

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

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Email: jraban@regraban.com

August 31, 2023

Via Hand Delivery and Email jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Ross Minor Subdivision
Block 20.104, Lots 1 & 2, Long Beach Township
93 A & B Long Beach Blvd.

Dear Jackie:

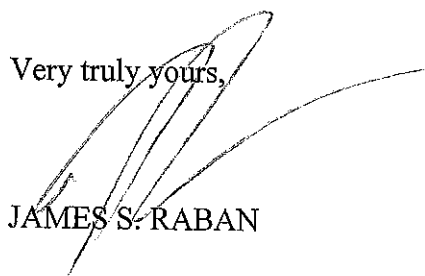
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application;
- (x) 19 copies of minor subdivision plans prepared by Scott F. Lopert, PLS of ACT Engineers;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 color copies of Property Photos;
- (x) 1 copy of Affidavit of Ownership
- (x) 1 copy of Signed Checklist;
- (x) 1 copy of Technical Checklist;
- (x) W-9;
- (x) 1 Proposed Public Notice;
- (x) Application Fee check 3066 Amount \$625.00;
- (x) Attorney Escrow check 3067 Amount \$1,500.00;
- (x) Please consent and/or approve for public hearing on October 11, 2023 at 6:30 p.m.

Jackie Fife
August 31, 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,



JAMES S. RABAN

JSR/dh

Encl.

Cc: Robert and Tracy Ross (via email)
Scott F. Lopert, PLS (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 # 3066
- Check for Escrow Fee \$ 1,500.00 Check # 3067

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. Baban

Print Name

Attorney for Applicant

Date

8/31/23

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: Ross Minor Subdivision
Block: 20.104 Lot(s): 1 & 2
Property Address: 93A & 93B Long Beach 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: Robert Ross and Tracy C. Ross
Address: Street: 1535 Wrightstown Rd. City: Newtown, PA Zip: 18940
Phone: (215) 574-2000 e-mail: rross@rossfellercasey.com

Applicant is: Owner Agent Corporation Partnership LLC

If applicant and/or owner is a corporation, LLC or partnership set forth the names addresses of all stockholders, partners or members having 10% or more interest on a separate paper. Corporations must be represented by a New Jersey licensed attorney and include a Resolution authorizing the Application.

2. Owner's Name: Same as Applicant
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: _____

All owners must be identified and sign application. (Use additional pages if necessary)

3. Attorney: James S. Raban, Esq.
Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: ACT Engineers, Inc.
Address: Street: 1 Washington Blvd., Suite 3 City: Robinsville, NJ Zip: 08691
Phone: (609) 918-0200 e-mail: jdix@actengineers.com

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

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-10 Lot Area: 90,687 sq. ft. Lot Dimensions: 125' x 722'

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

8. Current Use: Vacant Land
 No. of Dwelling Units: 0 No. of Commercial Units: 0

9. Proposed Use: 2 single-family buidling lots

10. When was the property purchased? 9/1/22

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 Application Supplement (Attach Copies) None
 (B) Easements: See Application Supplement (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. None

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

Minor Subdivision Plan prepared by ACT Engineers, Inc.
4 photographs of the subject property
Deed into the Applicant dated September 1, 2022
Restrictions in Deed dated March 9, 1942
CAFRA Permit dated August 2, 2022

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

Dates: 8/31/23

[Signature]
Robert Roll, Owner
(Print name under signature)

Dates: _____

[Signature]
Tracy Ross, 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

Robert Ross and Tracy C. Ross (collectively, the “Applicant”) are seeking minor subdivision approval relative to proposed development at the property designated as Lots 1 and 2 in Block 20.104 on the Tax Map of the Township of Long Beach, located at 93A and 93B Long Beach Boulevard in the Loveladies Section of Long Beach Township. Currently, the lots are vacant. The Applicant is proposing to relocate the property line separating Lots 1 and 2 by shifting the property line 10 feet to the east, which will result in new Lots 1 and 2 having the following dimensions:

1. New Lot 1: 125 feet by 135 feet
2. New Lot 2: 125 feet by 587 feet +/-

The new lots will be single-family building lots. Any new construction will conform to all bulk zoning requirements. 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.

Easements

There are currently two easements on the property, which are referenced in the attached Deed into the Applicant dated September 1, 2023, which was recorded in the Ocean County Clerk’s Office on September 12, 2022 in Official Record Book 19160, Page 1767, as well as earlier deeds. The easements are also reflected in the minor subdivision plan submitted with the application. The existing private easement for vehicular and pedestrian access across Lot 1, which has 45 feet of frontage at Long Beach Boulevard, is proposed to be removed and replaced by the proposed 25-foot-wide driveway easement across Lot 1. There is also an existing 5-foot-wide pedestrian walkway easement along the southerly lot line of Lot 2, which is proposed to

remain. A new 10-foot-wide public access easement is also proposed along the northerly property line of Lots 1 and 2.

Restrictions

Attached to this Application are restrictions recorded in the Ocean County Clerk's Office on March 9, 1942 in Deed Book 1114, Page 238. To the extent the restrictions are enforceable, they do not impact any proposed development.

CAFRA Permit


Also attached to the Application is a CAFRA Permit dated August 2, 2022, which was recorded in the Ocean County Clerk's Office on August 9, 2022 in Official Record Book 19127, Page 860. The permit authorizes the reconstruction, relocation, and expansion of the prior single-family dwelling on Lot 2.

3

Easements



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET



SCOTT M. COLABELLA
OCEAN COUNTY CLERK
 P.O. BOX 2191
 TOMS RIVER, NJ 08754-2191
 (732) 929-2110
 www.oceancountyclerk.com

INSTR # 2022098514
 OR BK 19160 PG 1767
 RECORDED 09/12/2022 08:38:20 AM
 SCOTT M. COLABELLA, COUNTY CLERK
 OCEAN COUNTY, NEW JERSEY
 NTF TOTAL TAX \$203,005.00

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)
09/01/2022

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)
DEED

COUNTY OF OCEAN
 CONSIDERATION 9,300,000
 REALTY TRANSFER FEE 203,005
 DATE 9-12-22 BY PHL

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)
 Cohen, S. Richard
 Bludman, Helene C.
 Mullen, Michael
 Estate of Lois E. Cohen

SECOND PARTY NAME: (Enter Last Name, First Name)
 Ross, Robert
 Ross, Tracy C.

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:
 American Abstract Agency, LLC
 513 Central Avenue
 Ship Bottom, NJ 08008
 AT-17665

This is not an original document

15 180 - cash

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 20.104	LOT: 1 and 2
MUNICIPALITY: (Select Municipality from Drop-Down Box)	LONG BEACH
CONSIDERATION: \$ 9,300,000.00	
MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)	
Street Address	Town State Zip
1535 Wrightstown Road	Newtown PA 18940

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:	ORIGINAL PAGE:
----------------	----------------

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by:
Kathleen A. Sheridan, Esq.

Deed

COUNTY OF OCEAN
CONSIDERATION 9,300,000
REALTY TRANSFER FEE 203,000
DATE 9-12-22 BY PA

This Deed is made on September 1, 2022

BETWEEN

S. Richard Cohen, Helene C. Bludman and Michael Mullen, Co-Executors for the Estate of Lois E. Cohen

Whose post office address is 10 Bridle Lane, Blue Bell, PA 19422; 615 Great Springs Road, Bryn Mawr, PA 19010; and 1001 Hill Avenue, Unit 2821, Wyomissing, PA 19610; respectively

Referred to as the Grantor,

AND

Robert Ross and Tracy C. Ross, husband and wife **NEWTOWN**

Whose post office address is 1335 Wrightstown Road, Newtown, PA 18940

Referred to as the Grantee

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Grantors. The Grantors make this Deed as the Co-Executors of the Estate of Lois E. Cohen, who died on July 8, 2022, late of the Township of East Norriton, County of Montgomery and State of Pennsylvania. Letters Testamentary were issued to the Grantors herein by the Register of Wills in the County of Montgomery, in the Commonwealth of Pennsylvania, on August 22, 2022.

2. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Nine Million Three Hundred Thousand Dollars and No Cents (\$9,300,000.00).

The Grantor acknowledges receipt of this money.

3. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Long Beach Township

Block No. 20.104 - Lot No. 1 & 2

4. Property. The Property consists of the land and all buildings and structures on the land in the Township of Long Beach, County of Ocean and State of New Jersey, being more particularly described in "Schedule A" which has been annexed hereto and made a part hereof.

Being the same premises conveyed to Lois E. Cohen, by Deed from S. Richard Cohen, Trustee of the Irvin and Lois E. Cohen 2010 Loveladies Trust for S. Richard Cohen (as to a 9% undivided tenant-in-common interest), dated July 5, 2022, recorded _____, 2022 in the Ocean County Clerk's Office in Official Record Book _____, Page _____.

Also being the same premises conveyed to Lois E. Cohen, by Deed from Helene C. Bludman, Trustee of the Irvin and Lois E. Cohen 2010 Loveladies Trust for Helene C. Bludman, (as to a 9% undivided tenant-in-common interest), dated July 5, 2022, recorded _____, 2022 in the Ocean County Clerk's Office in Official Record Book _____, Page _____.

Title was previously vested in S. Richard Cohen and Robert J. Weinberg, Trustees (or any successors thereto) of the Irvin and Lois E. Cohen 2010 Loveladies Trust for S. Richard Cohen dated November 24, 2010, as to an undivided 4.74% interest; and Helene C. Bludman and Robert J. Weinberg, Trustees (or any successors thereto) of the Irvin and Lois E. Cohen 2010 Loveladies Trust for Helene C. Bludman dated November 24, 2010, as to an undivided 4.74% interest; by Deed from Irvin Cohen and Lois Cohen, husband and wife, who, prior to the execution of this deed, hold an undivided 91.48% tenant-in-common interest,



Chicago Title Insurance Company

SCHEDULE A (Continued) LEGAL DESCRIPTION

File No. AT-17665

All that certain lot, parcel or tract of land, situate and lying in the Township of Long Beach, County of Ocean, State of New Jersey, and being more particularly described as follows:

LOT 1:

BEING known as Lot 1 in Block T104 as shown on a plot entitled, "Subdivision, Loveladies Development Company, Lot 1, Block T104 (Tax Map), Loveladies, Long Beach Township, Ocean County, New Jersey", prepared by Taylor, Wiseman and Taylor, C.E., dated August 1970, said plot being classified and approved as a minor subdivision by the Township of Long Beach Planning Board Subdivision Committee, September 3, 1970.

BEGINNING at a point for a corner near a found concrete monument (disturbed) in the Southeasterly right-of-way line of Long Beach Boulevard (100.00 feet wide); said point being a distance of 5,750.00 feet on a course of North 20 degrees 23 minutes 49 seconds East as measured along the aforesaid right-of-way line of Long Beach Boulevard from the intersection of the same with the Northerly line of the Borough of Harvey Cedars and from said BEGINNING point running; thence

1. Along said right-of-way line of Long Beach Boulevard, North 20 degrees 23 minutes 49 seconds East, a distance of 125.00 feet to a point for a corner in the same; said point being a common corner to Block 20.107, Lot 1; thence
2. At a right angle to the last course and along the division line between Block 20.104, Lot 1, and Block 20.107, Lots 1 and 2, South 69 degrees 36 minutes 11 seconds East, a distance of 125.00 feet to a point for a corner in the same, being a common corner Block 20.104, Lot 2; thence
3. Parallel to course number one above and along the division line between Block 20.104, Lots 1 and 2, South 20 degrees 23 minutes 49 seconds West, a distance of 125.00 feet to a point for a corner in the Northerly line of Block 20.103, Lot 1.02; thence
4. Along the division line between Block 20.104 and Block 20.103, Lots 1.02 and 1.01, and at a right angle to the aforementioned right-of-way line of Long Beach Boulevard, North 69 degrees 36 minutes 11 seconds West, a distance of 125.00 feet to the point and place of BEGINNING.

BEING subject to a private easement to the benefit of Lot 2 over the Southwesterly portion of Block 20.104, Lot 1, for vehicular and pedestrian access to and from Long Beach Boulevard to Block 20.104, Lot 2, together with the right to lay utility lines above and below the ground; said private easement being more particularly bounded and described as follows:

BEGINNING at a point in the Southeasterly right-of-way line of Long Beach Boulevard; said point being the Westerly corner of Lot 1 and also the BEGINNING point of the hereinabove mentioned description of Lot 1; thence

1. North 20 degrees 23 minutes 49 seconds East, distant 45.00 feet to a point; thence through Lot 1 the following two courses



Chicago Title Insurance Company

2. South 69 degrees 36 minutes 11 seconds East, distant 50.00 feet to a point; thence
3. South 54 degrees 40 minutes 18 seconds East, distant 77.62 feet to a point in the line common to Lot 1 and Lot 2; thence
4. Along said line common to Lot 1 and Lot 2, South 20 degrees 23 minutes 49 seconds West, distant 25.00 feet to a point; said point also being in the Northerly line of Block 20.103, Lot 1.02; thence
5. North 69 degrees 36 minutes 11 seconds West, distant 125.00 feet to a point and place of BEGINNING, in the Southeasterly line of Long Beach Boulevard.

Lot 1 being benefitted by granted usage through Lot 2 in Block 20.104 of a five foot wide private easement whose centerline is parallel with the Southwesterly line of Lot 2 in Block 20.104 and 2.50 feet Northeastwardly therefrom, said private five foot wide easement extends from the Southeasterly sideline of Lot 1 to the high water line of the Atlantic Ocean.

LOT 2:

BEING known as, Lot 2 in Block T104 as shown on a plot entitled, "Sub-division, Loveladies Development Company, Lot 1, Block T104 (Tax Map), Loveladies, Long Beach Township, Ocean County, New Jersey", prepared by Taylor, Wiseman and Taylor, C.E., dated August 1970, said plot being classified and approved as a minor subdivision by the Township of Long Beach Planning Board Subdivision Committee, September 3, 1970.

BEGINNING at a point for a corner in the Northerly line of Block 20.103, Lot 2; said point being at the intersection of the same with the division line between Block 20.104, Lots 1 and 2; said BEGINNING point being located the following two courses from the intersection of the Southeasterly right-of-way of Long Beach Boulevard (100.00 feet wide) with the Northeasterly line of the Borough of Harvey Cedars; thence

- A. Along said Southeasterly right-of-way line of Long Beach Boulevard, North 20 degrees 23 minutes 49 seconds East, a distance of 5,750.00 feet to a point for a corner to Block 20.104, Lot 1; thence
- B. Along the division line between Block 20.104, Lot 1 and Block 20.103, Lots 1.01 and 1.02, South 69 degrees 36 minutes 11 seconds East, a distance of 125.00 feet to the point of BEGINNING and from said BEGINNING runs; thence
 1. Along the division line between Block 20.104, Lots 1 and 2, North 20 degrees 23 minutes 49 seconds East, a distance of 125.00 feet to a point for a corner in the line of Block 20.107, Lot 2; thence
 2. At a right angle to the last course and along the division line between Block 20.104, Lot 2, and Block 20.107, Lots 2, 3 and 4, South 69 degrees 36 minutes 11 seconds East, a distance of 604 feet more or less to a point for a corner in the high water line of the Atlantic Ocean; thence
 3. Along said high water line, South 23 degrees 36 minutes 07 seconds West, a distance 125.20 feet more or less to a point for a corner in the same; thence



Chicago Title Insurance Company

4. Along the division line between Block 20.104, Lot 2, and Block 20.103, Lots 1.04, 1.03 and 1.02, and at a right angle to course one above, North 69 degrees 36 minutes 11 seconds West, a distance of 597 feet more or less to the point and place of BEGINNING.

BEING benefitted by a private easement over the Southwesterly portion of Block 20.104, Lot 1, for vehicular and pedestrian access to and from Long Beach Boulevard to Block 20.104, Lot 2, together with the right to lay utility lines above and below the ground; said private easement being more particularly bounded and described as follows:

BEGINNING at a point in the Southeasterly right-of-way line of Long Beach Boulevard; said point being the Southwesterly corner of Block 20.104, Lot 1, and from said point running; thence

1. North 20 degrees 23 minutes 49 seconds East, distant 45.00 feet to a point; thence through Lot 1 the following two courses
2. South 69 degrees 36 minutes 11 seconds East, distant 50.00 feet to a point; thence
3. South 54 degrees 40 minutes 18 seconds East, distant 77.62 feet to a point in the line common to Lot 1 and Lot 2; thence
4. Along a line common to Lot 1 and Lot 2, South 20 degrees 23 minutes 49 seconds West, distant 25.00 feet to a point; said point also being in the Northerly line of Block 20.103, Lot 1.02; thence
5. North 69 degrees 36 minutes 11 seconds West, distant 125.00 feet to the point and place of BEGINNING.

BEING subject to a private easement granted to Lot 1, which granted usage through Lot 2 in Block 20.104 of a five foot wide private easement whose centerline is parallel with the Southwesterly line of Lot 2 in Block 20.104 and 2.50 feet Northeastwardly therefrom; said private five foot wide easement extends from the Southeasterly sideline of Lot 1 to the high water line of the Atlantic Ocean.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 1 and Lot 2 in Block 20.104 as shown on the Tax Map of the Township of Long Beach.

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or Type)

Seller's Information

Name(s) S. Richard Cohen, Helene C. Bludman and Michael Mullen, Co-Executors for the Estate of Lois E. Cohen
Current Street Address 10 Bridle Lane

City, Town, Post Office Blue Bell State PA ZIP Code 19422

Property Information

Block(s) 20.104 Lots(s) 1 and 2 Qualifier _____

Street Address 93A and 93B Long Beach Boulevard City, Town, Post Office Long Beach Township State NJ ZIP Code 08008

Seller's Percentage of Ownership _____ Total Consideration \$9,300,000.00 Owner's Share of Consideration \$9,300,000.00 Closing Date August 12, 2022

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box , I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

August 26, 2022
Date

S. Richard Cohen
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact
S. Richard Cohen, Co-Executor for the Estate of Lois E. Cohen

Date

Indicate if Power of Attorney or Attorney in Fact
Helene C. Bludman, Co-Executor for the Estate of Lois E. Cohen
(Please cut along dotted line)

Date

Michael Mullen, Co-Executor for the Estate of Lois E. Cohen

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or Type)

Seller's Information

Name(s) **S. Richard Cohen, Helene C. Bludman and Michael Mullen, Co-Executors for the Estate of Lois E. Cohen**

Current Street Address
10 Bridle Lane

City, Town, Post Office
Blue Bell State **PA** ZIP Code **19422**

Property Information

Block(s) **20.104** Lots(s) **1 and 2** Qualifier

Street Address
93A and 93B Long Beach Boulevard
City, Town, Post Office
Long Beach Township

State **NJ** ZIP Code **08008**

Seller's Percentage of Ownership **100 %** Total Consideration **\$9,300,000.00** Owner's Share of Consideration **\$9,300,000.00** Closing Date **August 12, 2022**

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box , I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

8/29/2022

Date

Signature (Seller)

Helene C. Bludman

Indicate if Power of Attorney or Attorney in Fact

S. Richard Cohen, Co-Executor for the Estate of Lois E. Cohen

Signature (Seller)

Hefene C. Bludman, Co-Executor for the Estate of Lois E. Cohen
(Please cut along dotted line)

Indicate if Power of Attorney or Attorney in Fact

Hefene C. Bludman, Co-Executor for the Estate of Lois E. Cohen

Date

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or Type)

Seller's Information

Name(s)

S. Richard Cohen, Helene C. Bludman and Michael Mullen, Co-Executors for the Estate of Lois E. Cohen

Current Street Address

10 Bridle Lane

City, Town, Post Office

Blue Bell

State

PA

ZIP Code

19422

Property Information

Block(s)

20.104

Lots(s)

1 and 2

Qualifier

Street Address

93A and 93B Long Beach Boulevard

City, Town, Post Office

Long Beach Township

State

NJ

ZIP Code

08008

Seller's Percentage of Ownership

100 %

Total Consideration

\$9,300,000.00

Owner's Share of Consideration

\$9,300,000.00

Closing Date

August 12, 2022

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box , I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

Signature (Seller)

S. Richard Cohen, Co-Executor for the Estate of Lois E. Cohen

Date

Signature (Seller)

Helene C. Bludman, Co-Executor for the Estate of Lois E. Cohen

8/29/2022

Date

Please cut along (dotted line)

Michael Mullen, Co-Executor for the Estate of Lois E. Cohen

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY Ocean } SS. County Municipal Code 1518
MUNICIPALITY OF PROPERTY LOCATION Long Beach Township

FOR RECORDER'S USE ONLY
Consideration \$ 9,300,000
RTF paid by buyer \$ 93,000
Date 9-12-22 By PhB

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 7 9 1
Deponent, Anne M. Nachman being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Officer of Title Company in a deed dated Sept. 1, 2022 transferring real property
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 20.104 Lot number 1 and 2 located at
93A and 93B Long Beach Boulevard, Long Beach Township and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 9,300,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:
PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD)
OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.
(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
 Class 2 - Residential Class 4A - Commercial properties
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property (if checked, calculation in (E) required below)
 Cooperative unit (four families or less) (See C. 46:8D-3.)
Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below:
 Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
 Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
 Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)
List the Combined group NU ID number (Required) _____

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).
 Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation + Director's Ratio = Equalized Valuation
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Value
\$ _____ + _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 1st day of Sept 2022
[Signature] Signature of Deponent Anne M. Nachman Grantee Name
513 Central, Ship Bottom, NJ Deponent Address 513 Central, Ship Bottom, NJ Grantee Address at Time of Sale

TRACI L. COTE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan 20, 2025
County recording fee \$_____, copy of each RTF-1EE to: _____

FOR OFFICIAL USE ONLY
Instrument Number _____ County Ocean
Deed Number _____ Book _____ Page _____
Deed Dated 9-12-22 Date Recorded 9-12-22

STATE OF NJ - DIVISION OF TAXATION
PO BOX 281
TRENTON, NJ 08646-0281
ATTENTION: REALTY TRANSFER FEE UNIT

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/rtflocatfax.shtml.

dated December 27, 2012, recorded January 9, 2013, in the Ocean County Clerk's Office in Official Record Book 15411, Page 1474.

And the said Irvin Cohen departed this life on January 22, 2021, whereupon said premises vested in Lois E. Cohen by right of survivorship, as to their undivided 82% interest.

And the said Lois E. Cohen departed this life on July 8, 2022, a resident of Montgomery County, Pennsylvania, leaving a Last Will and Testament dated February 13, 2020 duly probated in the Montgomery County Register of Wills' Office, Pennsylvania, on August 23, 2022, under Docket No. 46-2022-X3012. Letters Testamentary were issued to S. Richard Cohen, Helene C. Bludman and Michael Mullen on August 22, 2022. Exemplified copies of the said probate proceedings to be filed with the Ocean County Surrogate's Office prior to closing.

Title was previously vested in S. Richard Cohen and Robert J. Weinberg, Trustees (or any successors thereto) of the Irvin and Lois E. Cohen 2010 Loveladies Trust for S. Richard Cohen dated November 24, 2010, as to an undivided 2.13% interest, Helene C. Bludman and Robert J. Weinberg, Trustees (or any successors thereto) of the Irvin and Lois E. Cohen 2010 Loveladies Trust for Helene C. Bludman dated November 24, 2010, as to an undivided 2.13% interest, and Irvin Cohen and Lois Cohen, husband and wife jointly with right of survivorship, as to an undivided 91.48% interest, as tenants-in-common, by Deed from Irvin Cohen and Lois Cohen, husband and wife, dated December 29, 2011, recorded January 13, 2012 in the Ocean County Clerk's Office in Official Record Book 15085, Page 790.

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Title was previously vested in Irvin Cohen and Lois Cohen, his wife, by Deed from William L. Sweidel and Josette Sweidel, his wife, dated August 20, 1975, recorded August 27, 1975, in the Ocean County Clerk's Office in Deed Book 3471, Page 394.

Subject to easements, restrictions and conditions of record, if any.

The street address of the Property is:
93A and 93B Long Beach Boulevard, Long Beach Township, New Jersey 08008

5. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

6. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.


S. RICHARD COHEN, Co-Executor for the
Estate of Lois E. Cohen

Helene C. Bludman, Co-Executor for the
Estate of Lois E. Cohen

Michael Mullen, Co-Executor for the Estate of
Lois E. Cohen

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Helene C. Bludman

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S. RICHARD COHEN, Co-Executor for the
Estate of Lois E. Cohen

Helene C. Bludman, Co-Executor for the
Estate of Lois E. Cohen



Michael Mullen, Co-Executor for the Estate of
Lois E. Cohen

STATE OF Pennsylvania :
COUNTY OF Chester :

I certify that on August 26th, 2022, S. RICHARD COHEN, Co-Executor for the Estate of Lois E. Cohen, personally came before me and stated to my satisfaction that this person: (a) Was the maker of this Deed; and (b) Executed this Deed as her own act; and (c) Made this Deed for \$9,300,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5).

Commonwealth of Pennsylvania - Notary Seal
MICHELLE KORAN - Notary Public
Chester County
My Commission Expires Aug 14, 2023
Commission Number 1058111

Michelle Koran
Notary Public

STATE OF _____ :
COUNTY OF _____ :

I certify that on August _____, 2022, HELENE C. BLUDMAN, Co-Executor for the Estate of Lois E. Cohen, personally came before me and stated to my satisfaction that this person: (a) Was the maker of this Deed; and (b) Executed this Deed as her own act; and (c) Made this Deed for \$9,300,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5).

Notary Public

STATE OF _____ :
COUNTY OF _____ :

I certify that on August _____, 2022, MICHAEL MULLEN, Co-Executor for the Estate of Lois E. Cohen, personally came before me and stated to my satisfaction that this person: (a) Was the maker of this Deed; and (b) Executed this Deed as her own act; and (c) Made this Deed for \$9,300,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5).

Notary Public

RECORD AND RETURN TO:

American Abstract Agency, LLC
513 Central Avenue
Ship Bottom, NJ 08008

STATE OF _____ :
COUNTY OF _____ :

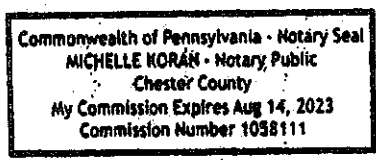
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Notary Public

STATE OF Pennsylvania :
COUNTY OF Chester :

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Michelle Koran
Notary Public



STATE OF _____ :
COUNTY OF _____ :

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Notary Public

RECORD AND RETURN TO:
American Abstract Agency, LLC
513 Central Avenue
Ship Bottom, NJ 08008

STATE OF _____ :
 §
COUNTY OF _____ :

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Notary Public

STATE OF _____ :
 §
COUNTY OF _____ :

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Notary Public

STATE OF Pennsylvania :
 §
COUNTY OF Chester :

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Michelle Koran
Notary Public

Commonwealth of Pennsylvania - Notary Seal
MICHELLE KORAN - Notary Public
Chester County
My Commission Expires Aug 14, 2023
Commission Number 1058111

RECORD AND RETURN TO:
American Abstract Agency, LLC
513 Central Avenue
Ship Bottom, NJ 08008
AT-12665

RESERVATIONS

438

Township of Long Beach)
To)
David G. Wittels)

THIS INDENTURE, Made the 19
day of December, in the year
of our Lord one thousand nine
hundred and forty-one,

BETWEEN TOWNSHIP OF LONG BEACH, a municipal
corporation in the County of Ocean and State of New Jersey, Party of the First
Part,

AND, DAVID G. WITTELS, of 200 E. Church Road,
Elkins Park, Pennsylvania, Party of the Second Part,

WITNESSETH, That the said party of the First part,
for and in consideration of the sum of TWO THOUSAND, TWO HUNDRED DOLLARS (\$2,200.00),
lawful money of the United States of America, well and truly paid by the Party of
the Second Part to the said Party of the First Part, at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and
by these presents does grant, bargain, sell, alien, enfeoff, release, convey and
confirm, unto the said Party of the Second Part, his heirs and assigns,

ALL THOSE TWO CERTAIN lots, strips or parcels of
land and premises, situate in the Township of Long Beach, in the County of Ocean
and State of New Jersey;

Shown and designated as LOTS NOS. NINETY-ONE (91)
and NINETY-THREE (93), in SECTION "C" upon a map or plan entitled "LONG BEACH PARK,
SECTIONS B & C, Property of Long Beach Township, Ocean County, New Jersey", dated
August 21, 1933, prepared by Sherman & Sleeper, Township Engineers, which said map
or plan was duly filed in the Ocean County Clerk's Office at Toms River, N. J. on
August 23, 1933 in file NO-239.

The said Lots No. 91 and 93, in Section "C", each
having a frontage of 125 feet along the Easterly side of Long Beach Boulevard and
extending Eastwardly, of that width, to the high water line of the Atlantic Ocean,
all as shown on said map.

BEING a portion of the same lands and premises,
title to which was acquired by the Township of Long Beach by virtue of certain
proceedings in the Court of Chancery of the State of New Jersey, leading to a Final
Decree in said Court, a certified copy whereof was recorded in the office of the
Clerk of the County of Ocean at Toms River, N. J. on the Sixth day of January, 1933,
in Book 934 of Deeds, at pages 154 etc.

This sale and conveyance has been duly authorized
by Ordinance No. 111 of the Township of Long Beach entitled "An Ordinance of Long
Beach Township, in the County of Ocean, authorizing the private sale and conveyance
of certain land in said Township, not needed for public use and fixing minimum prices
therefor", finally adopted February 2, 1940, pursuant to Chapter 300, P. L. 1938;
a list of the properties by said ordinance authorized to be sold, including the
lots herein conveyed, together with their minimum prices, was duly published in the
Tuckerton Beacon, a newspaper circulating in the Township of Long Beach, on January
25, 1940 and on February 1, 1940; a list of such properties was duly posted as in
said statute required; the offer of the grantee herein for the purchase of the property
herein described was duly accepted and ratified by the Board of Commissioners of the
Township of Long Beach by Resolution adopted December 6, 1940; and the sale and

conveyance hereby made
the provisions of the
improvements, woods,
appurtenances, to the
and reversions, rental
and of every part and
property, possession,
said Party of the Fir
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R 3-9-1942

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... conveyance hereby made has been had pursuant to and in strict accordance with
... the provisions of the aforesaid ordinance and of Chapter 300, P. L. 1933.

... TOGETHER with all and singular the buildings,
... improvements, woods, ways, rights, liberties, privileges, hereditaments and
... appurtenances, to the same belonging or in anywise appertaining, and the reversion
... and reversions, remainder and remainders, rents, issues and the 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 the
... said Party of the First Part, of, in and to the said premises, with the appurtenances.

... TO HAVE AND TO HOLD the said premises, with all and
... singular the appurtenances, unto the said Party of the Second Part, his heirs and
... assigns, to the only proper use, benefit and behoof of the said Party of the
... Second Part, his heirs and assigns, FOREVER.

... AND the Party of the Second Part, for himself, his heirs
... and assigns, does hereby and by the acceptance of these presents, covenant, promise
... and agree to and with the said Party of the First Part, its successors and assigns,
... as follows:-

(1) No dwelling-house to cost less than \$3,500.00, nor
... any building designed for business purposes to cost less than \$2,500.00, shall
... ever be erected upon any portion of the premises.

(2) No building of any kind or description shall be
... erected upon any portion of the premises nearer than ten feet from the side line
... of the plot whereon the same is located, nor nearer than fifteen feet from the
... side line of the County Boulevard, nor nearer than ten feet from the side line of
... any other public street.

(3) No outside toilet or privy shall be built, erected
... or maintained upon any portion of the premises, but sewage shall be disposed of
... in watertight, underground cesspools.

(4) No dwelling-house, building designed for business
... purposes, houseboat, trailer or other structures whatsoever shall be moved from
... any other location and placed upon any portion of the premises.

(5) No part of the premises shall ever be sold, conveyed,
... leased to or occupied by any person not of the Caucasian race, excepting only that
... servants and employees of persons occupying a dwelling-house upon the said premises
... may reside upon said premises while so employed.

(6) No garage, boathouse, or other building not designed
... as a dwelling shall be used or occupied as a dwelling-house, excepting only that
... servants or employees of a family actually residing in a dwelling-house upon a
... portion of the premises may occupy rooms in or above a garage, boathouse or other
... building upon the same premises.

(7) No cattle, swine or other live stock for breeding or
... market purposes shall ever be kept or maintained upon any portion of the premises,
... nor shall any portion of the premises ever be used for any offensive, obnoxious or
... objectionable purpose.

... AND IT IS UNDERSTOOD AND AGREED that the foregoing
... covenants or restrictions are attached to and shall be construed to the covenants
... running with the land, and that it shall be lawful not only for said Part, of the

shown upon the aforesaid map or plan deriving title from or through the said Party of the first Part, its successors or assigns, to institute and prosecute any proceedings at law or in equity against any person or persons violating or threatening to violate the same or any part thereof; it being understood, however, that these covenants are not to be enforced personally for damages against the said party of the second part, his heirs and assigns, unless he or they shall be the owner or owners of that portion of said premises upon which a violation of those covenants is threatened or done, but that the said covenants may be proceeded upon for an injunction against any violation thereof and for a specific execution thereof against the said party of the second part, his heirs and assigns, and for damages against the party or parties violating any of the said covenants, or their heirs, executors, administrators or assigns.

IN WITNESS WHEREOF, Township of Long Beach has caused these presents to be executed in its corporate name, by its proper corporate officers, and its corporate seal to be hereunto affixed, the day and year first above written.

ATTEST:
 Wm. Penn Lodge ()
 WM. PENN LODGE () L. S.) By Howard E. Shifler
 TOWNSHIP CLERK. ()) HOWARD E. SHIFLER.
 ()) MAYOR.

STATE OF NEW JERSEY)
 COUNTY OF OCEAN) ss.

BE IT REMEMBERED, That on this 19 day of December, in the year of our Lord one thousand

nine hundred and forty-one, before me, a Notary Public of the State of New Jersey, personally appeared WILLIAM PENN LODGE, who being by me duly sworn on his oath saith, that he is the Clerk of the Township of Long Beach, a municipal corporation in the County of Ocean and State of New Jersey, the grantor within named, and that HOWARD E. SHIFLER is the Mayor; that deponent knows the common or corporate seal of said grantor and that the seal annexed to the foregoing deed or conveyance is such common or corporate seal; that the said deed or conveyance was signed by the said Mayor and the seal of said grantor affixed thereto in the presence of deponent; that said deed or conveyance was signed, sealed and delivered as and for the voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a resolution of the Board of Commissioners of the Township of Long Beach, and at the execution thereof this deponent subscribed his name thereto as witness.

Sworn and subscribed)
 the day and year)
 aforesaid, before me.)

() Marion V. Elliott)
 (L. S.))
 () NOTARY PUBLIC OF N. J.
 NOTARY PUBLIC OF N. J.
 My Commission Expires Oct. 2, 1946

Wm. Penn Lodge
 WM. PENN LODGE,

Received and Recorded March 9, 1942
 \$3.25

11:02 A. M.
 John A. Ernst, Clerk

William S. Swamy)
 To)
 Hubert S. Johnson)

Part Road, in the Borough of
 New Jersey, party of the first
 part,
 of the Borough of Bay Head, in
 the Borough of Bay Head, in
 of the second part;

and in consideration of ONE
 lawful money of the United States
 by the said party of the second
 these presents, the receipt of
 of the first part being there
 granted, bargained, sold, all
 and by these presents does give
 convey and confirm unto the said
 assigns, forever

ALL
 premises, hereinafter particular
 Borough of Point Pleasant, in
 the head of Barnegat Bay.

of the whole tract; thence (1)
 link to another ditch; thence
 the last mentioned ditch and
 thence (3) along said ditch nor
 links to the place of Beginning

about 1 acre each conveyed by A
 to Tylee Allen and Charles S. L
 in the Clerk's Office of the County
 ALSO in
 within the lines of Bay Avenue.

first part by John J. McLaughlin
 Feb. 24, 1936 and recorded in v.
 books for said County, Pages 429

including ordinances.
 cross, ways, waters, profits, pri
 in the same belonging or in any
 ALSO al
 claim and demand whatsoever, of t

CAFRA Permit



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

SCOTT M. COLABELLA
OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com

INSTR # 2022087791
OR BK 19127 PG 860
RECORDED 08/09/2022 08:24:52 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

08/02/2022

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

NJ DEP PERMIT

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)

SCOLA, BENE E

SECOND PARTY NAME: (Enter Last Name, First Name)

NEW JERSEY DEPT. OF ENVIRONMENTAL PROTECTION

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS

ACT ENGINEERS, INC.

320 S. SHORE ROAD, SUITE D

MARMORA, NJ 08223

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 20.104

LOT: 2

MUNICIPALITY: (Select Municipality from Drop-Down Box)

LONG BEACH

CONSIDERATION:

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street
Address

Town

State

Zip

This is not an official document

8-110 CADB JB



**STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED & LAND MANAGEMENT**
Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420
Telephone: (609) 777-0454 or Fax: (609) 777-3656
www.nj.gov/dep/landuse



PERMIT

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the terms, conditions, and limitations listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition, or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		Approval Date August 2, 2022
		Expiration Date August 1, 2027
Permit Number(s): 1517-22-0016.1 LUP220001	Type of Approval(s): CZM GP5 Expansion or Reconstruction SFH/Duplex	Governing Rule(s): N.J.A.C. 7:7-1.1(a)
Permittee: Benee Scola 7705 Long Beach Boulevard Harvey Cedars, New Jersey 08008	Site Location: Site Address: 93B Long Beach Boulevard Block(s) & Lot(s): [20.104, 2] Municipality: Long Beach Township County: Ocean	
Description of Authorized Activities: This document authorizes the reconstruction, relocation, and expansion of the existing single-family home within the footprint of development shown on the approved plans. In addition, the construction of accessory development which may include a garage, pool, and cabana within the footprint of the existing stone court on the property. The existing stone driveway on the site will remain. This permit is authorized under and in compliance with the Coastal Zone Management Rules, N.J.A.C. 7:7-1.1 et seq., as amended through October 5, 2021. The Department has determined that the herein approved activities meet the requirements of the (FHACA/CZM) rules. This approval does not obviate the local Floodplain Administrator's responsibility to ensure all development occurring within their community's Special Flood Hazard Area is compliant with the local Flood Damage Prevention Ordinance, and minimum NFIP standards, regardless of any state-issued permits. FEMA requires communities to review and permit all proposed construction or other development within their SFHA in order to participate in the NFIP.		
Prepared by: Lindsey J. Davis, Environmental Scientist 3	Received and/or Recorded by County Clerk:	
If the permittee undertakes any regulated activity, project, or development authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the requirements of the permit and all conditions therein.		
This permit is not valid unless authorizing signature appears on the last page.		

STATEMENT OF AUTHORIZED IMPACTS:

The authorized activities allow for the permittee to undertake impacts to regulated areas as described herein. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:7-2.1.

PRE-CONSTRUCTION CONDITIONS:

1. Pursuant to N.J.A.C. 7:7-6.5(d)3vi & 4viii, prior to site preparation or construction and/or within **ninety (90) calendar days** of permit issuance, whichever is sooner, the permittee shall record a Dune Area conservation restriction for the area waterward of the eastern façade of the proposed dwelling (as shown on the approved plan), with the Office of the County Clerk (the Registrar of Deeds and Mortgages) in the county wherein the lands included in this permit are located. The conservation restriction shall reflect exactly what is provided on the Division's website (<https://www.nj.gov/dep/landuse/forms.html>) and must accompany and reference the site plan identified at the end of this permit, with all restricted areas clearly delineated. **Please add the following statement to the conservation restriction: Construction and maintenance of certain non-regulated structures, including decks, shall be authorized in the restricted area.** Within **thirty (30) calendar days** of recordation, a copy of the recorded conservation restriction must be forwarded to the Division's project manager, Lindsey Davis, via email at Lindsey.Davis@dep.nj.gov. Said restriction shall run with the land and be binding upon all successive owners.
2. The deed for the lot on which an enclosure below the building and/or garage is constructed must be modified to:
 - a. Explain that the enclosure is likely to be inundated by floodwaters, which may result in damage and/or inconvenience;
 - b. Disclose the depth of flooding that the enclosure would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood;
 - c. Prohibit habitation of the enclosures; and
 - d. Explain that converting the enclosure into a habitable area may subject the property owner to enforcement under this chapter; and
 - e. The modified deeds are recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the building is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
 - i. The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
 - ii. The date that is 90 calendar days after the issuance of the permit.
3. In accordance with N.J.A.C. 7:13-12.6(f), The deed for the lot(s) on which the driveway is constructed must be modified to:
 - a. Explain that the driveway and any associated parking areas are likely to be inundated by floodwaters, which may result in damage and/or inconvenience; and
 - b. Disclose the depth of flooding that the driveways and any associated parking areas would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood; and

- c. The modified deeds are recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the single-family home or duplex is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
 - i. The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
 - ii. The date that is 90 calendar days after the issuance of the permit.

SPECIAL CONDITIONS:

1. This permit is issued subject to compliance with N.J.A.C. 7:7-27.2 Conditions that apply to all coastal permits.
2. The proposed single family dwelling, swimming pool and accessory development shall be located within the footprint of disturbance as shown on the approved plan.
3. There shall be no disturbance to the remaining dune on site.
4. Landscaping of the property shall be done with native plants to maximum extent practicable. The use of plastic under landscape or gravel areas is prohibited. All subgravel liners must be made of filter cloth or other permeable material.
5. No construction activities (except decks and dune walkovers that do not require excavation or grading) may occur waterward of the footprint of development including retaining walls.
6. The dune area waterward of the single-family home or duplex is enhanced as follows:
 - a. Sand fill shall be placed as necessary to establish a uniform dune crest elevation matching the highest dune crest elevation at the site; and
 - b. Native dune vegetation shall be planted as necessary to establish vegetative cover in accordance with the specifications contained in Guidelines and Recommendations for Coastal Dune Restoration and Creation Projects (DEP, 1985) and/or Restoration of Sand Dunes Along the Mid-Atlantic Coast (U.S. Soil Conservation Service, 1992). These documents are available upon request from the Department's Division of Land Use Regulation at the address set forth at N.J.A.C. 7:7-1.6.
7. The construction of a swimming pool backwash system outletting to the adjacent waterbody is prohibited.
8. All excavated material must be lawfully disposed of outside any flood plain, open water, freshwater wetlands or transition area.
9. All debris generated from the proposed project is to be disposed of at an approved disposal site.
10. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of this permit.
11. The Department has determined that this project is not a Major Development as defined in the Stormwater Management rules at N.J.A.C. 7:8-1.2. Therefore, the Department did not review the proposed project for compliance with these rules.

12. The Department has approved this permit because the project satisfies the requirements of the Flood Hazard Area Control Act Rules and Coastal Rules. The Department has not reviewed the proposed structure/s to determine compliance with the International Building Code or any other local construction codes or flood ordinances. The proposed building/s may therefore not fully comply with any such requirements. Please contact your municipal construction official for further information.
13. All foundations, slabs, footings and walls of the proposed structure/s shall be designed to resist uplift, flotation, collapse and displacement due to hydrostatic and hydrodynamic forces resulting from flooding up to an elevation 19.0' as shown on the approved plan. Furthermore, all structural components shall be designed to resist the same forces.
14. The floor elevation of the lowest finished floor of the proposed building/s shall be 19.0'. The construction of any habitable area below this elevation, such as a basement is prohibited.
15. Any area below the design flood elevation and the lowest floor of all proposed building/s shall remain open and accessible to the passage of floodwaters at all times and should comply with the Technical Bulletin 5 of FEMA's National Flood Insurance Program entitled "Free-of-Obstruction Requirements".
16. It should be noted that the fill associated with the building (structural fill) does not meet NFIP requirements. Any proposed fill on the site should meet the requirements of the Federal Flood Reduction Standards, 44 C.F.R. Part 60 & FEMA's Technical Bulletin 5.
17. Any proposed deck must not obstruct floodwaters above or below its floor and be constructed structurally independent of the proposed dwelling in accordance with N.J.A.C. 7:13-7.16, FEMA Technical Fact Sheet #8.2, Federal Flood Reduction Standards, 44 C.F.R. Part 60 & FEMA's Technical Bulletin #5.
18. Any proposed pool shall be constructed in accordance with N.J.A.C. 7:13-7.21 and FEMA Technical Fact Sheet #8.2.
19. In accordance with N.J.A.C. 7:13-12.5(p)3, the proper number of flood vents shall be installed in conformance with the Uniform Construction Code at N.J.A.C. 5:23.

STANDARD CONDITIONS:

1. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.
2. The issuance of a permit does not convey any property rights or any exclusive privilege.
3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.
4. A permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site.

5. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.
6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit.
7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (WARN DEP hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Watershed & Land Management by telephone at (609) 777-0454 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:
 - i. A description of the noncompliance and its cause;
 - ii. The period of noncompliance, including exact dates and times;
 - iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and
 - iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.
9. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.
10. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.
11. The issuance of a permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties.
12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
 - i. Enter upon the permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;
 - ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit; and

- iii. Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action.
14. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, the permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.
15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.
16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.
17. The permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.
18. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.
19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.
20. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.
21. The permittee shall provide monitoring results to the Department at the intervals specified in the permit.
22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.
23. A permit can be modified, suspended, or terminated by the Department for cause.
24. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.
25. Where the permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.
26. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, PO Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of regulated activities.
27. The permittee shall record the permit, including all conditions listed therein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site

is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Upon completion of all recording, a copy of the recorded permit shall be forwarded to Watershed & Land Management at the address listed on page one of this permit.

APPROVED PLAN(S):

The drawing(s) hereby approved consist of one (1) sheet(s) prepared by Scott F. Lopert, L.L.S. from ACT Engineers, Inc., dated 06/29/2022, last revised on 07/22/2022, and entitled:

“CAFRA PERMIT PLAN, OWNER/APPLICANT BENE E SCOLA & COMPANY, REALTORS, LOT 2, BLOCK 20.104, SITUATED IN LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY”

APPEAL OF DECISIONS

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at www.nj.gov/dep/bulletin). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at www.nj.gov/dep/landuse/forms.html). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. Additionally, a copy of the hearing request shall be submitted to the Director of Watershed & Land Management at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see www.nj.gov/dep/odr for more information on this process.

If you need clarification on any section of this permit or conditions, please contact Watershed & Land Management's Technical Support Call Center at (609) 777-0454.

Approved By:

Joanne B. Davis

Digitally signed by
Joanne B. Davis
Date: 2022.08.02
08:49:47 -04'00'

Joanne B. Davis, Environmental Specialist 4
Watershed & Land Management

c: Municipal Clerk, Long Beach Township
Municipal Construction Official, Long Beach Township
Agent (original) – Junetta Dix

Long Beach Township Land Use Board

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

STATE OF _____ :
COUNTY OF _____ : ss.

I, Robert and Tracy Ross being duly sworn according to law, upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 93A & B Long Beach Blvd. Long Beach Township, Ocean County, New Jersey known as :

Block 20.104 Lot 1 and 2
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.

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: 8/1/23

[Signature]
Signature of Owner

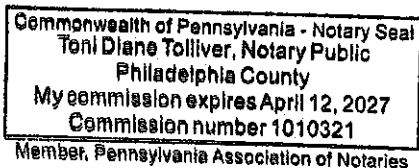
Robert Ross
Print Name above

[Signature]
Signature of Owner

Tracy Ross
Print name above

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

[Signature]
Notary Public





**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 \$ 625.00 Check # 3066
- Check for Escrow Fee \$ 1,500.00 Check # 3067

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

8/31/23

Approved

Denied

(FOR LAND USE BOARD SECRETARY ONLY)

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)

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	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 Robert Ross and Tracy C. Ross (collectively, the “Applicant”) are seeking minor subdivision approval relative to proposed development at the property designated as Lots 1 and 2 in Block 20.104 on the Tax Map of the Township of Long Beach, located at 93A and 93B Long Beach Boulevard in the Loveladies Section of Long Beach Township. Currently, the lots are vacant. The Applicant is proposing to relocate the property line separating Lots 1 and 2 by shifting the property line 10 feet to the east, which will result in new Lots 1 and 2 having the following dimensions:

1. New Lot 1: 125 feet by 135 feet
2. New Lot 2: 125 feet by 587 feet +/-

The new lots will be single-family building lots. Any new construction will conform to all bulk zoning requirements. 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 October 11, 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 #3576

James S. Raban
Attorney for the Applicant