

## **RABAN & RABAN**

— LLC —  
*Attorneys at Law*

REGINALD J. RABAN (1945-2024)  
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**11710 Long Beach Blvd.  
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MEMBER OF NJ BAR \*  
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October 22, 2025

Via Hand Delivery and Email [jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com)

Jackie Fife

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

Re: Patel Bulk Variance Proposal  
Block 15.134, Lot 3  
3501 Ocean Blvd., Long Beach Township, N.J. 08008

Dear Jackie:

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

- (x) Original and 15 copies of Land Use Development Application;
- (x) 16 copies of Variance Plan prepared by Jason Marciano, P.E.P.P. of East Coast Engineering, Inc.;
- (x) 16 copies of Floor Plans prepared by Sarah Jennings, A.I.A. of CWB Architecture;
- (x) 16 copies of Tax Map with Property Lot and Block highlighted;
- (x) 16 color copies of (4) 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 # 3931 Amount \$500.00
- (x) Attorney Escrow check # 3932 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on November 12, 2025 at 6:30 p.m.

Jackie Fife  
October 22, 2025  
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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: Chirag Patel and Sonali Amin (via email)  
Sarah Jennings, A.I.A. (via email)  
Jason Marciano, P.E., P.P.  
Frank Little, Jr., P.E., P.P., (via email and regular mail)  
Robin La Bue, 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:

Robin La Bue, 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 Robin La Bue 98 East Water Street, Toms River, NJ 08753

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](mailto:jfife@longbeachtownship.com)
- ☒ Check for Application Fee \$ 500.00 Check # 3931
- ☒ Check for Escrow Fee \$ 1,000.00 Check # 3932

Board Member Packets (COLLATED):

- ☒ 15 Copies of Complete Application including:
- ☒ 15 Copies Variance Plan, Site Plan, or Subdivision Map
- ☒ 15 Copies of Architectural Plans
- ☒ 15 Copies of Zoning Denial Letter (if applicable)
- ☒ 15 Copies of Color Photos
- ☒ 15 Copies of Tax Map with Property Block & Lot highlighted

Applicant Signature

By: James S. Raban

Print Name

Attorney for Applicant

Date

10/22/25

Approved

Denied

# APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Patel Variance  
Block: 15.134 Lot(s): 3  
Property Address: 3501 Ocean 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 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: Chirag Patel & Amin Sonali  
Address: Street: 83 Beekman Road City: Monmouth Junction Zip: 08852  
Phone: (732) 586-0169 e-mail: chirag1@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: 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 East 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: 5017.17 Lot Dimensions: 50' x 100' (Irreg.)

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? 11/25/2024

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>30.80</u>	<input type="checkbox"/>	Building Height: <u>36.00</u>	<input type="checkbox"/>
Front Yard Set Back <u>2.50</u>	<input type="checkbox"/>	Front Yard Set Back <u>0.61</u>	<input type="checkbox"/>
Side Yard Set Back <u>11.60</u>	<input type="checkbox"/>	Side Yard Set Back <u>6.08</u>	<input type="checkbox"/>
Side Yard Set Back <u>9.70</u>	<input type="checkbox"/>	Side Yard Set Back <u>9.10</u>	<input type="checkbox"/>
Rear Yard Set Back <u>8.40</u>	<input checked="" type="checkbox"/>	Rear Yard Set Back <u>10.00</u>	<input checked="" type="checkbox"/>
Dist. to Adj. Struct. <u>16.00</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>10.45</u>	<input checked="" type="checkbox"/>
Lot Coverage (sq.ft.) <u>1,324.67</u>	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>1,665.88</u>	<input type="checkbox"/>
% Lot Coverage <u>26.40</u>	<input type="checkbox"/>	% Lot Coverage <u>33.20</u>	<input type="checkbox"/>
% Impervious Coverage <u>67.40</u>	<input type="checkbox"/>	% Impervious Coverage <u>72.80</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>50.00</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

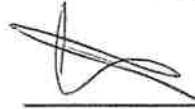
**17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions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


- Variance Plot Plan prepared by East Coast Engineering, Inc.
- Architectural drawings prepared by CWB Architecture
- 4 photos of the subject property

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

Dates: 10/22/25

  
\_\_\_\_\_  
Chirag Patel, Owner  
(Print name under signature)

Dates: 10/22/25

  
\_\_\_\_\_  
Sonali Amin, 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**

Chirag Patel and Amin Sonali (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board for a bulk variance relative to proposed development at the property designated as Lot 3 in Block 15.134 on the Tax Map of the Township of Long Beach, located at 3501 Ocean Boulevard in the Brant Beach Section of Long Beach Township. The property is currently developed with a two-story single-family dwelling. The Applicant is seeking to demolish the existing dwelling and construct a new three-story single-family dwelling with a garage. The following variance is requested:

1. Section 205-55(C)(4): There shall be a minimum distance of 15 feet between adjacent houses. The distance to the proposed dwelling and the adjacent dwelling to the south is 10.45 feet.

The Applicant is requesting a variance for the distance to the adjoining home to the south only as it relates to an elevator tower on the adjoining dwelling. The majority of the Applicant’s proposed home will comply with the required 15-foot distance between dwellings; but for the elevator tower on the adjoining home, the distance between the dwellings conforms.



Long Beach Township Land Use Board

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

STATE OF NJ ;  
COUNTY OF MIDDLESEX ss.

I, Chirag Patel and Sonali Amin 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 3501 Ocean Blvd.  
(Street Address)  
Long Beach Township, Ocean County, New Jersey known as :

Block	<u>15.134</u>	Lot	<u>3</u>
Block	<u></u>	Lot	<u></u>
Block	<u></u>	Lot	<u></u>

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)

Dated: 6/12/25

x [Signature]  
Signature of Owner

Chirag Patel  
Print Name above

x [Signature]  
Signature of Owner

Sonali Amin  
Print name above

Sworn and Subscribed to before me  
this 12<sup>th</sup> day of JUNE, 2025

[Signature]  
Notary Public

