

RABAN & RABAN

— LLC —

Attorneys at Law

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REGINALD J. RABAN (Retired)

JAMES S. RABAN*▲

MEMBER OF NJ BAR *

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April 10, 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: Santoro Preliminary and Final Major Site Plan and Bulk Variance

Block 13.08, Lots 1 & 17

8511 Long Beach Blvd., Long Beach Township

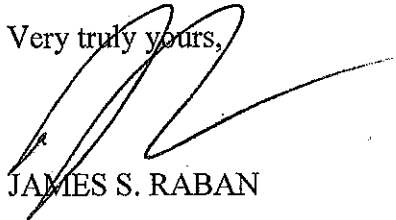
Dear Jackie:

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 Plan prepared by James Brzozowski, P.E., P.P., of Horn, Tyson & Yoder, Inc.;
- (x) 15 copies of Floor Plans prepared by David Gaffin, of Studio Tagland Designs, LLC;
- (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 check # 3337 Amount \$3,150.00
- (x) Attorney Escrow check # 3338 Amount \$4,500.00
- (x) Please consent and/or approve for public hearing on May 8, 2024 at 6:30 p.m.

Jackie Fife
Long Beach Township Land Use Board
April 10, 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,

JAMES S. RABAN

JSR/dh

Encl.

Cc: John and Dolores Santoro (via email)
James Brzozowski, P.E., P.P. (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)



**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 1-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 # 3337
- Check for Escrow Fee \$ 4,500.⁰⁰ Check # 3338

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

4/10/24

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: Santoro Site Plan
Block: 13.08 Lot(s): 1 & 17
Property Address: 8511 Long Beach Boulevard

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: Dolores Santoro
Address: Street: 3 Brookside Circle City: Marlboro Zip: 07746
Phone: (732) 740-7132 e-mail: deriv15@msn.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
Address: Street: 11710 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 W. Delaware Ave. City: Long Beach Twp Zip: 08008
 Phone: (609) 361-8128 e-mail: dave@studiotagland.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: C Lot Area: 6,375 sq. ft. Lot Dimensions: 75' x 85'

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

8. Current Use: Mixed-Use
 No. of Dwelling Units: 1 No. of Commercial Units: 1

9. Proposed Use: Mixed-Use: 1 commercial unit and 1 residential unit

10. When was the property purchased? 3/23/23

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>33.80</u>	<input type="checkbox"/>	Building Height: <u>34.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>-1.80</u>	<input type="checkbox"/>	Front Yard Set Back <u>10.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>34.20</u>	<input type="checkbox"/>	Side Yard Set Back <u>5.00</u>	<input type="checkbox"/>
Side Yard Set Back <u>6.40</u>	<input type="checkbox"/>	Side Yard Set Back <u>25.00</u>	<input type="checkbox"/>
Rear Yard Set Back <u>33.90</u>	<input type="checkbox"/>	Rear Yard Set Back <u>18.30</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.) <u>2,231.25</u>	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage <u>35.00</u>	<input type="checkbox"/>
% Impervious Coverage <u>70.10</u>	<input type="checkbox"/>	% Impervious Coverage <u>44.70</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>0.00</u>	<input type="checkbox"/>
Lot Width <u>75.00</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 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: 4/5/24

Dolores Santoro
Dolores Santoro, 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/STATEMENT OF OPERATIONS

Dolores Santoro (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 17 in Block 13.08 on the Tax Map of the Township of Long Beach, located at 8511 Long Beach Boulevard in the Brighton Beach Section of Long Beach Township. The property is currently developed with a mixed-use building, the commercial portion of which was formerly known as Brighton Beach Surf Shop. The Applicant is seeking to demolish the existing mixed-use building and garage, and to construct a new mixed-use building. The proposed mixed-use building has commercial space on the ground floor, with a two-story single-family residential unit above. The Applicant is seeking to utilize the commercial space as a retail frozen yogurt store. The following variance is requested from the Long Beach Township Zoning Ordinance:

1. Two of the eight proposed parking spaces at the site encroach into the site triangle, required by Section 205-6 of the Long Beach Township Zoning Ordinance, at the southwest corner of the property.

It is important to note that none of the parking spaces encroach into the ASHTO sight triangle. The Applicant's engineer will provide testimony that the location of the proposed parking spaces does not create a safety issue.

The Applicant anticipates that the hours of operation for the frozen yogurt store will be 11:00 a.m. to 9:00 p.m., with the possibility of being open until 10:00 p.m. on weekends depending on demand. It is anticipated that the store will have one to three employees at any given time.

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

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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)
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)

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 Dolores Santoro (the "Applicant") has made application to the Long Beach Township Land Use Board (the "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 17 in Block 13.08 on the Tax Map of the Township of Long Beach, located at 8511 Long Beach Boulevard in the Brighton Beach Section of Long Beach Township. The property is currently developed with a mixed-use building, the commercial portion of which was formerly known as Brighton Beach Surf Shop. The Applicant is seeking to demolish the existing mixed-use building and garage, and to construct a new mixed-use building. The proposed mixed-use building has commercial space on the ground floor, with a two-story single-family residential unit above. The Applicant is seeking to utilize the commercial space as a retail frozen yogurt store. The following variance is requested from the Long Beach Township Zoning Ordinance:

1. Two of the eight proposed parking spaces at the site encroach into the site triangle, required by Section 205-6 of the Long Beach Township Zoning Ordinance, at the southwest corner of the property.

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 May 8, 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 #3634

James S. Raban
Attorney for the Applicant