

**RABAN & RABAN**

— LLC —

*Attorneys at Law*

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

REGINALD J. RABAN (Retired)

JAMES S. RABAN\* ▲

MEMBER OF NJ BAR \*

MEMBER OF PA BAR ▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: [jraban@regraban.com](mailto:jraban@regraban.com)

September 13, 2023

Via Hand Delivery and [Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com)

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: HSR Company, Inc. Amended Preliminary and Final Site Plan and Variance  
Block 6.27 Lots 1&13  
13601 Long Beach Blvd., Long Beach Township, NJ 08008

Dear Jackie:

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

- (x) Original and 14 copies of Land Use Development Application;
- (x) 15 copies of Site Plans prepared by Kevin Fruck, PE of Cornerstone Consulting Engineers & Design Services, Inc.;
- (x) 15 copies of Floor Plans of proposed convenience store prepared by Christopher Stress, RA of Cornerstone Consulting Engineers & Design Services, Inc.;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 color copies of 4 Property Photos;
- (x) 1 W-9;
- (x) 1 Affidavit of Ownership
- (x) 1 Signed Checklist;
- (x) 1 Technical Checklist;
- (x) 1 Proposed Public Notice;
- (x) Application Fee Variance check # 3090 Amount \$3,150.00;
- (x) Attorney Escrow check # 3091 Amount \$4,500.00;
- (x) Please consent and/or approve for public hearing on October 11, 2023 at 6:30 p.m.

Jackie Fife  
September 13, 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: HSR Company, Inc. (via email)  
Kevin Fruck, P.E. (via email)  
Christopher Stress, RA (via email)  
James Brzozowski (via email)  
Frank Little, Jr., P.E., P.P. (via email and regular mail)  
Kevin Quinlan, Esq. (via email and regular mail)



**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  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 \$ 3,150.00 Check # 3090
- Check for Escrow Fee \$ 4,500.00 Check # 3091

**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

9/13/23

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: HSR Company, Inc. Site Plan  
Block: 6.27 Lot(s): 1 & 13  
Property Address: 13601 Long Beach Blvd.

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

**CHECK ALL THAT APPLY:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt)             |
| <input type="checkbox"/> Use Variance             | <input type="checkbox"/> Major Subdivision/Preliminary          |
| <input type="checkbox"/> Interpretation           | <input type="checkbox"/> Major Subdivision Final Major          |
| <input type="checkbox"/> Informal                 | <input checked="" type="checkbox"/> Site Plan/Preliminary Major |
| <input type="checkbox"/> Conditional Use          | <input checked="" 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: HSR Company, Inc.  
Address: Street: 15 Canter Drive City: Burlington Zip: 08016  
Phone: (215) 478-7778 e-mail: hsrcompanyinc@gmail.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: Brennan Fuel LLC  
Address: Street: 11801 Long Beach Blvd. City: Long Beach Twp Zip: 08008  
Phone: (609) 548-8827 e-mail: brennanfuel@comcast.net

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: Cornerstone Engineers & Design Services, Inc.  
Address: Street: 213 Main Street City: Lansdale, PA Zip: 19446  
Phone: (215) 362-2600 e-mail: kfruck@cornerstonenet.com

5. Architect: Cornerstone Consulting Engineers & Design Services, Inc.  
 Address: Street: 1176 N. Irving Street City: Allentown, PA Zip: 18109  
 Phone: (610) 820-8200 e-mail: cstress@cornerstonenet.com

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: C Lot Area: 15,342 sq. ft. Lot Dimensions: 180.14' x 88.76'

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

8. Current Use: Auto Service Station  
 No. of Dwelling Units: 0 No. of Commercial Units: 1

9. Proposed Use: Mixed-Use

10. When was the property purchased? 6/2/2000

11. Date of Last Certificate of Occupancy: \_\_\_\_\_ Attach Copy

12. Date of last construction, alteration or addition: \_\_\_\_\_ Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: <u>21.00</u>	<input type="checkbox"/>	Building Height: <u>27.30</u>	<input type="checkbox"/>
Front Yard Set Back <u>43.10</u>	<input type="checkbox"/>	Front Yard Set Back <u>43.10</u>	<input type="checkbox"/>
Side Yard Set Back <u>30.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>30.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>87.80</u>	<input type="checkbox"/>	Side Yard Set Back <u>87.80</u>	<input type="checkbox"/>
Rear Yard Set Back <u>12.70</u>	<input type="checkbox"/>	Rear Yard Set Back <u>12.70</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>15.00</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>15.00</u>	<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 <u>98.40</u>	<input checked="" type="checkbox"/>	% Impervious Coverage <u>95.10</u>	<input checked="" type="checkbox"/>
No. Principal Structures <u>1.00</u>	<input type="checkbox"/>	No. Principal Structures <u>1.00</u>	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width <u>180.14</u>	<input type="checkbox"/>		

14. Existing Restrictions:  
 (A) Deed Restrictions: \_\_\_\_\_ (Attach Copies)  None  
 (B) Easements: \_\_\_\_\_ (Attach Copies)  None  
 (C) Condominium: \_\_\_\_\_ (Attach Copies)  None

15. Proposed Restriction:  None

**16. Variances and Waivers:**

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

None

See attached Application Supplement

**On a separate paper provide legal theory supporting variance relief.**

**(B) List of Requested Waivers:**

None

**17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials.  None**

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

Site Plan consisting of 8 sheets prepared by Cornerstone Consulting Engineers & Design Services, Inc.

Floor Plans and Elevations prepared by Cornerstone Consulting Engineers & Design Services, Inc.

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

HSR Company, Inc., Applicant

Dates: 9/13/23

[Signature]  
By: Gegandeep Siner, Owner Applicant  
(Print name under signature)

Dates: 9/13/23

[Signature]  
By: Harbik Rias, Owner Applicant  
(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

HSR Company, Inc. (the "Applicant") has made application to the Long Beach Township Land Use Board for preliminary and final major site plan approval and a bulk variance relative to proposed development at the property designated as Lots 1 and 13 in Block 6.27 on the Tax Map of the Township of Long Beach, located at 13601 Long Beach Boulevard in the Beach Haven Gardens Section of Long Beach Township. The property is currently developed with an automobile service station and retail fueling station. The Applicant is seeking to convert the existing commercial building on the property to a two-story mixed-use building, with a convenience/retail store on the first story and two single-family apartments on the second floor. The retail fueling station will remain. The mixed-use building will remain in the same footprint as the existing commercial building at the site. The following variance is requested from the Long Beach Township Zoning Ordinance:

1. Under Section 205-51(D)(1), all off-street parking spaces are required to have minimum dimensions of 18 feet long by 11 feet wide. All proposed parking spaces are 18 feet long by 9 feet wide. 10 off-street parking spaces are required and 10 off-street parking spaces are proposed.

The size of the proposed parking spaces is consistent with New Jersey's Residential Site Improvement Standards, and therefore will adequately accommodate vehicles at the site.

The Applicant is proposing that the hours of operation for the convenience store and gas station be 24 hours, with a maximum of 3 total employees.



**APPROVED**  
**LAND USE BOARD**

APPLICATION NO. LUB 97-36

Date

February 5, 1998

**LONG BEACH TOWNSHIP LAND USE BOARD**  
**RESOLUTION OF MEMORIALIZATION**

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by JOHN BRENNAN, the contract purchaser of the lands and premises known and designated as Lots 1 & 13 in Block 6.27 on the Official Tax Map of Long Beach Township, which lands and premises are located on the Easterly side of Long Beach Boulevard, between East South 32nd Street and East South 31st Street, Long Beach Township, New Jersey, for site plan and variance approval to permit the renovations and expansion of an existing automobile service station; and

**WHEREAS**, the 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') feet of the property in question and notice of this application has been duly published in the Beach Haven Times, the official newspaper of the Township, all as required by law; and

**WHEREAS**, the Long Beach Township Land Use Board, after carefully considering the application, plans, exhibits and testimony presented by the applicants, and objectors at the hearings conducted on December 11, 1997, and on January 22, 1998, as well as the representations of the applicant's attorney, Howard Butensky, Esquire, has made the following findings of fact:

(1) The lands and premises, which are the subject of this application, are located on the Easterly side of Long Beach Boulevard, between East South 31st Street and the East South 32nd Street, which premises have the approximate dimensions of one hundred eighty and fourteen hundredths (180.14') feet in width by eighty-one and seventy-one hundredths (81.71') feet in depth;

(2) The premises are currently owned by Lawrence Smith and are under contract to be sold to the applicant;

(3) The premises are located in the General Commercial Zone and consist of older gasoline pumps on a pump island and a automobile service garage;

Sicheri & Sicheri  
Attorneys At Law  
P.O. Box 888  
1180 Beacon Avenue  
Manahawkin, NJ 08050  
(609) 597-9261  
Fax: (609) 597-1536

(4) The premises were utilized in recent years only for repairs to automobiles, since the current owner was not financially able to replace the underground storage tanks or to otherwise make the necessary upgrades in the gasoline pumps so that the pumps would comply with new Federal and state laws and regulations;

(5) The applicant proposes to again utilize the property as a full service station and proposes to replace the older underground storage tanks and gasoline pump with new, modern tanks and pumps, to install a canopy over the pump island, to install a propane dispenser and to erect a one hundred twelve (112) square foot sign;

(6) The applicant further proposes to comply with all Federal and state laws and regulations;

(7) The Board specifically incorporates herein by reference the plans prepared by Nelke, Constantine & Assoc., Inc., entitled, "Site Plan, Lots 1 & 13, Block 6.27, Tax Map Sheet #10, Long Beach Township, Ocean County, New Jersey," dated September 19, 1997, bearing the latest revision date of January 12, 1998, consisting of three (3) sheets (Site Plan, Construction Details and Plan of Survey);

(8) The Board specifically incorporates herein by reference the report of the Board's Engineer, David C. Thomas, dated December 2, 1997, and January 16, 1998, as amended on January 20, 1998;

(9) The Board notes that gasoline stations are a conditional use in the Commercial Zone and are permitted only on lots having an area of ten thousand (10,000) square feet, frontage of one hundred (100') feet and a depth of one hundred (100') feet, and having the pumps located a distance of twenty (20') feet from the street line;

(10) The Board notes further that the proposed gasoline pumps and propane tanks are located fifteen (15') feet from Long Beach Boulevard, and that the premises in question have a depth of less than one hundred (100') feet; consequently, the applicant requires a special reasons variance in order to renovate and upgrade the property and replace the underground storage tanks with larger tanks;

(11) The applicant requires a variance from the strict application from Long Beach Township Ordinance Number 205-46(E)(1), which permits a maximum of two (2) signs, with an aggregate area not to exceed forty (40)

square feet, since the applicant is proposing to erect one (1) sign having a total area of one hundred twelve (112) square feet;

(12) The Board specifically holds that the sign of the size proposed by the applicant is necessary for the type of use proposed and that variance can be granted without any detriment to the public good, since it is located at a height of eleven (11') feet from the ground;

(13) The applicant is further seeking a bulk variance from the strict application of Long Beach Township Ordinance §205-6 to permit the location of the sign within the site triangle of Long Beach Boulevard and East South 32nd Street, and the location of a light pole within the site triangle of Long Beach Boulevard and East South 31st Street;

(14) The proposed sign is to be set twenty (20') feet from the curb line of Long Beach Boulevard and nine and eight-tenths (9.8') feet from the curb line of East South 32nd Street;

(15) The proposed light pole is to be situated twenty (20') feet from the curb line of Long Beach Boulevard and eleven and six-tenths (11.6') feet from the curb line of East South 31st Street;

(16) The Board specifically holds that the sign is at a height of eleven (11') feet above the ground and, therefore, does not obstruct the vision of drivers operating on Long Beach Boulevard and the adjacent streets;

(17) The Board further holds that the sign supports and light standard will have a minimal affect on vision due to their location and actual width;

(18) The proposed site plan conforms to the requirements of the Site Plan Ordinance and will promote the public safety and welfare.

**NOW THEREFORE, BE IT RESOLVED**, this 5th day of February, 1998, by the Long Beach Township Land Use Board that the application of JOHN BRENNAN, be and the same is hereby, granted in accordance with the application, exhibits and plans prepared by Nelke, Constantine & Assoc., Inc., entitled, "Site Plan Lots 1 & 13, Block 6.27, Tax Map Sheet #10, Long Beach Township, Ocean County, New Jersey," dated September 19, 1997, bearing the latest revision date of January 12, 1998, consisting of three (3) sheets (Site Plan, Construction Details and Plan of Survey), as submitted by the applicant.

The relief granted, however, is subject to the following conditions:

(1) The applicant shall comply with all requirements of the Long Beach Township Engineer, as set forth in the Engineer's report dated January 16, 1998, as amended on January 20, 1998, and such requirements that the Township Engineer may have during the course of construction;

(2) That the sign shall be maintained as shown on the sign detail, as depicted on the plan prepared by Nelke, Constantine & Assoc., Inc., entitled, "Site Plan Lots 1 & 13, Block 6.27, Tax Map Sheet #10, Long Beach Township, Ocean County, New Jersey," dated September 19, 1997, bearing the latest revision date of January 12, 1998, consisting of three (3) sheets (Site Plan, Construction Details and Plan of Survey); and that no additional signs or banners will be in the eleven (11') feet from the sign, as depicted in the sign detail and the ground;

(3) That the applicant provide curbs along the perimeter of the pump island;

(4) That the applicant maintain eight (8) barrel planters, as depicted on the site plan;

(5) That the applicant erect a "board on board" fence, six (6') feet in height, along the rear lot line (Easterly lot line) and repair and maintain the existing wall;

(6) That the applicant provide for outdoor lighting, the intensity of which shall not exceed five (5) foot candles near the residential homes;

(7) The site plan shall be amended in accordance with this approval and a revised plan shall be filed with the Board Secretary;

(8) The applicant shall obtain the following outside agency approvals:

- (i) Ocean County Planning Board;
- (ii) Soil Erosion and Sediment Control; and
- (lii) Such other agency approvals as may be required.

(9) That the applicant post any and all required performance bounds, as well as any and all inspection fees required by the Township Engineer, the Construction Code Official, Building Officer and/or as required by the Land Use Ordinances of the Township of Long Beach; the amount of the

said bonds and inspection fees shall be determined by the Township Engineer and shall be in the forms approved by the Township Attorney;

(10) That all Codes and Ordinances be complied with, other than as varied herein; and

(12) If another governmental agency grants a waiver or variance of a regulation affecting this approval or the conditions attached to it, then this Board shall have the right to review that issue as it relates to this approval and these conditions and modify or amend the same.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of January 22, 1998.

Moved by: *Konnor, Goldberger, Konnor, Schnell,*

Seconded by: *Altman*

ROLL CALL VOTE:

Ayes: *Altman, Goldberger, Konnor, Schnell,  
Van Buren, Orlando*

Nays: *None*

Certified to be a true copy of a Resolution adopted at a regularly scheduled meeting of the Land Use Board held on February 5, 1998.

Dated: February 5, 1998

*William Hyatt*  
\_\_\_\_\_  
William Hyatt, Secretary

Long Beach Township Land Use Board

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

STATE OF \_\_\_\_\_ :
COUNTY OF OCEAN \_\_\_\_\_ : ss.

I, Brennan Fuel, LLC 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 13601 Long Beach Blvd., Long Beach Township, Ocean County, New Jersey known as :

Block 6.27 Lot 1 & 13
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: 6/2/23

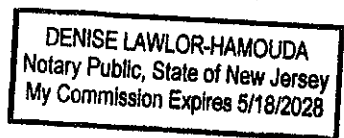
[Signature] Signature of Owner

JAMES P. RABAN Print Name above

Sworn and Subscribed to before me this 2nd day of June, 2023. [Signature] Notary Public

Signature of Owner

Print name above









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
<b>MAN-MADE FEATURES</b>									
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)
<b>STREET</b>									
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)
<b>MISCELLANEOUS</b>									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P)(W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P)(W) (N/R)
Storm drainage calculations.					X		X		(P)(W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P)(W) (N/R)

TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

**KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE**

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							(P) (W) (N/R)
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)

**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

PLEASE TAKE NOTICE that HSR Company, Inc. (the “Applicant”) has made application to the Long Beach Township Land Use Board for preliminary and final major site plan approval and a bulk variance relative to proposed development at the property designated as Lots 1 and 13 in Block 6.27 on the Tax Map of the Township of Long Beach, located at 13601 Long Beach Boulevard in the Beach Haven Gardens Section of Long Beach Township. The property is currently developed with an automobile service station and retail fueling station. The Applicant is seeking to convert the existing commercial building on the property to a two-story mixed-use building, with a convenience/retail store on the first story and two single-family apartments on the second floor. The retail fueling station will remain. The mixed-use building will remain in the same footprint as the existing commercial building at the site. The following variance is requested from the Long Beach Township Zoning Ordinance:

1. Under Section 205-51(D)(1), all off-street parking spaces are required to have minimum dimensions of 18 feet long by 11 feet wide. All proposed parking spaces are 18 feet long by 9 feet wide. 10 off-street parking spaces are required and 10 off-street parking spaces are proposed.

Although the Applicant believes that no additional variances, waivers or exceptions are required, any additional variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk’s Docket and a hearing has been ordered for 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 #3585

James S. Raban  
Attorney for the Applicant