

RABAN & RABAN

— LLC —

Attorneys at Law

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

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

MEMBER OF NJ BAR *
MEMBER OF PA BAR▲

TEL (609) 492-0533
FAX (609) 492-0464
Email: jraban@regraban.com

December 22, 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: Wyrsh Preliminary and Final Major Site Plan, Minor Subdivision and Special Reasons Variance
Block 7.24, Lot 11
12800 Long Beach Blvd., Long Beach Township

Dear Jackie:

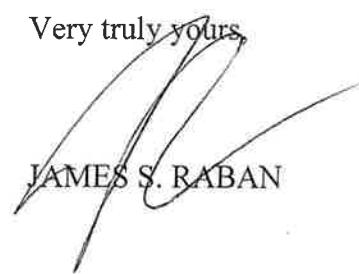
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 15 copies of Land Use Development Application;
- (x) 16 copies of floor plans prepared by Walters Architecture;
- (x) 16 copies of subdivision plan prepared by James Brzozowski of Horn Tyson & Yoder, Inc.;
- (x) 16 copies of site plan prepared by James Brzozowski of Horn Tyson & Yoder, Inc.;
- (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 129 Amount \$3,775.00
- (x) Attorney Escrow check 130 Amount \$6,000.00
- (x) Please consent and/or approve for public hearing on January 14, 2025 at 6:30 p.m.

Jackie Fife
December 22, 2025
Page 2

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: David and Janet Wyrsh (via email)
Arnie Boyle AIA (via email)
James Brzozowski (via email)
Frank Little, Jr., P.E., P.P., (via email and regular mail)
Robin LaBue, 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
 Check for Application Fee \$ 3,775.00 Check # 129
 Check for Escrow Fee \$ 1,000.00 Check # 130

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 Attorney for Applicant

Date

Approved

Denied

APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Project Name: Wyrsch Major Subdivision & Site Plan

Block: 7.24 Lot(s): 11

Property Address: 12800 Long Beach Blvd.

Do not write below - for official use only

Date Received:

Application Fee:

11

Docket Number:

CHECK ALL THAT APPLY:

<input type="checkbox"/>	Bulk Variance	<input checked="" type="checkbox"/>	Minor Subdivision (Exempt)
<input checked="" 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: David L. Wyrsh

Address: Street: 1068 Whispering Oak Lane City: Manahawkin Zip: 08050
Phone: (609) 276-0488 e-mail: danw@vandykgroup.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) 462-0532

4. Planner/Surveyor: Horn, Tyson & Yoder, Inc.

Address: Street: 2512 E. Royal Plaza City: El Paso, Texas

Phone: 8510 Long Beach Blvd. City: Long Beach

5. Architect: Walters Architecture
 Address: Street: 500 Barnegat Blvd, Building 400 City: Barnegat Zip: 08005
 Phone: (609) 698-8295 e-mail: aboyle@waltersarchitecture.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: C Lot Area: 28,467.01 sq ft Lot Dimensions: 180.31' x 160.94

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

8. Current Use: Commercial (Real Estate Office)
 No. of Dwelling Units: 0 No. of Commercial Units: 1

9. Proposed Use: 2 single-family building lots; 1 commercial lot with a mixed-use building +

10. When was the property purchased? 12/22/2005

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:	<input type="checkbox"/>	Building Height: <u>33.90</u>	<input type="checkbox"/>
Front Yard Set Back	<input type="checkbox"/>	Front Yard Set Back <u>47.50</u>	<input type="checkbox"/>
Side Yard Set Back	<input type="checkbox"/>	Side Yard Set Back <u>50.10</u>	<input type="checkbox"/>
Side Yard Set Back	<input type="checkbox"/>	Side Yard Set Back <u>46.80</u>	<input type="checkbox"/>
Rear Yard Set Back	<input type="checkbox"/>	Rear Yard Set Back <u>10.00</u>	<input type="checkbox"/>
Dist. to Adj. Struct.	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.)	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage	<input type="checkbox"/>	% Lot Coverage _____	<input type="checkbox"/>
% Impervious Coverage	<input type="checkbox"/>	% Impervious Coverage <u>72.20</u>	<input type="checkbox"/>
No. Principal Structures	<input type="checkbox"/>	No. Principal Structures <u>1.00</u>	<input type="checkbox"/>
No. Accessory Structures	<input type="checkbox"/>	No. Accessory Structures <u>0.00</u>	<input type="checkbox"/>
Lot Width	<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

The Applicant reserves the right to request any waivers that may be required at the hearing.

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**

As memorialized in the attached Resolution dated May 14, 2025, the Board previously denied an application filed by the Applicant seeking to demolish all existing improvements at the site and to subdivide the property into five lots (four residential and one commercial).

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

- Minor Subdivision Plan prepared by Horn, Tyson & Yoder, Inc.
- Site Plan prepared by Horn, Tyson & Yoder, Inc.
- Architectural drawings prepared by Walters Architecture
- 4 photographs of the subject property

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

Dates: 12/22/2025

David H Wyrsh

David Wyrsh, 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

David L. Wyrsch (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for minor subdivision approval, preliminary and final major site plan approval, and a special reasons variance from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 11 in Block 7.24 on the Tax Map of the Township of Long Beach, located at 12800 Long Beach Boulevard in the Beach Haven Terrace Section of Long Beach Township.

The property is currently developed with a real estate and insurance office known as the Van Dyk Group. There is a parking lot that surrounds the existing building. The Applicant is seeking to demolish all existing improvements at the site and to subdivide the property into three lots with the following lot areas:

1. New Lot 11.02: 18,031.07 square feet.
 - a. This proposed lot would front on Long Beach Boulevard, and is mostly located in the C-General Commercial Zone, and partially located in the R-50A General Commercial Zone. A site plan has also been submitted relative to proposed new lot 11.02. The Applicant is proposing to construct a new three-story mixed-use building with commercial office space on the first floor and two two-story single-family apartments above the commercial space.
2. New Lot 11.01: 5,204.92 square feet.
 - a. The Applicant is proposing to construct a new single-family dwelling on new Lot 11.01, which fronts on Indiana Avenue.
3. New Lot 11.03: 5,231.02 square feet.

- a. The Applicant is proposing to construct a new single-family dwelling on new Lot 11.03, which fronts on Ohio Avenue.

Due to the fact that new lot 11.02, which contains a proposed mixed-use building, is partially located within the R-50A Residential Zone, a special reasons variance is required. The Applicant is able to fit the proposed building, with the requisite parking, entirely within the C-General Commercial Zone, which would not require any variances. However, the Applicant believes that the proposed plan, with a larger lot along Long Beach Boulevard to accommodate the mixed-use building, represents a better plan, as the site will more easily accommodate the parking, and there will be more light, air, and open space.

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION

WHEREAS, application has been made to the Long Beach Township Land Use Board by David L. Wyrsch and Janet A. Wyrsch the owner of the land known and designated as Block 7.24, Lot 11, on the Official Tax Map of Long Beach Township, also known as 12800 Long Beach Boulevard, for Preliminary Major Subdivision Approval with Variance relief for an application to demolish all existing improvements on the site and subdivide the property into five (5) separate lots; and

WHEREAS, the Application has been deemed complete and jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') of the property in question and notice of this application has been duly published in the official newspaper of the Township, all as required by law; and

WHEREAS, the Applicant was represented by James Raban, Esq. of Raban & Raban, LLC; and

WHEREAS, the development proposal will require "D" variance approval for the creation of four residential lots that do not meet the required lot area of the R-50A single family residential zone as follows:

- a. Proposed Lot 11.01: A variance for lot area of 3,891.53 sq ft where 4,500 sq ft is required and a lot width of 43.24 sq ft where 50 sq ft is required;
- b. Proposed Lot 11.02: A variance for lot area of 4,018.05 sq ft where 4,500 sq ft is required and a lot width of 42 sq ft where 50 sq ft is required;
- c. Proposed Lot 11.04: A variance for lot area of 3,975.69 sq ft where 4,500 sq ft is required and a lot width of 46.82 sq ft where 50 sq ft is required;
- d. Proposed Lot 11.05: A variance for lot area of 3,960 sq ft where 4,500 sq ft is required and a lot width of 44 sq ft where 50 sq ft is required;

WHEREAS, the property is split-zoned between the C-General Commercial Zone and the R-50A General Residential Zone; and

WHEREAS, the applicant(s) submitted the following plans as part of the application.

1. A Major Subdivision Plan consisting of one (1) sheet, prepared by Horn, Tyson & Yoder, Inc., signed by Leon J. Tyszka, PLS dated 11/12/2024 and revised on 2/24/2025.
2. Architectural drawings for Lot 11.01 prepared by Walters Architecture, signed by Arnold E. Boyle, AIA and dated 1/22/2025.
3. Architectural drawings for Lot 11.02, 11.04 and 11.05 prepared by Walters Architecture, signed by Arnold E. Boyle, AIA and dated 12/10/2024.
4. Street Schematic, consisting of One sheet, prepared by Walters Architecture, signed by Arnold E. Boyle, AIA and dated 12/16/2024.

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Sthstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

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WHEREAS, the Board has received and reviewed the following review letters/memos issued by the Board's Professionals:

1. Memorandum prepared by Frank Little, Jr. P.E., P.P., C.M.E., dated March 28, 2025, the contents of which are hereby adopted and incorporated by reference (Exhibit B-1).

WHEREAS, the Applicant presented exhibits which were marked by the Board at the April 9, 2025 hearing as follows:

1. A-1 Preliminary Major Subdivision Plan Application.
2. A-2 Major Subdivision Plans.
3. A-3 Architectural Drawings, Lot 11.01
4. A-4 Architectural Drawings, Lot 11.02
5. A-5 Architectural Drawings, Lot 11.04
6. A-6 Architectural Drawings, Lot 11.05
7. A-7 Street Schematic

WHEREAS, proof of publication of Notice of Hearing as required by New Jersey Statutory and Municipal Ordinance requirements has been furnished and approved by Board Attorney and jurisdiction before the Board is appropriate; and

WHEREAS, a public hearing on the application was held by the Long Beach Township Land Use Board on April 9, 2025, at which time the Board heard and considered the presentation made by the applicant and at which time the public had an opportunity to be heard.

WHEREAS, James D. Brzozowski, P.E., P.P. was sworn and qualified as an expert in professional planning and testified as follows:

- (1) The subject property is split-zoned between residential and commercial zones; the subdivision will eliminate a nonconformity and the property will adhere to the zoning on the property with the residential lots being used for residential uses and the commercial lots for commercial uses.
- (2) The surrounding neighborhood consists of older, smaller homes and the proposed homes will fit in nicely with the mixed scheme of the neighborhood.
- (3) The proposed residential buildings will be smaller in size and conforming with all bulk zoning requirements.
- (4) If the applicant were to construct in conformance with the zoning requirements and without variance relief, the result would be two single family homes on the west and a mixed use building that would contain two residential units, so there will still be four separate residential units that are constructed.

- (5) The proposed development contains adequate off-street parking.
- (6) The proposed development serves the purposes of zoning, specifically, N.J.S.A. 40:55D-2(c) to provide adequate light, air and open space; N.J.S.A. 40:55D-2(e), to establish appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
- (7) The subject property is large enough to handle at least four residential units.
- (8) There is no substantial detriment to the zoning plan.
- (9) The purpose of this application is a subdivision, when the commercial is designed the applicant would return to the Board with a site plan application

WHEREAS, Arnold E. Boyle, AIA was sworn and qualified as an expert in architecture and testified as follows:

- (1) The proposed homes will each have a different style to continue the existing streetscape.
- (2) The homes will all be under 2,400 square feet, with four bedrooms and 3.5 bathrooms and an elevator.
- (3) As the structures are smaller, the setbacks will still be met.
- (4) The homes will be stick-built.
- (5) The houses that could be built on the lots contemplated by the zoning could be very large, 5,000 square feet, and out of character for the neighborhood.

WHEREAS, David Wyrsch, property owner, was sworn and testified as follows:

- (1) The current building is too large for their business now and is mostly underutilized.
- (2) These plans are not etched in stone, they have options, but thought this was the best option because of the split lot.
- (3) The mixed use would not fit in with the neighborhood.
- (4) If they really wanted to cash out they would tear it all down and put up houses, but they want to keep the commercial.
- (5) Two huge houses do not fit in with the neighborhood.

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Halm & Cipriani, P.A.
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(6) The current commercial building has 2,500-3,000 square feet per floor, the new building will not be that large.

(7) The real estate and insurance industries are more hybrid now, and there is not much of a need for office space.

WHEREAS, the meeting was opened to the public and interested parties testified in opposition to the application, opposition is summarized as follows:

- (1) The density is a concern.
- (2) The parking on the property currently is, at times, insufficient, and spills over into the neighborhood on occasion.
- (3) The yards in the proposed homes will be small and insufficient.
- (4) There are lots of kids on the block, additional cars and houses pose a safety and security issue.
- (5) The only reason to create four nonconforming lots would be to allow the property owner to make more money.
- (6) Nonconforming lots should not be allowed to be created when they have the ability to create conforming lots.

WHEREAS, the Long Beach Township Land Use Board, after considering the application and exhibits submitted by the applicant, as well as the testimony of the Applicant's Experts, the report of the Township Engineer, Frank J. Little, Jr., PE, and comments made by interested parties and has made the following findings of fact:

(1) David L. Wyrsch and Janet A. Wyrsch are the owners of the subject property.

(2) The property is split between the R-50A Residential and C-Commercial Zones.

(3) The applicant has not completed their planning, they have not presented plans for the commercial lot and jamming four residential lots onto the residentially zoned space would not be appropriate; would be out of character for the neighborhood and would create parking issues.

(4) The Board finds that the variances cannot be granted without substantial detriment to the Zone Plan, Master Plan and/or ordinances of the Township of Long Beach.

(5) The Board finds that the benefits of the deviation would benefit only the property owner, and do not outweigh the detriments of granting the variances to the Zone Plan, ordinances and Master Plan of the Township.

(6) To establish "special reasons" for a density variance, the applicant must

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show "the site will accommodate the problems associated with a greater density than permitted by the ordinance."

(7) The Board finds the Applicant's experts failed to establish that the site will accommodate the problems associated with the additional greater than permitted by the ordinance.

(8) The Board finds that increased density at the site would create a problem as to traffic and circulation.

(9) The Board finds that the applicant's experts failed to establish that any of the purposes of zoning were served by an increase in density, nor was there any credible testimony that the increased density would serve the overall goals of the MLUL. In fact, the Board found to the contrary that the increase in density could restrict the purposes of zoning and was contrary to the Master Plan.

(10) The Board found that the Applicant did not show that the variance could be granted without substantial detriment to the public good. The problems delineated above in the analysis regarding the positive criteria have applicability in this analysis. The public good would suffer substantial detriment as traffic would increase in the area. Applicant could *not* meet its burden to show that the project would not substantially impair the intent and the purpose of the Master Plan and Zoning Ordinance.

(11) The Board found that the increase in density had a more detrimental effect, as the site was not able to handle the requisite parking or provide proper open space.

(12) Based upon the Board's findings, the Board found that the Applicant had not met its burden of proof.

NOW THEREFORE, BE IT RESOLVED, that application for Preliminary Major Subdivision Approval with Special Reasons and Bulk Variance relief by David L. Wyrsch and Janet A. Wyrsch, the owner of the land known and designated as Block 7.24, Lot 11, on the Official Tax Map of Long Beach Township, is hereby denied.

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Stein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
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Moved By: ROTH

Seconded by: MEEHAN

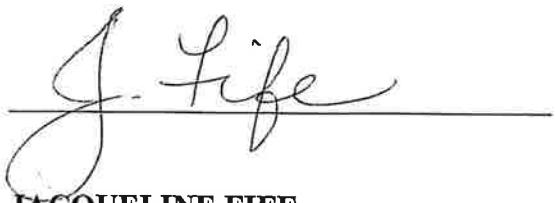
ROLL CALL VOTE:

Ayes: (6): Pingaro, Southwick, Applegate, Jones, VanBuren and Roth

Nays: NONE

Abstentions: NONE

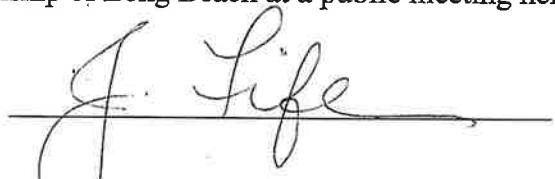
The foregoing is a true copy of a Resolution adopted by the Long Beach Township Land Use Board at its meeting on May 14, 2025.



JACQUELINE FIFE
SECRETARY

CERTIFICATION

I, JACQUELINE FIFE, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the April 9, 2025 regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on May 14, 2025



JACQUELINE FIFE
SECRETARY

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othe Stein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

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Publication Date: May 20, 2025 ~ Asbury Park Press

Long Beach Township Land Use Board

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

STATE OF New Jersey :
COUNTY OF Ocean : ss.

I, David Wyrsch 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 12800 Long Beach Blvd.,
(Street Address)
Long Beach Township, Ocean County, New Jersey known as:

Long Beach Township, Ocean County, New Jersey known as:

Block 7.24 Lot 11
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: 9/29/2025

MELISSA RUSSO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 6, 2030
COMMISSION: #50126954

Sworn and Subscribed to before me
this 29 day of September 2025.

Melissa Russo
Notary Public

David L Wyrach
Signature of Owner

Signature of Owner

David Wyrsch

Print Name above

Signature of Owner

Print name above

**TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST**

Owner: David L. Wyrsch

Phone # 609-276-0488

Email: danw@vandykgroup.com

Applicant: Same as Owner

Phone #: _____

Email: _____

Address: 12800 Long Beach Boulevard

Block: 7.24

Lot(s): 11

Date: 12/22/25

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

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 invert, 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	
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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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 $\frac{1}{4}$ " 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)

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that David L. Wyrsch (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for minor subdivision approval, preliminary and final major site plan approval, and a special reasons variance from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 11 in Block 7.24 on the Tax Map of the Township of Long Beach, located at 12800 Long Beach Boulevard in the Beach Haven Terrace Section of Long Beach Township.

The property is currently developed with a real estate and insurance office known as the Van Dyk Group. There is a parking lot that surrounds the existing building. The Applicant is seeking to demolish all existing improvements at the site and to subdivide the property into three lots with the following lot areas:

1. New Lot 11.02: 18,031.07 square feet.

a. This proposed lot would front on Long Beach Boulevard, and is mostly located in the C-General Commercial Zone, and partially located in the R-50A General Commercial Zone. A site plan has also been submitted relative to proposed new lot 11.02. The Applicant is proposing to construct a new three-story mixed-use building with commercial office space on the first floor and two two-story single-family apartments above the commercial space.

2. New Lot 11.01: 5,204.92 square feet.

a. The Applicant is proposing to construct a new single-family dwelling on new Lot 11.01, which fronts on Indiana Avenue.

3. New Lot 11.03: 5,231.02 square feet.

a. The Applicant is proposing to construct a new single-family dwelling on new Lot 11.03, which fronts on Ohio Avenue.

Due to the fact that new lot 11.02, which contains a proposed mixed-use building, is partially located within the R-50A Residential Zone, a special reasons variance is required. Although the Applicant believes that no additional variances, waivers or exceptions are required, any 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, 2026 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. Notice was previously provided for this meeting, but due to scheduling conflicts of the Applicant, the application has not yet been heard by the Board.

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 Thursday 9:00 a.m. to 3:00 p.m.

File #3722

James S. Raban
Attorney for the Applicant