

RABAN & RABAN

— LLC —

Attorneys at Law

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January 16, 2024

Via Hand Delivery and Jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Cook Bulk Variance
Block 8.26, Lot 4,
12011 Ocean Ave., Long Beach Township, N.J. 08008

Dear Jackie:

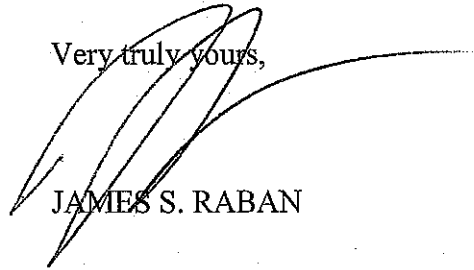
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 14 copies of Land Use Development Application;
- (x) 15 copies of Floor Plans prepared by David Gaffin of Studio Tagland Designs;
- (x) 15 copies of Variance Plans prepared by James Brzozowski of Horn, Tyson & Yoder, Inc.;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 color copies of four Property Photos;
- (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) Application Fee check 3230 Amount \$500.00
- (x) Attorney Escrow check 3231 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on February 14, 2024 at 6:30 p.m.

Jackie Fife
January 16, 2024
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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', written over a horizontal line that extends to the right.

JAMES S. RABAN

JSR/dh
Encl.

Cc: Robert and Judith Cook (via email)
James Brzozowski (via email)
David Gaffin (via email)
Frank Little, Jr., P.E., P.P. (via email and regular mail)
Kevin Quinlan, Esq. (via email and regular mail)

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

Do not write below - for official use only

Project Name: Cook Variance
Block: 8.26 Lot(s): 4
Property Address: 12011 Ocean 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: Judith Cook
Address: Street: Overlook Rd, PO Box 1057 City: Alpine Zip: 07620
Phone: (201) 675-1015 e-mail: bobcookcpi@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: James S. Raban, Esq.
Address: Street: 111710 Long Beach Blvd. City: Haven Beach Zip: 08008
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: Horn, Tyson & Yoder, Inc.
Address: Street: 8510 Long Beach Blvd. City: Long Beach Twp Zip: 08008
Phone: (609) 492-5050 e-mail: jimb.hty@gmail.com

5. Architect: Studio Tagland Designs LLC
 Address: Street: 3 West Delaware City: B.H. Terrace Zip: 08008
 Phone: (609) 361-8128 e-mail: dave@studiotagland.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50A Lot Area: 10,401.5 Lot Dimensions: 104.195' x 100'

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

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

9. Proposed Use: single-family dwelling

10. When was the property purchased? 11/20/98

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>32.00</u>	<input type="checkbox"/>	Building Height: _____	<input type="checkbox"/>
Front Yard Set Back <u>0.00</u>	<input type="checkbox"/>	Front Yard Set Back <u>0.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>11.30</u>	<input type="checkbox"/>	Side Yard Set Back <u>11.30</u>	<input type="checkbox"/>
Side Yard Set Back <u>19.90</u>	<input type="checkbox"/>	Side Yard Set Back <u>9.40</u>	<input type="checkbox"/>
Rear Yard Set Back <u>14.90</u>	<input type="checkbox"/>	Rear Yard Set Back <u>14.90</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>24.40</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>24.40</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>2,610.78</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>2,610.78</u>	<input type="checkbox"/>
% Lot Coverage <u>25.10</u>	<input type="checkbox"/>	% Lot Coverage <u>25.10</u>	<input type="checkbox"/>
% Impervious Coverage <u>68.30</u>	<input type="checkbox"/>	% Impervious Coverage <u>75.00</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>104.20</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.

- Variance Plan prepared by Horn, Tyson & Yoder, Inc.
- Architectural drawings prepared by Studio Tagland Designs LLC
- 4 photographs of the subject property

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

Dates: 9/8/23

Judith Cook
Judith Cook, 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

Judith Cook (the "Applicant") has made application to the Long Beach Township Land Use Board for a bulk variance relative to development at the property designated as Lot 4 in Block 8.26 on the Tax Map of the Township of Long Beach, located at 12011 Ocean Avenue in the Dunes Section of Long Beach Township. The Applicant is seeking to construct a two-story deck addition on the northerly side of the existing single-family dwelling. The following variances are requested:

1. Section 205-12(B): In all areas of Long Beach Township every building shall have side yards totaling not less than 30% of the lot frontage but in no event less than a total of 15 feet with a minimum of four feet on one side. Here, the required combined side yard setback is 31.26 feet. The existing combined side yard setback is 33 feet; the proposed combined side yard setback is 22.9 feet.
2. Section 205.33(B)(3)(a): On lots adjacent to a paved roadway approved impervious lot coverage shall not exceed 75% of the entire lot area nor 60% of any yard setback area. The existing and proposed impervious coverage in the rear yard adjacent to the road is 76.9%. This is a preexisting nonconformity which is not changing.

Due to the location of the existing home adjacent to a public beach access, there will be ample light, air and open space within the neighborhood. There will be no negative impact on the surrounding property owners or to the public good as a result of the proposed development.

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
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	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
 TECHNICAL CHECKLIST

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

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that Judith Cook (the "Applicant") has made application to the Long Beach Township Land Use Board for a bulk variance relative to development at the property designated as Lot 4 in Block 8.26 on the Tax Map of the Township of Long Beach, located at 12011 Ocean Avenue in the Dunes Section of Long Beach Township. The Applicant is seeking to construct a two-story deck addition on the northerly side of the existing single-family dwelling. The following variances are requested:

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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 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 (609-361-6653) 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 #3602

James S. Raban
Attorney for the Applicant