

RABAN & RABAN

— LLC —

Attorneys at Law

REGINALD J. RABAN (Retired)

JAMES S. RABAN*▲

**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

MEMBER OF NJ BAR *

MEMBER OF PA BAR▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

April 4, 2023

Via Hand Delivery and Jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: LBI Investment Group, LLC Minor Subdivision Proposal
67th Street and Ocean Blvd.
Block 15.23, Lots 6 & 7, Long Beach Township

Dear Jackie:

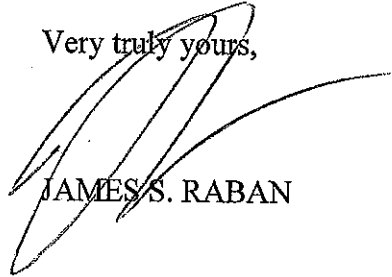
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application
- (x) 15 copies of Minor Subdivision Plans prepared by James Brzozowski, P.E., P.P., of Horn, Tyson & Yoder, Inc.
- (x) 15 copies of Tax Map with Property Lot and Block highlighted
- (x) 15 color copies of Four Property Photos
- (x) 1 copy of Affidavits of Ownership (4)
- (x) 1 copy of Signed Checklist
- (x) 1 W-9
- (x) 1 Proposed Public Notice
- (x) Application Fee Variance check # 2903 Amount \$625.00
- (x) Attorney Escrow check # 2904 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing on May 10, 2023 at 6:30 p.m.

Jackie Fife
April 4, 2023
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,

A handwritten signature in black ink, appearing to read 'JAMES S. RABAN', with a long, sweeping horizontal stroke extending to the right.

JAMES S. RABAN

JSR/dh
Encl.

Cc: Patrick Moeller (via email)
James Brzozowski, P.E., P.P. (via email)
Frank Little, Jr., 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 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
- Check for Application Fee \$ 625.00 Check # 2903
- Check for Escrow Fee \$ 1,500.00 Check # 2904

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

James S. Raban
Print Name

Attorney for Applicant

Date

4/4/23

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: LBI Investment Group, LLC
Block: 15.23 Lot(s): 6 & 7
Property Address: 67th St. and Ocean Blvd.

Date Received: _____
Application Fee: \$ _____
Escrow Fee: \$ _____
Docket Number: _____

CHECK ALL THAT APPLY:

- | | |
|--|--|
| <input type="checkbox"/> Bulk Variance | <input checked="" 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: LBI Investment Group, LLC
Address: Street: 1415 Long Beach Blvd. City: Ship Bottom Zip: 08008
Phone: (609) 492-1102 e-mail: callanmoeller@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: See attachment regarding ownership interest
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: Brant Beach Zip: 08008
Phone: (609) 492-5050 e-mail: jimb@htyoder.com

5. Architect: _____
 Address: Street: _____ City: _____ Zip: _____
 Phone: _____ e-mail: _____

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 20,000 sq. ft. Lot Dimensions: 200' x 100'

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

8. Current Use: Vacant Land/Single-family dwelling
 No. of Dwelling Units: 0 No. of Commercial Units: 0

9. Proposed Use: Two single-family building lots

10. When was the property purchased? 12/28/21

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: _____	<input type="checkbox"/>	Building Height: _____	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back _____	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage _____	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage _____	<input type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures _____	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width _____	<input type="checkbox"/>		

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

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.

See attached Resolution dated April 13, 2022 under Docket Number LUB-09-22. The minor subdivision plat that was approved by the Board was never filed with the Ocean County Clerk's Office.

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

19 copies of Minor Subdivision Plan prepared by Horn, Tyson & Yoder, Inc.

19 copies of set of 4 photographs of the property

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

Dates: 4/3/2023

Karl Strom
Karl Strom, 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

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

Dates: 4/3/2023



Richard Woodward, Owner
(Print name under signature)

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

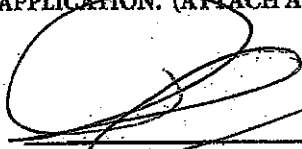
Dates: _____

_____, Applicant
(Print name under signature)

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

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

Dates: 4/3/2023



Patrick Moeller, 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.

APPLICATION SUPPLEMENT

LBI Investment Group, LLC (the "Applicant") is seeking minor subdivision approval relative to proposed development at the property designated as Lots 6 and 7 in Block 15.23 on the Tax Map of the Township of Long Beach, located in the Brant Beach Section of Long Beach Township. Lot 6, which has an area of 100 feet by 100 feet, is currently vacant. Lot 7, which also has an area of 100 feet by 100 feet, is currently developed with a single-family dwelling. The Applicant is proposing to reconfigure the lot line separating Lots 6 and 7 by shifting the existing lot line 50 feet to the south. As a result, the existing single-family dwelling would be situated on proposed lot 7.01, which would have an area of 15,000 square feet, with 150 feet of street frontage on Ocean Boulevard and 100 feet of street frontage on Goodrich Avenue. Proposed lot 6.01 would be a 5,000 square-foot single-family building lot with 100 feet of frontage on Brownson Avenue and 50 feet of frontage on Ocean Boulevard.

The building envelope of proposed lot 6.01 will comply with all bulk zoning requirements. The existing single-family dwelling on proposed lot 7.01 has 71.7% impervious coverage in the front yard setback where a maximum of 60% is permitted. This condition is not changing as part of the application. Although the Applicant believes that no variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

Also attached is a scheme of deed restrictions dated January 4, 1944, which was recorded in the Ocean County Clerk's Office on May 2, 1945 in Deed Book 1077, Page 259.

which the Grant
September, 1911,
of Sept. 1911,
James W. Nagle and
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ay Nagle, his wife,
person or persons
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ls dated the day
agle (L.S.)
agle (L.S.)
STAMPE
2/45

legally appeared James W. Nagle and Ada May Nagle, his wife, who, I am
certified, are the grantors mentioned in the above deed or conveyance and I
the first made known to them the contents thereof they acknowledged that
signed, sealed and delivered the same as their voluntary act and deed.
of which is hereby certified.

Evelyn R. Bollbach-Berggren
Evelyn R. Bollbach-Berggren
Notary Public of the State of New Jersey.
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 13, 1947

Filed and Recorded May 2, 1945

3.23 P.M.
John A. Ernst, Clerk

Henry H. McLaughlin & Wife)
To)
William J. H. Abey & Wife)

THIS INDENTURE, Made the Fourth
day of January in the year of
our Lord one thousand nine hundred
and forty-four (1944).

BETWEEN HENRY H. McLAUGHLIN and MODESTA B. McLAUGHLIN,
his wife, of the Lower Merion Township, County of Montgomery and State of
Pennsylvania, hereinafter called party of the first part,
AND WILLIAM J. H. ABEY and FRANCES M. ABEY, his wife,
of Pennington, State of New Jersey, hereinafter called party of the second
part:

WITNESSETH, That the said party of the first part,
for and in consideration of the sum of One Dollar lawful money of the United
States of America, well and truly paid by the said party of the second part
to the said party of the first part, at and before the enrolling and delivery
of these presents, the receipt whereof is hereby acknowledged, have granted,
bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by
these presents do grant, bargain, sell, alien, enfeoff, release, convey and
confirm unto the said party of the second part, their heirs and assigns,

ALL THOSE TWO CERTAIN tracts or parcels of land,
SITUATE, at Brant Beach, Long Beach Township, Ocean County, New Jersey, as shown
on the "Revised Plan of the Southerly Portion of Brant Beach, Long Beach
Township, Ocean County, New Jersey", made by Sherman & Sleeper, C. E., on
October 5, 1938, since duly filed in the office of the Clerk of Ocean County,
aforesaid; said tracts being fully described (in accordance with said plan)
as follows:

ONE THEREOF being the southwesterly one-half of Block
6 (eight), Section "A"; said one-half block is bounded: (a) on the northeast
by the center line of Block 6, aforesaid; (b) on the southeast by the northwest
line of Ocean Boulevard; (c) on the southwest by the northeast line of Brownson
avenue, and (d) on the northwest by the southeast line of Long Beach Boulevard.
THE OTHER THEREOF being the southwesterly one-half of

WITNESSED, that on the
4th April in the year
one thousand nine
hundred and forty-five
of New Jersey

DB 1077-259
R, 5-2-1945

Block 12 (twelve), Section "A"; said one-half block is bounded; (a) on the southeast by Long Beach Boulevard; (b) on the northwest by the high water line of Little Egg Harbor Bay; (c) on the northeast by the center line of Block 11, aforesaid, and (d) on the southwest by the northeasterly line of Brownson Avenue (said line being extended northwestward, crossing Long Beach Boulevard, to the high water line of Little Egg Harbor Bay.

BEING part of the same premises which Francis H. Berry, Special Master in Chancery of the State of New Jersey by his deed dated May 28, 1938 and recorded in the Office of the Clerk of Ocean County, aforesaid, on May 28, 1938, in Book 1034 of Deeds, page 344, granted and conveyed unto the said Henry B. McLaughlin in fee, and part of the same premises which Xenor Real Estate and Trust Company, by deed dated November 29, 1938, and recorded in said office on May 8, 1939, in Book 1051 of Deeds, page 413, granted and conveyed unto the said Henry B. McLaughlin in fee.

This conveyance is made under and subject, as respects all of said land, to restrictions of record.

AND to the following additional restrictions, which additional restrictions shall not apply to lots having a frontage on the southeast side of Long Beach Boulevard nor to the tract of land lying northward of Long Beach Boulevard; these additional restrictions being:

1. Only detached (or single) private dwelling houses and private garages shall be erected on said tract.
2. No dwelling house shall be constructed on said tract unless the lot of ground assigned to it shall have a street frontage of at least seventy-five feet.
3. No dwelling house costing less than three thousand dollars to build shall be erected on said tract.
4. No garage shall be erected on said tract prior to the erection of the dwelling house. This shall not prohibit (a) the erection of a private garage within the dwelling structure, nor (b) the erection of a garage at the same time as or after the erection of the dwelling.
5. Subject (a) to the rights of the Federal Government and the State of New Jersey in and to lands flowed by tidewater, and (b) to the rights of the public and owners over streets and avenues on recorded plans.

And the party of the first part, for themselves, heirs, executors, administrators and assigns, agree with the party of the second part, their executors, administrators and assigns, that in any conveyance of land lying between the boundaries of the southwest line of Goodrich Avenue, the centre line of Blocks 26 and 30, Section "C", the northwest line of Ocean Boulevard and the southeast line of Long Beach Boulevard, they will similarly restrict the use of the land so conveyed.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof:

AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of

said party of the first appurtenances.

singular the appurtenances and assigns, party of the second

his heirs, executors and agree, to and with assigns, that he the the hereditaments and intended as to second part, their and his heirs and a lawfully claiming or or under them or an forever DEFEND.

to these presents in and year first above signed, Sealed and in the presence

Helen MacNicholl
Helen MacNicholl
Joseph H. Leaf
Sarah H. Leaf

STATE OF NEW JERSEY
OCEAN COUNTY,

hundred and forty-four of the State of New Jersey Henry B. McLaughlin, his and who executed the contents thereof, to be taken as their value

(
(SEAL
(

Received and Record
23.25

APPROVED
LAND USE BOARD

LUB-09-22

Date April 13, 2022

**RESOLUTION OF MEMORIALIZATION OF THE
LAND USE REVIEW BOARD OF THE TOWNSHIP OF LONG BEACH
COUNTY OF OCEAN AND STATE OF NEW JERSEY**

WHEREAS, LBI Investment Group, LLC has made application to the Land Use Review Board of the Township of Long Beach for Minor Subdivision approval without variances for Lot 6 in Block 15.23. The applicant proposes to subdivide the existing lot into two (2) new conforming buildable single-family residential lots.

WHEREAS, the Applicants were represented by James B. Raban, Esq.

WHEREAS, the Application has been deemed complete and jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') of the property in question and notice of this application has been duly published in the official newspaper of the Township, all as required by law; and

WHEREAS, the Long Beach Township Land Use Board has received a report from its Engineer, Frank J. Little, Jr. PE, dated February 25, 2022, which report was duly marked as Exhibit B-1 in evidence at the time of the public hearing conducted on March 9, 2022, and is specifically incorporated herein by reference; and

WHEREAS, the property lies within the R-50 Single-Family Residential Zone.

WHEREAS, the Applicant proposes subdividing the property and creating two conforming residential lots. No variances are sought.

WHEREAS, the following exhibits were admitted into evidence:

- A-1 Application.
- A-2 Plan of Minor Subdivision prepared by Horn Tyson & Yoder, Inc. signed by James D. Brzozowski, PE, PP and Robert G. De Blois, PLS, dated 12/22/21.
- A-3 Color Photos (4)
- A-4 Tax Map
- B-1 Board engineer review letter prepared by Frank Little, P.E., P.P. CME, dated 2/25/21 (date should be 2/25/22).

WHEREAS, the meeting was opened to the public.

WHEREAS, James D. Brzozowski, PE, PP of Horn, Tyson and Yoder, Inc. was sworn and qualified as an expert in professional planning.

WHEREAS, Mr. Brzozowski testified as follows:

1. The proposed lots conform with all zoning requirements. No variances are being sought.
2. Curbing to be installed along the frontage along Ocean Boulevard and Brownson Avenue.
3. Applicant seeks a waiver from the installation of sidewalks whereas no sidewalks are installed in the vicinity of the property.

WHEREAS, the hearing was opened to the public and two members were sworn and testified against the granting of the proposed sub-division.

WHEREAS, the Land Use Board, after considering the Application, exhibits, and arguments of counsel made the following factual findings:

1. All jurisdictional requirements have been met.
2. LBI Investment Group, LLC is the owner of the property and has standing to make this Application.
3. The proposed lots will comply with all applicable ordinances and no variances are required.
4. The new lots shall be identified at Block 15.23, Lots 6.01 and 6.02 subject to the approval of the Tax Assessor of Long Beach Township.
5. Waiver of sidewalks is appropriate given the lack of same in the vicinity.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Review Board of the Township of Long Beach that the application for minor subdivision approval without variances to create two (2) conforming lots* for property to be identified as Lots 6.01 and 6.02, Block 15.23 in the Township of Long Beach, County of Ocean and State of New Jersey is hereby approved.

*Subject to approval of the new lot numbers by the Tax Assessor of the Township of Long Beach.

BE IT FURTHER RESOLVED that curbing shall be installed along the frontage of Ocean Boulevard and Brownson Streets.

BE IT FURTHER RESOLVED that the subdivision map shall be filed within 45 days of this Resolution of Approval.

BE IT FURTHER RESOVLED that the Board grants waiver of the requirement to install sidewalks. The Board finds that the installation of sidewalks would not be consistent with other properties in the vicinity.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned to Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr. P.E., P.P., and C.M.E., dated 1/23/21, entered in evidence as Exhibit B-1.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant obtaining all requisite permits and Applicant complying with all Federal, State and Local rules, regulations, statutes and existing ordinances effecting this development and proposed use.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicants' payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required. Applicant shall also pay and post all inspection fees, performance guarantees and maintenance bonds as may be required, in amounts established by the Township Engineer, and in such form as required by the Township Solicitor.

BE IT FURTHER RESOLVED that the applicant is required to comply with all existing ordinances of the Township of Long Beach, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Board with respect to Township Ordinances, including the Zoning Ordinances.

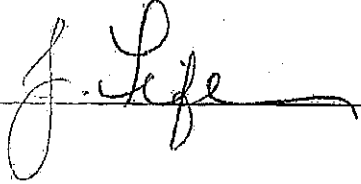
BE IT FURTHER RESOLVED that this approval is subject to approval of the proposed new lot numbers by the Long Beach Township Tax Assessor.

BE IT FURTHER RESOLVED that this approval is conditioned upon the Applicant filing a subdivision map in a form acceptable to the borough engineer and/or board engineer, with the Ocean County Clerk's Office.

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 March 9, 2022 when this matter was considered.

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 March 9, 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.



JACQUELINE FIFE
SECRETARY

Moved by: ROTH

Seconded by: HUMMEL


ROLL CALL VOTE: SCHNELL, PINGARO, HUMMEL, JONES, ROTH, CAPLICKI and MEEHAN

Ayes: (7)

Nays: 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 March 9, 2022, regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on April 13, 2022.



JACQUELINE FIFE
SECRETARY

Publication Date: April 21, 2022

LBI INVESTMENT GROUP, LLC OWNERSHIP INFORMATION (Lot 6)

Members of the LLC:

1. Richard Woodward
99 Southview Terrace N.
Middletown, NJ 07748
Ownership Interest: 33.3%

2. Patrick Moeller
1415 Long Beach Blvd.
Ship Bottom, NJ 08008
Ownership Interest: 33.3%

3. Karl Strom
550 Leeward Ave.
Beach Haven, NJ 08008
Ownership Interest: 33.3%

Owner of Lot 7:

John DeMuria and Carol DeMuria
9 Marion Drive
Holmdel, NJ 07733

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)

Long Beach Township Land Use Board

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

STATE OF NY :
 :
COUNTY OF Ocean : ss.

I, LBI Investment Group, 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 67th St. & Ocean Blvd.
(Street Address)

Long Beach Township, Ocean County, New Jersey known as :

Block 15.23 Lot 6
Block _____ Lot _____
Block _____ Lot _____

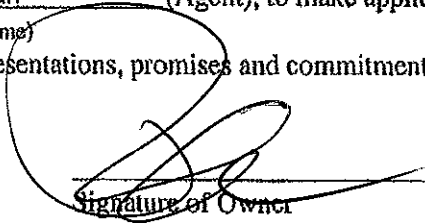
As shown on the Official Tax Maps of the Township of Long Beach.

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 (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: 3/30/23

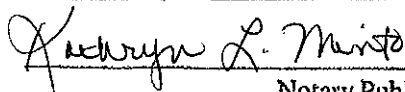

Signature of Owner

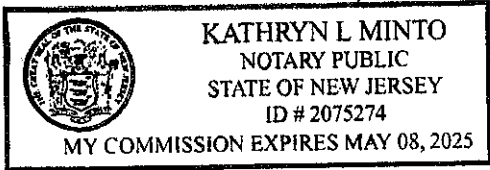
Patrick Moeller
Print Name above

Signature of Owner

Print name above

Sworn and Subscribed to before me
this 30 day of March, 2023.


Notary Public



Long Beach Township Land Use Board

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

STATE OF _____ :
:
: ss.
COUNTY OF _____ :

I, LBI Investment Group, 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 67th St. & Ocean Blvd.
(Street Address)

Long Beach Township, Ocean County, New Jersey known as :

Block 15.23 Lot 6
Block
Block

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 (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: 1/25/22

Karl Strom
Signature of Owner

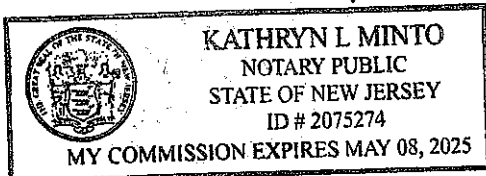
Karl Strom
Print Name above

Signature of Owner

Print name above

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

Kathryn L. Minto
Notary Public



Long Beach Township Land Use Board

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

STATE OF New Jersey :

COUNTY OF Monmouth : ss.

I, JOHN K. DEMURIA and CAROL J. DEMURIA 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 6600 Ocean Blvd.,
(Street Address)
Long Beach Township, Ocean County, New Jersey known as :

Block 15.23 Lot 7
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 (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: April 1, 2023

John K Demuria
Signature of Owner
JOHN K. DEMURIA
Print Name above

Carol J. Demuria
Signature of Owner
CAROL J. DEMURIA
Print name above

Sworn and Subscribed to before me
this 1st day of April, 2023.

Allison J. Carroll
Notary Public

ALLISON J CARROLL
Notary Public
State of New Jersey
My Commission Expires Nov. 1, 2026
I.D.# 50048843

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that LBI Investment Group, LLC (the "Applicant") is seeking minor subdivision approval relative to proposed development at the property designated as Lots 6 and 7 in Block 15.23 on the Tax Map of the Township of Long Beach, located in the Brant Beach Section of Long Beach Township. Lot 6, which has an area of 100 feet by 100 feet, is currently vacant. Lot 7, which also has an area of 100 feet by 100 feet, is currently developed with a single-family dwelling. The Applicant is proposing to reconfigure the lot line separating Lots 6 and 7 by shifting the existing lot line 50 feet to the south. As a result, the existing single-family dwelling would be situated on proposed lot 7.01, which would have an area of 15,000 square feet, with 150 feet of street frontage on Ocean Boulevard and 100 feet of street frontage on Goodrich Avenue. Proposed lot 6.01 would be a 5,000 square-foot single-family building lot with 100 feet of frontage on Brownson Avenue and 50 feet of frontage on Ocean Boulevard.

The building envelope of proposed lot 6.01 will comply with all bulk zoning requirements. The existing single-family dwelling on proposed lot 7.01 has 71.7% impervious coverage in the front yard setback where a maximum of 60% is permitted. This condition is not changing as part of the application. Although the Applicant believes that no variances, waivers or exceptions are required, any 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 May 10, 2023 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 #3568

James S. Raban
Attorney for the Applicant