email: jimjohnave@aol.com

Applicant: Loveladies Tennis Club, a New Jersey Corporation Phone #: 609-658-5700 Email: jimjohnave@aol.com

Address: 291 Riviera Drive, Loveladies, (Long Beach Township) New Jersey 08008

Block: 20.106 Lot(s): 6 Date: 1/18/2023

****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

| | VARIANCE APPLICATION | | MINOR APPLICATION | | | MAJOR SITE PLAN | | MAJOR SUBDIVISION | | CIRCLE ONE |
|--|----------------------|-----|-------------------|-------------|--|-----------------|-------|-------------------|-------|-------------------|
| DESCRIPTION | BULK | USE | SITE PLAN | SUBDIVISION | | PRELIMINARY | FINAL | PRELIMINARY | FINAL | MUST BE COMPLETED |
| Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district. | X | X | X | X | | X | X | X | X | (P) |
| Tax map sheet, lot and block numbers | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT. | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| Date of original and all revisions. | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| Written and graphic map scale. | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| North arrow with reference meridian. | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| Data and signature as per the "Map Filing Law" | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| Table of zoning requirements, showing existing nonconformities and proposed variances. | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| Area of the tract and of each lot. | X | X | X | X | | X | X | X | X | (P)(W) (N/R) |
| Approval signature lines for Chairman, Secretary and Board Engineer | | | X | X | | X | X | X | X | (P)(W) (N/R) |
| NATURAL FEATURES | | | | | | | | | | |
| Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 50 FT | | | X | X | | | | | | (P)(W) (N/R) |
| Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 200 FT | | | | | | X | X | X | X | (P)(W) (N/R) |
| All existing water courses and related areas that are subject to 100 Year floods under FEMA standards. | | | X | X | | X | X | X | X | (P)(W) (N/R) |
| The boundaries of wetlands and wetland transition areas. | X | X | X | 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 |
| 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) NO LIGHTING PROPOSED |
| 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) |


 RICHARD P. VISOTCKY, ESQ.
 Attorney for Applicant

KELLY & VISOTCKY, L.L.C.

ATTORNEYS-AT-LAW
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Telefax: (609) 597-8531
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RICHARD P. VISOTCKY

NOTICE OF HEARING

PLEASE TAKE NOTICE that **LOVELADIES TENNIS CLUB, a New Jersey not for profit Corporation**, has made application to the Long Beach Township Land Use Board for minor site plan approval to permit the construction of two new Pickleball courts to supplement the existing tennis courts on their property located at 291 Riviera Drive, Loveladies, New Jersey also known as Block 20.106, Lot 6 on the Long Beach Township Tax Map.

Applicant will seek a Use Variance for the construction of the Pickleball courts, which is not a permitted use in the R-10 Zone, and is an expansion of a prior approved non-conforming use. Applicant will seek Bulk Variances for front yard setback along Riviera Drive, having proposed 15.5 ft. (25 ft. required); and a variance to install 91 linear feet of acoustifence along the southerly side of the Pickleball courts (chain link fence required)

Applicants will seek any other variances and/or waivers that may be required by the Long Beach Township Land Use Board at the time that this matter is being heard at time of the Public Hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for Wednesday, _____, 2023 at 6:30 p.m. 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.

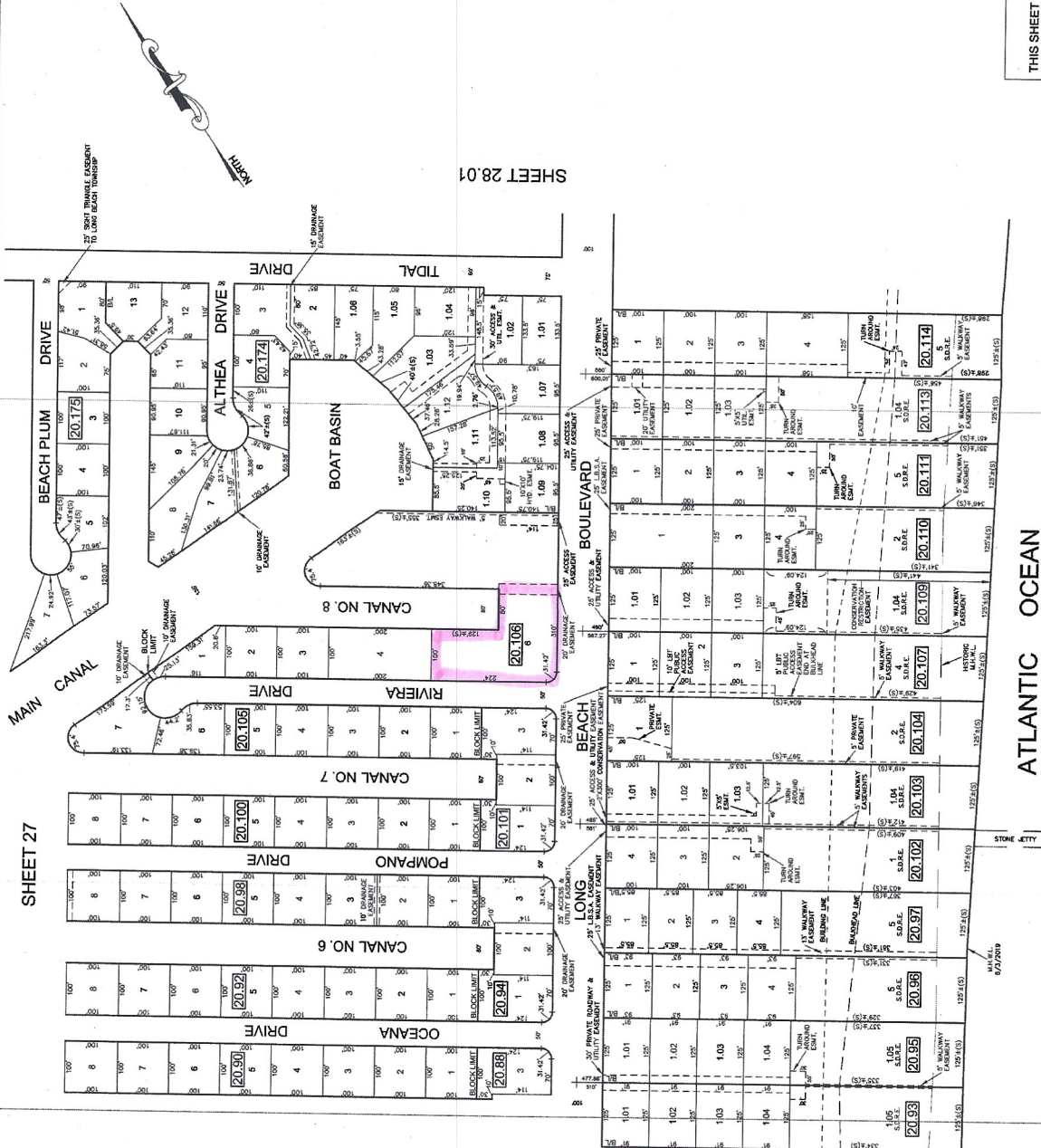
Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours Monday through Friday 9:00 a.m. to 3:00p.m.

Kelly & Visotcky, LLC

Dated: _____

By: _____
Richard P. Visotcky, Esquire
Attorney for Applicants

| REVISIONS | | |
|------------|-----------------|-------------|
| DATE | NAME | LICENSE NO. |
| 01/01/2020 | WILLIAM J. BERG | 24653022800 |
| 01/01/2021 | WILLIAM J. BERG | 24653022800 |



SHEET 28.01

SHEET 26

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

TAX MAP

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

WILLIAM J. BERG, P.L.S.
LICENSE #24653022800
OWEN, LITTLE AND ASSOCIATES, INC.
443 ATLANTIC CITY BOULEVARD
BRIDGEWOOD, NJ 08022

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







