

**APPLICATION TO THE LONG BEACH
TOWNSHIP LAND USE BOARD**

Do not write below - for official use only

Project Name: Holko Variance
Block: 15.81 Lot(s): 16
Property Address: 6 E. 50th Street, Brant Beach

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: Joseph & Ginger Holko
Address: Street: 3741 Crest View Drive City: Allentown PA Zip: 18103
Phone: (610) 751-0268 e-mail: jaholkster@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: 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: Self Representing
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: _____

4. Planner/Surveyor: FRD Surveying, LLC.
Address: Street: 697 Mill Creek Road, Suite 8 City: Manahawkin Zip: 08050
Phone: (732) 986-4630 e-mail: _____

5. Architect: Rob Roth Architects, Inc.
 Address: Street: 500 Long Beach Boulevard City: Brant Beach Zip: 08008
 Phone: (609) 494-7104 e-mail: robroth@robroth.net

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 3,000 sq. ft. Lot Dimensions: 40' 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? 10/10/2022

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>24.00</u>	<input type="checkbox"/>	Building Height: <u>28.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>14.70</u>	<input checked="" type="checkbox"/>	Front Yard Set Back <u>14.70</u>	<input checked="" type="checkbox"/>
Side Yard Set Back <u>4.90</u>	<input checked="" type="checkbox"/>	Side Yard Set Back <u>4.90</u>	<input checked="" type="checkbox"/>
Side Yard Set Back <u>2.70</u>	<input checked="" type="checkbox"/>	Side Yard Set Back <u>2.70</u>	<input checked="" type="checkbox"/>
Rear Yard Set Back <u>25.80</u>	<input type="checkbox"/>	Rear Yard Set Back <u>25.80</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>16.10</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>16.10</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>872.00</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>997.00</u>	<input type="checkbox"/>
% Lot Coverage <u>29.06</u>	<input type="checkbox"/>	% Lot Coverage <u>33.23</u>	<input type="checkbox"/>
% Impervious Coverage <u>29.06</u>	<input type="checkbox"/>	% Impervious Coverage <u>33.23</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>0.00</u>	<input type="checkbox"/>	No. Accessory Structures <u>0.00</u>	<input type="checkbox"/>
Lot Width <u>40.00</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

- Property Survey prepared by FRD Surveying, LLC.
- Floor Plans, Zoning Schedule and Elevations prepared by Rob Roth Architects, Inc.
- (4) Four color photographs of the property
- Letter of Inspection from LBI Pest Control, LLC.

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

- Property Survey prepared by FRD Surveying, LLC.
- Floor Plans, Zoning Schedule and Elevations prepared by Rob Roth Architects, Inc.
- (4) Four color photographs of the property
- Letter of Inspection from LBI Pest Control, LLC.

APPLICATION SUPPLEMENT

Joseph A. Holko and Ginger A. Holko (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 16 in Block 15.81 as shown on the Tax Map in the Township of Long Beach, located at 6 E. 50th Street in the Brant Beach section of Long Beach Township. Currently, the existing single-family dwelling is under construction with a new foundation already added to the existing footprint to raise the house approximately 4.0’ feet, renovate and add a second-floor dormer across the rear of the dwelling.

While the house was in the air, the contractor noticed significant wood rot under the bathroom. As they started repairs to the wood rot, they noticed the existing joists were damaged with what was discovered to be powder post beetles. They then had an exterminator come to discuss what could be done to repair and eliminate the wood destroying insects. When he was inspecting the joists, he also noted that there were more holes in the plywood subfloor. The only way to repair this issue was to remove and replace the entire floor. Before doing that, they also inspected the exterior walls by removing the drywall and checking to see if there were any signs of the beetles in the studs. They were present and there was even more wood rot under several of the windows.

The applicant is proposing to use the existing foundation and re-construct the same house footprint and design, as trying to make these repairs is just not cost effective and it will be the only way to guarantee a pest-free home.

The following variances are requested from the Zoning Ordinance:

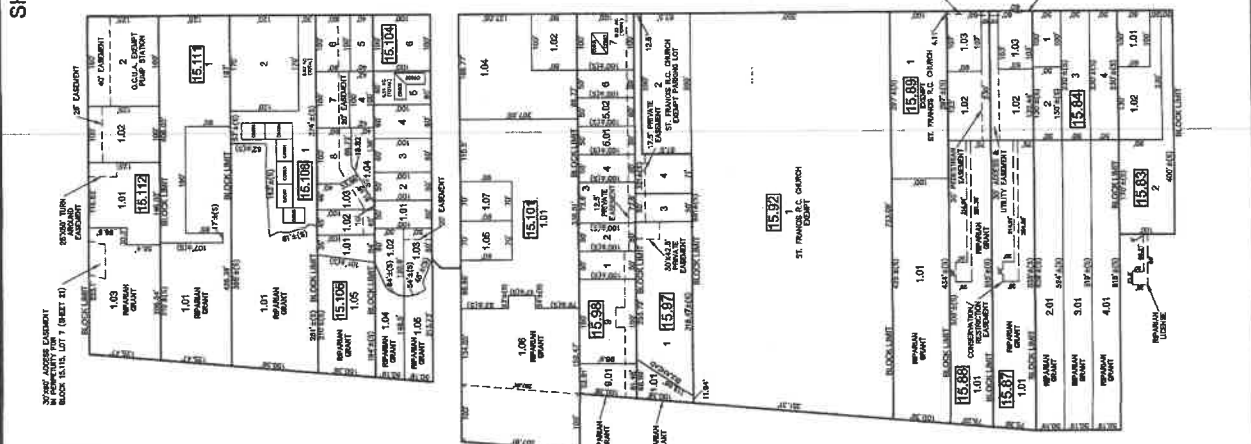
1. §205-55(C)(1): Area and yard requirements: (1) Residential lots shall have a minimum lot area of 5,000 square feet and a minimum width of 50 feet at the street line or on the ocean or bay. The existing and proposed lot area is 3,000 SF, which is a pre-existing non-conformity that is not changing. The existing and proposed lot width is 40.0’ feet, which is a pre-existing non-conformity that is not changing.
2. §205-55(C)(3): No principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on one side to the street line. The existing and proposed front yard setback is 14.7’ feet, which is a pre-existing non-conformity that is not changing.
3. §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. The existing and proposed side-yard setbacks are 4.9’ feet and 2.7’ feet, which are pre-existing non-conformities that are not changing.

The variances requested by the Applicant are the result of a hardship due to the area of the existing substandard lot. With the proposed development in the existing footprint with the same design, there will be no negative impact on the surrounding property owners or to the public good.



HOLKO VARIANCE ~ LUB #01-24

REVISIONS	
DATE	DESCRIPTION
2/10/2020	WILLIAM J. BERG
2/10/2020	WILLIAM J. BERG
2/10/2020	WILLIAM J. BERG



CONDOMINIUM INFORMATION

OWNER	UNIT NO.	AREA	LEVEL
WILLIAM J. BERG	101	1,000	1ST
WILLIAM J. BERG	102	1,000	1ST
WILLIAM J. BERG	103	1,000	1ST
WILLIAM J. BERG	104	1,000	1ST
WILLIAM J. BERG	105	1,000	1ST
WILLIAM J. BERG	106	1,000	1ST
WILLIAM J. BERG	107	1,000	1ST
WILLIAM J. BERG	108	1,000	1ST
WILLIAM J. BERG	109	1,000	1ST
WILLIAM J. BERG	110	1,000	1ST
WILLIAM J. BERG	111	1,000	1ST
WILLIAM J. BERG	112	1,000	1ST
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WILLIAM J. BERG	195	1,000	1ST
WILLIAM J. BERG	196	1,000	1ST
WILLIAM J. BERG	197	1,000	1ST
WILLIAM J. BERG	198	1,000	1ST
WILLIAM J. BERG	199	1,000	1ST
WILLIAM J. BERG	200	1,000	1ST

8.D.R.E. DEED OF DEDICATION AND PERPETUAL STORM DAMAGE REDUCTION EASEMENT

TAX MAP

TOWNSHIP OF LONG BEACH
 OCEAN COUNTY,
 NEW JERSEY
 SCALE: 1" = 100'

APRIL 1, 2019
 WILLIAM J. BERG, P.L.S.
 LICENSE #2463082800
 OWEN LITTLE AND ASSOCIATES, INC.
 448 ATLANTIC CITY BOULEVARD
 BEAUMONT, NJ 08002

THIS SHEET WAS FORMALLY CERTIFIED ON JUNE 25, 2018 AND ASSIGNED SERIAL NUMBER 1103, SIGNED BY SHELLY REILLY AND LATOYA ROBERTSON

Long Beach Township Land Use Board

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

STATE OF ~~NEW JERSEY~~ ^{Pennsylvania} :
COUNTY OF ~~Ocean~~ ^{Lehigh} : ss.

I, Joseph and Ginger Holko 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 6 E. 50th Street
(Street Address)
Brant Beach, Ocean County, New Jersey known as :

Block 15.81 Lot 16
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 self (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: 01/13/2024

Commonwealth of Pennsylvania - Notary Seal
Michelle M. Hernandez, Notary Public
Lehigh County
My commission expires August 25, 2028
Commission number 1339907
Member, Pennsylvania Association of Notaries

Sworn and Subscribed to before me
this 13 day of Jan, 2024.

[Signature]
Notary Public

[Signature]
Signature of Owner

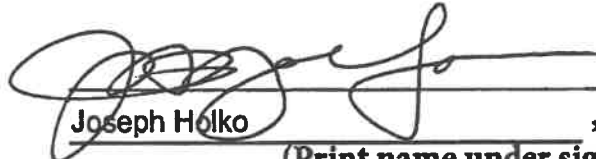
JOSEPH A. HOLKO
Print Name above

[Signature]
Signature of Owner

GINGER H HOLKO
Print name above

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

Dates: 4/13/2024



Joseph Holko, Owner
(Print name under signature)

Dates: 1/13/24



Ginger Holko, 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



163 Gunning River Road, Barnegat NJ 08005

609-384-5019 e-mail: howarde1956@comcast.net www.lbipestcontrol.com

NJ Pest License # 90961B

To: Jay Stack

LBI Coastal Builders

816 Long Beach Blvd

Ship Bottom, NJ 08008

After inspecting the structure at 6 East 50th Street on 11/14/2023, it was determined that there was extensive active powder post beetle activity in most areas of the wood that were visible. This included the plywood subfloor, floor joists, sill plate and going up the walls and wall studs. The damage covered a large percentage of the wood and it was beyond the treatment stage. All of the wood would have to be removed and replaced. There was probably more damage in areas of the walls which could not be seen at time of inspection because of wall coverings and exterior siding. Please contact me if you need more information.

Thank you,

Howard Efron

Owner – LBI Pest Control LLC

LONG BEACH TOWNSHIP NOTICE OF HEARING

PLEASE TAKE NOTICE that Joseph A. Holko and Ginger A. Holko (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 16 in Block 15.81 as shown on the Tax Map in the Township of Long Beach, located at 6 E. 50th Street in the Brant Beach section of Long Beach Township. Currently, the existing single-family dwelling is under construction with a new foundation already added to the existing footprint to raise the house approximately 4.0’ feet, renovate and add a second-floor dormer across the rear of the dwelling. Due to the extensive damage from powder post beetles that were discovered while under construction, the applicant is proposing to demolish the existing structure, use the existing elevated foundation and re-construct the same house footprint and design, as trying to make these repairs is just not cost effective and it will be the only way to guarantee a pest-free home. The following variances are requested from the Zoning Ordinance:

1. §205-55(C)(1): Area and yard requirements: (1) Residential lots shall have a minimum lot area of 5,000 square feet and a minimum width of 50 feet at the street line or on the ocean or bay. The existing and proposed lot area is 3,000 SF, which is a pre-existing non-conformity that is not changing. The existing and proposed lot width is 40.0’ feet, which is a pre-existing non-conformity that is not changing.
2. §205-55(C)(3): No principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on one side to the street line. The existing and proposed front yard setback is 14.7’ feet, which is a pre-existing non-conformity that is not changing.
3. §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. The existing and proposed side-yard setbacks are 4.9’ feet and 2.7’ feet, which are pre-existing non-conformities that are not changing.

Applicants will seek any other variances and/or waivers that may be required by the Long Beach Township Land Use Board at the time that this matter is being heard at time of the Public Hearing.

This matter is on the Clerk’s Docket and a hearing has been ordered for Wednesday, February 14, 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 (609.361.6637) 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 3:00p.m. and are typically available on the Land Use Board section of the Long Beach Township website five (5) days prior to the meeting date.

Joseph and Ginger Holko
Applicants

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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LAND USE BOARD
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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)



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
- 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
- Electronic copy PDF format of all the above emailed to jfife@longbeachtownship.com
- Check for Application Fee \$ 500.00 Check # _____
- Check for Escrow Fee \$ 1000.00 Check # _____

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

Date

Print Name

Approved

Denied



JOSEPH & GINGER HOLKO



3741 Crest View Drive
Allentown, PA 18103

TO : OWNERS OF PROPERTY LOCATED WITHIN 200 FEET OF BLOCK

15.81, LOT 16 ON THE TAX MAP OF THE TOWNSHIP OF LONG BEACH.

Dear Property Owner:

PUBLIC NOTICE IS HEREBY GIVEN that Joseph A. Holko and Ginger A. Holko (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 16 in Block 15.81 as shown on the Tax Map in the Township of Long Beach, located at 6 E. 50th Street in the Brant Beach section of Long Beach Township. Currently, the existing single-family dwelling is under construction with a new foundation already added to the existing footprint to raise the house approximately 4.0’ feet, renovate and add a second-floor dormer across the rear of the dwelling. Due to the extensive damage from powder post beetles that were discovered while under construction, the applicant is proposing to demolish the existing structure, use the existing elevated foundation and re-construct the same house footprint and design, as trying to make these repairs is just not cost effective and it will be the only way to guarantee a pest-free home. The following variances are requested from the Zoning Ordinance:

1.§205-55(C)(1): Area and yard requirements: (1) Residential lots shall have a minimum lot area of 5,000 square feet and a minimum width of 50 feet at the street line or on the ocean or bay. The existing and proposed lot area is 3,000 SF, which is a pre-existing non-conformity that is not changing. The existing and proposed lot width is 40.0’ feet, which is a pre-existing non-conformity that is not changing.

2. §205-55(C)(3): No principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on one side to the street line. The existing and proposed front yard setback is 14.7’ feet, which is a pre-existing non-conformity that is not changing.

3.§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. The existing and proposed side-yard setbacks are 4.9’ feet and 2.7’ feet, which are pre-existing non-conformities that are not changing.

Applicants will seek any other variances and/or waivers that may be required by the Long Beach Township Land Use Board at the time that this matter is being heard at time of the Public Hearing.

This matter is on the Clerk's Docket and a hearing has been ordered for Wednesday, February 14, 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 (609.361.6637) 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 3:00p.m. and are typically available on the Land Use Board section of the Long Beach Township website five (5) days prior to the meeting date.

Very truly yours,

Joseph and Ginger Holko
Applicants