

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

Do not write below - for official use only

Project Name: Shakes Pilates Studio
Block: 4.19 Lot(s): 19
Property Address: 1511 Long Beach Blvd

Date Received: _____
Application Fee: \$ _____
Escrow Fee: \$ _____
Docket Number: _____

CHECK ALL THAT APPLY:

- | | |
|--|--|
| <input type="checkbox"/> Bulk Variance | <input 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 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: The Shakes Pilates, LLC
Address: Street: 315 Grandview Circle City: Ridgewood Zip: 07450
Phone: (609) 572-7544 e-mail: c/o Attorney, ntalvacchia@cooperlevenson.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: Brian A. Melnick and Stacey M. Melnick
Address: Street: 1511 Long Beach Blvd City: Long Beach Twp Zip: 08008
Phone: _____ e-mail: _____

All owners must be identified and sign application. (Use additional pages if necessary)

3. Attorney: Nicholas F. Talvacchia, Esquire of Cooper Levenson, P.A.
Address: Street: 1125 Atlantic Avenue, Third Floor City: Atlantic City Zip: 08401
Phone: (609) 572-7544 e-mail: _____

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

5. Architect: N/A
 Address: Street: _____ City: _____ Zip: _____
 Phone: _____ e-mail: _____

Attache additional sheets if necessary.

6. Location of property:
 Zone: Select from List Lot Area: 4,400 sq. ft. Lot Dimensions: 40 ft. x 110 ft.

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

8. Current Use: 1st Floor - Retail (Commercial); 2nd Floor - Residential
 No. of Dwelling Units: 1 No. of Commercial Units: 1

9. Proposed Use: 1st Floor - Pilates Studio; 2nd Floor - to remain the same (residential)

10. When was the property purchased? 11/15/2024

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: _____	<input type="checkbox"/>	Building Height: _____	<input type="checkbox"/>
Front Yard Set Back <u>Site Plan</u>	<input type="checkbox"/>	Front Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back <u>Waiver</u>	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back <u>Requested</u>	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back _____	<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 _____	<input type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures _____	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<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

Use Variance §205-59

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

Site Plan Waiver

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 Built Survey prepared by Horn Tyson & Yoder dated July 14, 2021, last revised May 5, 2024;
Approved Site Plan prepared by Horn Tyson & Yoder dated February 6, 2023;
Resolution of Memorialization dated May 1, 2022;
Floor plan drawn by Applicant; and
Site Photographs.

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

As Built Survey prepared by Horn Tyson & Yoder dated July 14, 2021, last revised May 5, 2024;
Approved Site Plan prepared by Horn Tyson & Yoder dated February 6, 2023;
Resolution of Memorialization dated May 1, 2022;
Floor plan drawn by Applicant; and
Site Photographs.

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

Dates: 3/12/26

Brian A. Melnick
Brian A. Melnick, Owner
(Print name under signature)

Dates: 3/12/26

Stacey M. Melnick
Stacey M. Melnick, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

The Shaker Pilates, LLC by _____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

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

Dates: _____

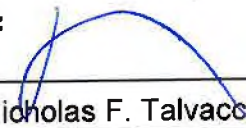
Brian A. Melnick, Owner
(Print name under signature)

Dates: _____

Stacey M. Melnick, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: 03/13/26



Nicholas F. Talvacchia, Esquire, Att., Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

PROJECT NARRATIVE

1511 Long Beach Boulevard
Block 4.19, Lot 19
Long Beach Township, County of Ocean, State of New Jersey

The Shakes Pilates, LLC (“Applicant”) is requesting change of use, use variance relief and site plan waiver to operate a pilates studio on the 1st floor commercial space (1,200 sq. ft.) of the property located at 1511 Long Beach Boulevard, also identified as Block 4.19, Lot 19 on the Tax Map of the Long Beach Township (the “Property”). Applicant also proposes to use the existing approved sign structure for business identification.

The Property is located in the Commercial (C) and General Residential zoning districts (R-50) and was approved April 13, 2022 by the Long Beach Township Land Use Board for mixed use (1,200 sq. ft. commercial retail/office space on the 1st floor and an addition of a 1,200 sq. ft. 3-bedroom apartment on the second floor) and a parking lot. The approval was memorialized in Resolution, dated May 11, 2022, Application No. LUB 11-22.

Assuming the parking requirements for retail/personal use is applicable, Applicant also requests variance relief for parking where 2.4 off-street parking spaces are required for the 1,200 sq. ft. of commercial space on the 1st floor [§205-59E(1)], and a minimum of 3 off-street parking spaces are required for the 2nd floor residential unit [§ 205-51D(a)] for a total of 6 required parking spaces. A total of five (5) parking spaces exist, one (1) of which is ADA compliant.

The Applicant also requests any waivers, variances, exceptions or other relief that the Long Beach Township Land Use Board may deem necessary and/or appropriate.

DISCLOSURE STATEMENT

**LIST OF NAMES AND ADDRESSES OF OFFICERS, DIRECTORS,
AND INDIVIDUALS OR ENTITIES
OWNING 10% OR MORE INTEREST IN THE APPLICANT
(N.J.S.A. 40:50D-48.1)**

THE SHAKES PILATES, LLC

The persons or entities with a 10% or greater interest in Applicant, The Shakes Pilates, LLC:

Kylie McCavitt
315 Grandview Circle
Ridgewood, NJ 07450