

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

November 17, 2023

Via Hand Delivery & Email Jfife@longbeachtownship.com

Jackie Fife
Long Beach Township Land Use Board
6805 Long Beach Boulevard
Brant Beach, NJ 08008

Re: B1 8200 LLC Minor Subdivision
Block 13.16, Lot 9.01, Long Beach Township
8200 Long Beach Blvd.

Dear Jackie:

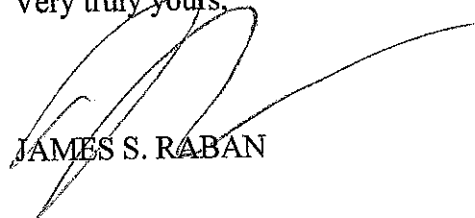
Enclosed please find the following with regard to the above referenced matter:

- (x) 15 copies of Land Use Development Application
- (x) 15 copies of Subdivision Plat prepared by Joseph Barbieri, Jr, of Joseph F. Barbieri & Associates, Inc.
- (x) 15 copies of Existing Conditions Survey prepared by Joseph Barbieri, Jr, of Joseph F. Barbieri & Associates, Inc.
- (x) Tax Map
- (x) Color Photos (4)
- (x) W-9
- (x) Affidavit of Ownership
- (x) Signed Checklist
- (x) Technical Checklist
- (x) Proposed Public Notice
- (x) Application Fee check # 3175 Amount \$625.00
- (x) Escrow Account Deposit check # 3176 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing on January 10, 2024 at 6:30 p.m.

Jackie Fife, Secretary
November 17, 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 'J. Raban', with a long horizontal flourish extending to the right.

JAMES S. RABAN

JSR/dh

Encl.

cc: BI 8200 LLC (via email)
Roger Barbieri, P.L.S., P.P. (via email)
Frank Little, Jr., P.E., P.P. (via email)
Kevin Quinlan, Esq. (via email)



LONG BEACH TOWNSHIP LAND USE BOARD
CHECKLIST FOR INITIAL SUBMISSION

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED

PLEASE READ

INSTRUCTIONS:

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

Kevin Quinlan, Esq.:

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- 1 Copy of this Checklist
- 1 Copy of Proposed Notice to Property Owners and for Publication
- Mailed to Kevin Quinlan 207 W. Main Street, Tuckerton, NJ 08087

Frank Little, P.E., P.P.:

- 1 Copy of Complete Application
- 1 Copy Variance Plan, Site Plan, or Subdivision Map
- 1 Copy of Architectural Plans
- 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted
- 1 Copy of COMPLETED Technical Check List
- Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:

1 ORIGINAL of each of the following:

- Application Variance Plan Site Plan Subdivision Plan Architectural Plan(s)
- Tax Map Color Photos 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 # 3175
- Check for Escrow Fee \$ 1,500.00 Check # 3176

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

11/17/23

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: BI 8200 Minor Subdivision
Block: 13.16 Lot(s): 9.01
Property Address: 8200 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: BI 8200 LLC
Address: Street: 8200 Long Beach Blvd. City: Long Beach Twp Zip: 08008
Phone: (917) 912-9766 e-mail: jonathancassrosen@yahoo.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 - Barrier Island Enterprises LLC is Sole Member of BI 8200
Address: Street: 8200 Long Beach Blvd. City: Long Beach Twp Zip: 08008
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@regaban.com

4. Planner/Surveyor: Joseph F. Barbieri & Associates, Inc.
Address: Street: 11 Furler Street City: Totowa Zip: 07512
Phone: (973) 256-6950 e-mail: roger@jbasurveying.com

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

Attache additional sheets if necessary.

6. Location of property:
 Zone: C and R-50 Lot Area: 28,275 sq. ft. Lot Dimensions: 160' x 190' (irreg)

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: One single-family residential building lot and one commercial/mixed-use lot

10. When was the property purchased? 4/18/18

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: _____ (Attach Copies) None
 (B) Easements: _____ (Attach Copies) None
 (C) Condominium: _____ (Attach Copies) None

15. Proposed Restriction: _____ None

16. Variances and Waivers:

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

None

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

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

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

- Minor Subdivision Plat prepared by Joseph F. Barbieri & Associates, Inc.
- Existing Conditions Survey prepared by Joseph F. Barbieri & Associates, Inc.
- 4 photographs of the subject property

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

BI 8200 LLC

Dates: 11/8/2023

JR
By: Jonathan Rosen, Owner
(Print name under signature)

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

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

APPLICATION SUPPLEMENT

BI 8200 LLC (the "Applicant") is seeking minor subdivision approval relative to the property designated as Lot 9.01 in Block 13.16 on the Tax Map of the Township of Long Beach, located at 8200 Long Beach Boulevard in the Brighton Beach Section of Long Beach Township. Currently, the lot is vacant. The property is a split-zoned lot, with a portion of the property being located in the C General Commercial Zone, and a portion of the property being located in the R-50 General Residential Zone. The Applicant is proposing to subdivide the property into two lots along the zoning boundary line, with the result being that new lot 9.02 will be located entirely within the C General Commercial Zone and new lot 9.03 will be located entirely within the R-50 General Residential Zone. Proposed new lots 9.02 and 9.03 will have the following dimensions:

1. New Lot 9.02: 160 feet by 190 feet (irregular) (17,600 square feet)
2. New Lot 9.03: 55 feet by 160 feet (irregular) (10,675 square feet)

New lot 9.03 will be a single-family building lot. The Applicant will return to the Long Beach Township Land Use Board (the "Board") at a later date with a site plan application relative to proposed development on new lot 9.02. The Applicant intends on utilizing Lot 12.01 in Block 13.19 as part of the new lot 9.02 site plan application, to be used for parking. 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.

Prior Proceedings

In March of 2021, the Applicant applied for a major subdivision, seeking to subdivide Lot 9.01 into six residential building lots. The Board denied the application, finding that the Applicant required variances for the area of some of the proposed lots. Attached is a copy of the

Resolution of Memorialization under Docket Number 10-21 dated June 17, 2021. The Applicant appealed the Board decision to the Superior Court of New Jersey, Law Division. The court found in the Applicant's favor and ruled that the Applicant did not need any variances, and that the Applicant's major subdivision application should have been approved. The Board appealed the court's decision, and the New Jersey Superior Court, Appellate Division, reversed the Law Division decision, and reinstated the Board's denial of the application.

Date June 9, 2021

**RESOLUTION OF MEMORIALIZATION
OF THE LAND USE REVIEW BOARD OF
THE TOWNSHIP OF LONG BEACH,
COUNTY OF OCEAN AND STATE OF NEW JERSEY
DOCKET NO. 10-21**

WHEREAS, BI 8200, LLC has applied to the Long Beach Township Land Use Board for Preliminary and Final Major Subdivision for Lot 9.01, Block 13.16.

WHEREAS, the Land Use Review Board considered this application at a public hearing on May 12, 2021. The applicant was represented by James Raban, Esq.

WHEREAS, the following exhibits were marked and admitted into evidence:

A-1 Application and Attachments.

A-2 One (1) Page Subdivision Plat Prepared by Joseph Barbieri of Barbieri Associates, Inc. Dated February 25, 2021, with no revisions noted.

A-3 One (1) Page Existing Conditions Survey Prepared by Joseph Barbieri of Barbieri Associates; Inc. Dated February 22, 2021, with no revisions noted.

A-4 Five (5) Page Major Subdivision Engineering Plan Prepared By MCB Engineering Associates, LLC. Dated February 26, 2021 with no revisions noted.

A-5 Thirty-five (35) Page Stormwater Management Report, Prepared by Patrick McClellan, P.E. of MCB Engineering Associates, LLC. Dated February 26, 2021

B-1 Four (4) Page Review Letter from Owen, Little & Associates Dated May 5, 2021.

WHEREAS, the Applicants witness, Nordan A. Murphy, P.E. of MCB Engineering Associates, LLC, was sworn and qualified as an expert in engineering.

WHEREAS, Mr. Murphy testified that in his expert opinion the proposed lots 9.03, 9.04, 9.07 and 9.08 are conforming lots that have a lot area of at least 4,500 sq.

ft. and no variances are required. Mr. Murphy interprets Township Ordinance 205-55(C)(2)(b) which references the "median line of the block" to mean the common rear property line of the lots within the block. Mr. Murphy further opined that a density variance is not required whereas the total lot area is controlling and therefore 6 (6) lots are permitted.

WHEREAS, the Applicants witness, Jeffrey D. Stiles, P.P. of MCB Engineering Associates, LLC, was sworn and qualified as an expert in professional planning.

WHEREAS, Mr. Stiles testified that in his expert opinion Township Ordinance 205-55(C)(2)(b) which references the "median line of the block" to mean the common rear property line of the lots within the block. Mr. Stiles further opined that a density variance is not required whereas the total lot area is controlling and therefore six (6) lots are permitted and the Major Subdivision should be granted as a matter of right, since in his opinion no variances are required.

WHEREAS, the Boards professional, Frank J. Little, Jr., P.E., P.P., C.M.E. offered his expert opinion that the "median line of the block" is determined by taking the block width, which in this case is 160 ft., and dividing same in half which 80ft. Therefore, lot area of 5,000 sq. ft. is required. Mr. Little further opined that a density variance is required whereas only five (5) lots are permitted and six (6) are proposed and therefore a "D" Variance is required.

WHEREAS, the meeting was opened to the public.

WHEREAS, the Land Use Board, after considering the Application, documentation entered into evidence, testimony of witnesses, argument of counsel and public comment has made the following factual findings:

1. All jurisdictional requirements have been met.
2. The Applicant is the owner of 8200 Long Beach Boulevard, Brighton Beach and has standing to make this Application.
3. The property is located in the C-General Commercial Zone and R-50 General Residential Zones.
4. The Applicant proposes demolishing the existing mixed-use commercial and residential improvements and subdivide the property to create six (6) residential

lots. Two (2) of the proposed lots are in excess of 5,000 sq. ft. and four (4) lots are greater than 4,500 sq. ft. and less than 5,000 sq. ft.

5. The Applicant has not requested any variances.
6. The Applicant was offered an opportunity to carry the application or amend same to remove the requirement for variance approval however the Applicant declined and requested the Application proceed as submitted.
7. The Board adopts the opinion of the Board Engineer that the median line of the block is the total block width divided by two. The Board also adopts the Board Engineer's opinion that a density "D" variance is required whereas five (5) lots are permitted but six (6) lots are proposed.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Review Board of the Township of Long Beach that the relief requested by the applicant, BI 8200, LLC for Preliminary and Final Major Sub-Division approval is hereby denied.

Moved by: **HUMMEL**

Seconded by: **CAPLICKI**

ROLL CALL VOTE:

Ayes: PINGARO, HUMMEL, VANBUREN, CAPLICKI, DUCKER AND MEEHAN


Nays: NONE



JACQUELINE FIFE
SECRETARY

CERTIFICATION

I, **JACQUELINE FIFE**, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the May 12, 2021, regular meeting of the Long Beach Township Land Use Board and memorialized at a public meeting held on June 9, 2021.


JACQUELINE FIFE
SECRETARY

Publication Date: June 17, 2021

Long Beach Township Land Use Board

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

STATE OF :
COUNTY OF Ocean : ss.

I, Barrier Island Enterprises, LLC, Sole Member of BI 8200 LLC being duly sworn according to law,

(Print owner(s) name(s))

upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 8200 Long Beach Blvd.

(Street Address)

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

Block 13.16 Lot 9.01
Block Lot
Block Lot

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

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

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

4. I/we hereby authorize James Raban, 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.

(Print agent name)

BI 8200 LLC, Owner

Dated: 11/8/2023

Signature of Owner
Barrier Island Enterprises LLC, Sole Member of BI 8200 LLC
By: Jon Rosen, Sole Member of Barrier Island Enterprises, LLC

Print Name above

Sworn and Subscribed to before me this 8th day of November, 2023.

Signature of Owner
Jonathan Rosen

Print name above

Notary Public
JAMES S. RABAN
ATTORNEY AT LAW
STATE OF NEW JERSEY

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)
STREETS									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
MISCELLANEOUS									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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

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

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that BI 8200 LLC (the "Applicant") has made application to the Long Beach Township Land Use Board (the "Board") for minor subdivision approval relative to the property designated as Lot 9.01 in Block 13.16 on the Tax Map of the Township of Long Beach, located at 8200 Long Beach Boulevard in the Brighton Beach Section of Long Beach Township. Currently, the lot is vacant. The property is a split-zoned lot, with a portion of the property being located in the C General Commercial Zone, and a portion of the property being located in the R-50 General Residential Zone. The Applicant is proposing to subdivide the property into two lots along the zoning boundary line, with the result being that new lot 9.02 will be located entirely within the C General Commercial Zone and new lot 9.03 will be located entirely within the R-50 General Residential Zone. Proposed new lots 9.02 and 9.03 will have the following dimensions:

1. New Lot 9.02: 160 feet by 190 feet (irregular) (17,600 square feet)
2. New Lot 9.03: 55 feet by 160 feet (irregular) (10,675 square feet)

New lot 9.03 will be a single-family building lot. The Applicant will return to the Board at a later date with a site plan application relative to proposed development on new lot 9.02. The Applicant intends on utilizing Lot 12.01 in Block 13.19 as part of the new lot 9.02 site plan application, to be used for parking. 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 January 10, 2024 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 #3611

James S. Raban
Attorney for the Applicant