

RABAN & RABAN

— LLC —

Attorneys at Law

REGINALD J. RABAN (1945-2024)
JAMES S. RABAN*▲

**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

MEMBER OF NJ BAR *
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December 17, 2025

Via Hand Delivery and Jfife@longbeachtownship.com

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

Re: Possenriede Bulk Variance
Block 20.151, Lot 5
151D Long Beach Blvd., Long Beach Township, N.J. 08008

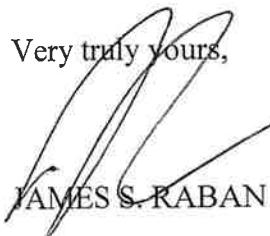
Dear Jackie:

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 Variance Map prepared by Horn Tyson & Yoder, Inc.;
- (x) 15 copies of Floor Plans prepared by Jay Madden Architect;
- (x) 15 copies of Tax Map with Property Lot and Block highlighted;
- (x) 15 copies of 4 color 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 124 Amount \$500.00
- (x) Attorney Escrow check 125 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on January 14, 2026 at 6:30 p.m.

Jackie Fife
December 17, 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: Kenneth and Jennifer Possenriede (via email)
James Brzozowski, P.E., P.P. (via email)
Jay Madden, AIA (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:

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
- Check for Application Fee \$ 500.00 Check # 124
- Check for Escrow Fee \$ 1,000.00 Check # 125

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

James S. Raban

Print Name

12/17/25

Date

Approved

Denied

APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Project Name: Possenriede Variance
Block: 20.151 Lot(s): 5
Property Address: 151D Long Beach Boulevard

Do not write below - for official use only

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: Kenneth Possenriede and Jennifer S. Possenriede
Address: Street: 720 Clinton St. Apt. #610 City: Hoboken Zip: 07030
Phone: _____ e-mail: possenriedek@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: 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: Jay Madden Architect
 Address: Street: 7607 Long Beach Blvd. City: Harvey Cedars Zip: 08008
 Phone: (609) 494-0909 e-mail: jaymaddenarchitect@comcast.net

Attach additional sheets if necessary.

6. Location of property:

Zone: R-10 Lot Area: 10,080 sq. ft. Lot Dimensions: 96' x 125'

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? 9/15/21

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>30.60</u>	<input type="checkbox"/>	Building Height: <u>30.60</u>	<input type="checkbox"/>
Front Yard Set Back <u>24.70</u>	<input checked="" type="checkbox"/>	Front Yard Set Back <u>24.70</u>	<input type="checkbox"/>
Side Yard Set Back <u>10.30</u>	<input type="checkbox"/>	Side Yard Set Back <u>10.30</u>	<input type="checkbox"/>
Side Yard Set Back <u>19.70</u>	<input type="checkbox"/>	Side Yard Set Back <u>19.70</u>	<input type="checkbox"/>
Rear Yard Set Back <u>24.60</u>	<input checked="" type="checkbox"/>	Rear Yard Set Back <u>24.60</u>	<input type="checkbox"/>
Dist. to Adj. Struct. <u>30.60</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>30.60</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) <u>2,792.00</u>	<input checked="" type="checkbox"/>	Lot Coverage (sq.ft.) <u>2,697.80</u>	<input checked="" type="checkbox"/>
% Lot Coverage <u>27.70</u>	<input checked="" type="checkbox"/>	% Lot Coverage <u>26.80</u>	<input checked="" type="checkbox"/>
% Impervious Coverage <u>49.10</u>	<input type="checkbox"/>	% Impervious Coverage <u>28.10</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>1.00</u>	<input type="checkbox"/>
Lot Width <u>96.00</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 Map prepared by Horn, Tyson & Yoder, Inc.
- Architectural Drawings prepared by Jay Madden Architect
- 4 photographs of the subject property

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

Dates: 12/17/25

Kenneth Possenriede
Kenneth Possenriede, Owner
(Print name under signature)

Dates: 12/17/25

Jennifer Possenriede
Jennifer Possenriede, 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

Kenneth Possenriede and Jennifer Possenriede (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 5 in Block 20.151 on the Tax Map of the Township of Long Beach, located at 151D Long Beach Boulevard in the Loveladies Section of Long Beach Township. The property is currently developed with a single-family dwelling, which contains an elevator on the westerly side of the dwelling. The existing elevator does not access the roof deck, and the Applicant is seeking to extend the existing elevator tower higher, in order to provide access to the roof deck via the elevator. The Applicant is also removing a set of stairs on the easterly side of the home. The following variances from the Long Beach Township Zoning Ordinance are requested:

1. Section 205-10(A): The maximum permitted height of the dwelling is 34 feet. The existing height of the home is 30.6 feet. The height of the proposed expanded elevator tower is 37.3 feet. The height of the remainder of the home will remain unchanged. It is noteworthy that under Section 205-10(F)(6)(b) of the Ordinance, a residential structure is permitted to have an elevator tower that exceeds the height limit of the applicable zone by not more than 8 feet, provided that the elevator tower which exceeds the maximum permitted height limitation is located no less than 10 feet from all exterior walls of the building in which it is located, and no less than 15 feet from the exterior front wall of such building. Here, the proposed elevator shaft is only 3.3 feet above the permitted height of 34 feet, but is located along an exterior wall of the structure, thereby requiring a height variance.

2. Section 205-51(B)(6): All buildings, including accessory buildings, shall not cover more than 25% of the lot. The existing lot coverage is 27.7%; the proposed building coverage is 26.8%.

The benefit of providing safe access to the roof deck via the elevator outweighs any detriment, as the proposed extended elevator tower will have a very minimal impact on surrounding properties.

Long Beach Township Land Use Board

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

I, Kenneth and Jennifer Possenriede 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 151D Long Beach Blvd.,
Long Beach Township, Ocean County, New Jersey known as :

Block 20.151 Lot 5
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.

Dated: 16 September 2024

Kenneth A. Lonsmeier

Signature of Owner

Kenneth Possenriede

Print Name above

Signature of Owner

Print name above

Sworn and Subscribed to before me
this 16th day of September, 2024.

Jonathan C. Jenkins
Notary Public
State of Florida



TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

Owner: Kenneth & Jennifer Possenriede Phone #: Email: possenriedek@gmail.com

Address: 151D Long Beach Boulevard

Block: 20.151 Lot(s): 5 Date: 12/17/25

This checklist **MUST be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review.**

Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.

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

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
Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Zone boundaries, tax map sheet, lot and block number and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Date of original and all revisions.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Written and graphic map scale.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
North arrow with reference meridian.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Area of the tract and of each lot.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X	X	X	X	X	(P) (W) (N/R)
NATURAL FEATURES									
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 50 FT			X	X					(P) (W) (N/R)
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 200 FT					X	X	X	X	(P) (W) (N/R)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			X	X	X	X	X	X	(P) (W) (N/R)
The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	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 MUST BE COMPLETED
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	
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
Off street 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
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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	
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 $\frac{1}{4}$ " 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)
Dimensioned Interior Layout Plan for Commercial Space; including counters, seating, equipment, etc. (ADDED 7.10.24)			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Residential Units showing all floors, room dimensions and proposed use of each area. (ADDED 7.10.24)	X	X		X	X	X	X	X	(P) (W) (N/R)

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that Kenneth Possenriede and Jennifer Possenriede (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board (the “Board”) for bulk variances relative to proposed development at the property designated as Lot 5 in Block 20.151 on the Tax Map of the Township of Long Beach, located at 151D Long Beach Boulevard in the Loveladies Section of Long Beach Township. The property is currently developed with a single-family dwelling, which contains an elevator on the westerly side of the dwelling. The existing elevator does not access the roof deck, and the Applicant is seeking to extend the existing elevator tower higher, in order to provide access to the roof deck via the elevator. The Applicant is also removing a set of stairs on the easterly side of the home. The following variances from the Long Beach Township Zoning Ordinance are requested:

1. Section 205-10(A): The maximum permitted height of the dwelling is 34 feet. The existing height of the home is 30.6 feet. The height of the proposed expanded elevator tower is 37.3 feet. The height of the remainder of the home will remain unchanged. It is noteworthy that under Section 205-10(F)(6)(b) of the Ordinance, a residential structure is permitted to have an elevator tower that exceeds the height limit of the applicable zone by not more than 8 feet, provided that the elevator tower which exceeds the maximum permitted height limitation is located no less than 10 feet from all exterior walls of the building in which it is located; and no less than 15 feet from the exterior front wall of such building. Here, the proposed elevator shaft is only 3.3 feet above the permitted height of 34 feet, but is located along an exterior wall of the structure, thereby requiring a height variance.

2. Section 205-51(B)(6): All buildings, including accessory buildings, shall not cover more than 25% of the lot. The existing lot coverage is 27.7%; the proposed building coverage is 26.8%.

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 January 14, 2025 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.

James S. Raban
File #3656
Attorney for the Applicant