

**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)

October 9, 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: Shifrin Variance  
18 E. Rhode Island Ave.  
Block 13.17, Lot 11, Township of Long Beach

Dear Jackie:

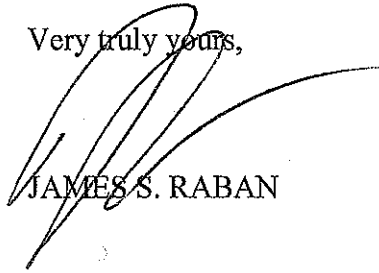
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application;
- (x) 15 copies of plot plan prepared by Jason Marciano, P.E., P.P. of East Coast Engineering, Inc.;
- (x) 15 Copies of floor plans prepared by Sarah Jennings, A.I.A. of CWB Architecture;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 color copies of Property Photos (4);
- (x) 1 copy of Affidavit of Ownership;
- (x) 1 copy of Signed Checklist;
- (x) 1 copy of Technical Checklist;
- (x) 1 Proposed Public Notice;
- (x) W-9
- (x) Application Fee check 3115 Amount \$500.00
- (x) Attorney Escrow check 3116 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on November 8, 2023 at 6:30 p.m.

Jackie Fife  
October 9, 2023  
Page 2

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James S. Raban', with a long, sweeping underline that extends to the right.

JAMES S. RABAN

JSR/dh

Encl.

Cc: Robert and Lillian Shifrin (via email)  
Jason Marciano, P.E., P.P. (via email)  
Sarah Jennings, A.I.A. (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  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](mailto:jfife@longbeachtownship.com)
- Check for Application Fee \$ 500.<sup>00</sup> Check # 3115
- Check for Escrow Fee \$ 1,007.<sup>00</sup> Check # 3116

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

10/10/23

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: Shifrin Variance  
Block: 13.17 Lot(s): 11  
Property Address: 18 E. Rhode Island Ave.

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

**CHECK ALL THAT APPLY:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt)    |
| <input type="checkbox"/> Use Variance             | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Interpretation           | <input type="checkbox"/> Major Subdivision Final Major |
| <input type="checkbox"/> Informal                 | <input type="checkbox"/> Site Plan/Preliminary Major   |
| <input type="checkbox"/> Conditional Use          | <input type="checkbox"/> Site Plan/Final               |

**ANSWER ALL QUESTIONS. IF NOT APPLICABLE INDICATE WITH 'N/A' OR 'None'  
DO NOT LEAVE BLANKS. INCOMPLETE APPLICATIONS WILL NOT BE  
ACCEPTED OR WILL BE DEEMED INCOMPLETE**

1. Applicant Name: Robert L. Shifrin & Lillian Shifrin  
Address: Street: 5 Arlenes Way City: Cream Ridge Zip: 08514  
Phone: (617) 513-2652 e-mail: robert.shifrin@fisglobal.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: East Coast Engineering, Inc.  
Address: Street: 508 Main Street City: Toms River Zip: 08753  
Phone: (732) 244-3030 e-mail: jason.marciano@eceinc.net

5. Architect: CWB Architecture  
 Address: Street: 799 Route 72 City: Manahawkin Zip: 08050  
 Phone: (609) 597-8880 e-mail: Sarah@CWBrearley.com

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: R-50 Lot Area: 1,875 sq. ft. Lot Dimensions: 25' x 75'

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

8. Current Use: single-family  
 No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: single-family

10. When was the property purchased? 12/12/14

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>25.60</u>	<input type="checkbox"/>	Building Height: <u>33.69</u>	<input type="checkbox"/>
Front Yard Set Back <u>11.50</u>	<input checked="" type="checkbox"/>	Front Yard Set Back <u>18.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>2.90</u>	<input checked="" type="checkbox"/>	Side Yard Set Back <u>3.00</u>	<input checked="" type="checkbox"/>
Side Yard Set Back <u>3.90</u>	<input checked="" type="checkbox"/>	Side Yard Set Back <u>4.00</u>	<input checked="" type="checkbox"/>
Rear Yard Set Back <u>28.10</u>	<input type="checkbox"/>	Rear Yard Set Back <u>20.50</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>9.80</u>	<input checked="" type="checkbox"/>	Dist. to Adj. Struct. <u>10.80</u>	<input checked="" type="checkbox"/>
Lot Coverage (sq.ft.) <u>678.75</u>	<input checked="" type="checkbox"/>	Lot Coverage (sq.ft.) <u>656.25</u>	<input checked="" type="checkbox"/>
% Lot Coverage <u>36.20</u>	<input type="checkbox"/>	% Lot Coverage <u>35.00</u>	<input checked="" type="checkbox"/>
% Impervious Coverage <u>39.80</u>	<input type="checkbox"/>	% Impervious Coverage <u>57.20</u>	<input type="checkbox"/>
No. Principal Structures <u>1.00</u>	<input type="checkbox"/>	No. Principal Structures <u>1.00</u>	<input type="checkbox"/>
No. Accessory Structures <u>1.00</u>	<input type="checkbox"/>	No. Accessory Structures <u>1.00</u>	<input type="checkbox"/>
Lot Width <u>25.00</u>	<input checked="" type="checkbox"/>		

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

15. Proposed Restriction:  None

**16. Variances and Waivers:**

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

None

See attached Application Supplement.

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

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

None

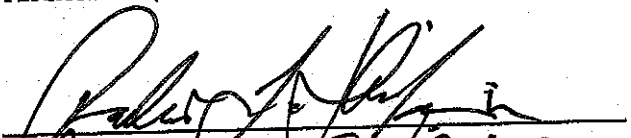
**17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions 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.**

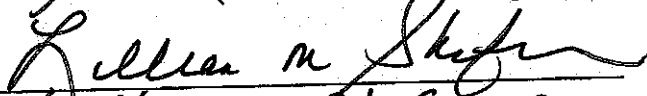
- Plot Plan for Variance prepared by East Coast Engineering, Inc.
- Floor Plans and Elevations prepared by CWB Architecture
- 4 photographs of the subject property

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

Dates: 10/10/23

  
\_\_\_\_\_  
Robert L. Skifrin, Owner  
(Print name under signature)

Dates: 10/10/23

  
\_\_\_\_\_  
William M. Skifrin, 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 L. Shifrin and Lillian Shifrin (collectively, the "Applicant") have made application to the Long Beach Township Land Use Board for bulk variances relative to proposed development at the property designated as Lot 11 in Block 13.17 on the Tax Map of the Township of Long Beach, located at 18 E. Rhode Island Avenue in the Brighton Beach Section of Long Beach Township. Currently, the property is developed with a single-family dwelling. The Applicant is seeking to raise the existing dwelling, construct a new ground level enclosure, construct a two-story addition to the rear of the dwelling, and install a driveway. The following variances from the Zoning Ordinance are requested:

1. Section 205-55(C)(4): Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.
  - a. The existing easterly side yard setback is 2.9 feet; 4 feet is proposed.
  - b. The existing westerly side yard setback is 3.9 feet; 3 feet is proposed.
  - c. The existing combined side yard setback is 6.8 feet; 7 feet is proposed.
  - d. The distance from the current dwelling on the property to the dwelling on adjacent Lot 10 to the east is 9.8 feet; the distance from the proposed dwelling on the property to the dwelling on adjacent Lot 10 to the east is 10.8 feet.
2. Section 205-55(C)(4): All buildings, including single-story accessory buildings, shall not cover more than  $33\frac{1}{3}\%$  of the lot.
  - a. The existing lot coverage is 36.2%; 35% is proposed.



The variances requested by the Applicant are the result of a hardship due to the area of the existing substandard lot, as well as the location of the existing dwelling on the adjoining property to the east in that they prevent the Applicant from constructing a home with a 15-foot combined side yard as intended by the Zoning Ordinance. With the proposed development, the combined side yard setback and distance between dwellings will be improving. There will be no negative impact on the surrounding property owners or to the public good as a result of the proposed development.

Long Beach Township Land Use Board

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

STATE OF New Jersey ;

COUNTY OF Monmouth : ss.

I, Robert and Lillian Shifrin being duly sworn according to law, (Print owner(s) name(s)) upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 18 E. Rhode Island Ave. (Street Address) Long Beach Township, Ocean County, New Jersey known as :

Block 13.17 Lot 11  
Block \_\_\_\_\_ Lot \_\_\_\_\_  
Block \_\_\_\_\_ Lot \_\_\_\_\_

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

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize James S. Raban, Esq. (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: 4/1/23

NICHOLAS J MORROWS  
Notary Public  
State of New Jersey  
My Commission Expires June 20, 2027  
I.D.# 50198355

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

[Signature]  
Notary Public

X [Signature]  
Signature of Owner

Robert L. Shifrin  
Print Name above

X [Signature]  
Signature of Owner

Lillian M. Shifrin  
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

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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

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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 Robert L. Shifrin and Lillian Shifrin (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board for bulk variances relative to proposed development at the property designated as Lot 11 in Block 13.17 on the Tax Map of the Township of Long Beach, located at 18 E. Rhode Island Avenue in the Brighton Beach Section of Long Beach Township. Currently, the property is developed with a single-family dwelling. The Applicant is seeking to raise the existing dwelling, construct a new ground level enclosure, construct a two-story addition to the rear of the dwelling, and install a driveway. The following variances from the Zoning Ordinance are requested:

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2. Section 205-55(C)(4): All buildings, including single-story accessory buildings, shall not cover more than  $33\frac{1}{3}\%$  of the lot.



a. The existing lot coverage is 36.2%; 35% is 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 November 8, 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 Thursday 9:00 a.m. to 3:00 p.m.

File #3571

James S. Raban  
Attorney for the Applicant