

**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](mailto:jraban@regraban.com)

February 24, 2026

Via Hand Delivery & 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: BI 8200 LLC Minor Subdivision and Bulk Variance File No.: 3743  
Block 13.16, Lot 9.03  
8200 Long Beach Blvd., Long Beach Twp.

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 Minor Subdivision Division Plan prepared by Horn, Tyson & Yoder, Inc.;
- (x) 16 copies of highlighted tax map;
- (x) 16 copies of color photos (4);
- (x) W-9;
- (x) Checklist;
- (x) Technical Checklist;
- (x) Affidavit of Ownership;
- (x) Proposed Public Notice;
- (x) Application Fee                      check # 4113    Amount \$1,125.00
- (x) Escrow Account Deposit            check # 4114    Amount \$2,500.00
- (x) Please consent and/or approve for public hearing on the next available date.

Jackie Fife, Secretary  
February 24, 2026  
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: BI 8200 LLC (via email)  
James Brzozowski (via email)  
Frank Little, 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 \$ 1,125.00 Check # 4113
- Check for Escrow Fee \$ 2,500.00 Check # 4114

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

2/24/20

Approved

Denied

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

Do not write below - for official use only

Project Name: BI 8200 LLC Minor Subdivision

Date Received: \_\_\_\_\_

Block: 13.16 Lot(s): 9.03

Application Fee: \$ \_\_\_\_\_

Property Address: 8 W Rhode Island Ave.

Escrow Fee: \$ \_\_\_\_\_

Docket Number: \_\_\_\_\_

**CHECK ALL THAT APPLY:**

Bulk Variance

Minor Subdivision (Exempt)

Use Variance

Major Subdivision/Preliminary

Interpretation

Major Subdivision Final Major

Informal

Site Plan/Preliminary Major

Conditional Use

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: BI 8200 LLC

Address: Street: 8200 Long Beach Boulevard City: Long Beach Twp Zip: 08008

Phone: (917) 912-9766 e-mail: jonathancassrosen@yahoo.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 - Barrier Island Enterprises LLC is Sole Member of BI 8200

Address: Street: 8200 Long Beach Blvd. City: Long Beach Twp Zip: 08008

Phone: (917) 912-9766 e-mail: jonathancassrosen@yahoo.com

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. - James D. Brzozowski, P.E., P.P.

Address: Street: 8510 Long Beach Blvd. City: Long Beach Twp Zip: 08008

Phone: (609) 492-5050 e-mail: jimb.hty@gmail.com

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

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: C Lot Area: 10,675 sq. ft. Lot Dimensions: Irregular

7. Is the property located on a county road? No

8. Current Use: Vacant Land  
 No. of Dwelling Units: 0 No. of Commercial Units: 0

9. Proposed Use: Two Single-Family Building Lots #

10. When was the property purchased? 4/18/18

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 _____	<input type="checkbox"/>	Front Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<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**

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**

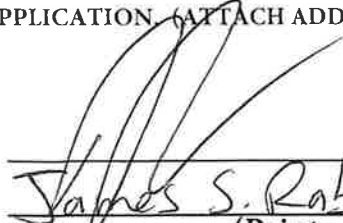
See attached Application Supplement.

**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.
- 4 photographs of the subject property

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

Dates: 2/24/26

  
\_\_\_\_\_  
James S. Raban, Owner  
(Print name under signature)  
Attorney for Owner (Applicant)

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

BI 8200 LLC (the “Applicant”) is seeking minor subdivision approval relative to the property designated as Lot 9.03 in Block 13.16 on the Tax Map of the Township of Long Beach, located at 8 W. Rhode Island Avenue in the Brighton Beach Section of Long Beach Township. Currently, the lot is vacant. The property is located in the R-50 General Residential Zone. It is a through lot, with 80 feet of frontage on W. Rhode Island Avenue, and 55 feet of frontage on W. Connecticut Avenue. The Applicant is proposing to subdivide the property into two single-family building lots, with proposed lot 9.04 fronting on W. Rhode Island Avenue, and proposed lot 9.05 fronting on W. Connecticut Avenue. Proposed lot 9.04 has 80 feet of frontage on W. Rhode Island Avenue and a lot area of 5,670 square feet. Proposed lot 9.05 has 55 feet of frontage on W. Connecticut Avenue and a lot area of 5,005 square feet. The single-family dwellings to be constructed on proposed lots 9.04 and 9.05 will conform to all Long Beach Township bulk zoning requirements.

Under Section 205-55(C)(2)(a) of the Long Beach Township Zoning Ordinance, the required lot depth of proposed lot 9.04 varies from 75 feet to 80 feet. A portion of proposed lot 9.04 has a depth of 69 feet, which requires a bulk variance. 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.

### Prior Proceedings

In March of 2021, the Applicant applied for a major subdivision, seeking to subdivide prior Lot 9.01 into six residential building lots. The Board denied the application, finding that the Applicant required variances for the area of some of the proposed lots. Attached is a copy of the Resolution of Memorialization under Docket Number 10-21 dated June 17, 2021. The

Applicant appealed the Board decision to the Superior Court of New Jersey, Law Division. The court found in the Applicant's favor and ruled that the Applicant did not need any variances, and that the Applicant's major subdivision application should have been approved. The Board appealed the court's decision, and the New Jersey Superior Court, Appellate Division, reversed the Law Division decision, and reinstated the Board's denial of the application.

In a Resolution dated February 14, 2024, the Board approved the Applicant's minor subdivision application, which subdivided former Lot 9.01 into two new lots, one of which was Lot 9.03, which is the lot that is the subject of the instant application. A copy of the February 14, 2024 Resolution is attached hereto.

Date June 9, 2021

**RESOLUTION OF MEMORIALIZATION  
OF THE LAND USE REVIEW BOARD OF  
THE TOWNSHIP OF LONG BEACH,  
COUNTY OF OCEAN AND STATE OF NEW JERSEY  
DOCKET NO. 10-21**

**WHEREAS**, BI 8200, LLC has applied to the Long Beach Township Land Use Board for Preliminary and Final Major Subdivision for Lot 9.01, Block 13.16.

**WHEREAS**, the Land Use Review Board considered this application at a public hearing on May 12, 2021. The applicant was represented by James Raban, Esq.

**WHEREAS**, the following exhibits were marked and admitted into evidence:

**A-1** Application and Attachments.

**A-2** One (1) Page Subdivision Plat Prepared by Joseph Barbieri of Barbieri Associates, Inc. Dated February 25, 2021, with no revisions noted.

**A-3** One (1) Page Existing Conditions Survey Prepared by Joseph Barbieri of Barbieri Associates; Inc. Dated February 22, 2021, with no revisions noted.

**A-4** Five (5) Page Major Subdivision Engineering Plan Prepared By MCB Engineering Associates, LLC. Dated February 26, 2021 with no revisions noted.

**A-5** Thirty-five (35) Page Stormwater Management Report, Prepared by Patrick McClellan, P.E. of MCB Engineering Associates, LLC. Dated February 26, 2021

**B-1** Four (4) Page Review Letter from Owen, Little & Associates Dated May 5, 2021.

**WHEREAS**, the Applicants witness, Nordan A. Murphy, P.E. of MCB Engineering Associates, LLC, was sworn and qualified as an expert in engineering.

**WHEREAS**, Mr. Murphy testified that in his expert opinion the proposed lots 9.03, 9.04, 9.07 and 9.08 are conforming lots that have a lot area of at least 4,500 sq.

ft. and no variances are required. Mr. Murphy interprets Township Ordinance 205-55(C)(2)(b) which references the "median line of the block" to mean the common rear property line of the lots within the block. Mr. Murphy further opined that a density variance is not required whereas the total lot area is controlling and therefore 6 (6) lots are permitted.

**WHEREAS**, the Applicants witness, Jeffrey D. Stiles, P.P. of MCB Engineering Associates, LLC, was sworn and qualified as an expert in professional planning.

**WHEREAS**, Mr. Stiles testified that in his expert opinion Township Ordinance 205-55(C)(2)(b) which references the "median line of the block" to mean the common rear property line of the lots within the block. Mr. Stiles further opined that a density variance is not required whereas the total lot area is controlling and therefore six (6) lots are permitted and the Major Subdivision should be granted as a matter of right, since in his opinion no variances are required.

**WHEREAS**, the Boards professional, Frank J. Little, Jr., P.E., P.P., C.M.E. offered his expert opinion that the "median line of the block" is determined by taking the block width, which in this case is 160 ft., and dividing same in half which 80ft. Therefore, lot area of 5,000 sq. ft. is required. Mr. Little further opined that a density variance is required whereas only five (5) lots are permitted and six (6) are proposed and therefore a "D" Variance is required.

**WHEREAS**, the meeting was opened to the public.

**WHEREAS**, the Land Use Board, after considering the Application, documentation entered into evidence, testimony of witnesses, argument of counsel and public comment has made the following factual findings:

1. All jurisdictional requirements have been met.
2. The Applicant is the owner of 8200 Long Beach Boulevard, Brighton Beach and has standing to make this Application.
3. The property is located in the C-General Commercial Zone and R-50 General Residential Zones.
4. The Applicant proposes demolishing the existing mixed-use commercial and residential improvements and subdivide the property to create six (6) residential

lots. Two (2) of the proposed lots are in excess of 5,000 sq. ft. and four (4) lots are greater than 4,500 sq. ft. and less than 5,000 sq. ft.

5. The Applicant has not requested any variances.
6. The Applicant was offered an opportunity to carry the application or amend same to remove the requirement for variance approval however the Applicant declined and requested the Application proceed as submitted.
7. The Board adopts the opinion of the Board Engineer that the median line of the block is the total block width divided by two. The Board also adopts the Board Engineer's opinion that a density "D" variance is required whereas five (5) lots are permitted but six (6) lots are proposed.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Review Board of the Township of Long Beach that the relief requested by the applicant, BI 8200, LLC for Preliminary and Final Major Sub-Division approval is hereby denied.

Moved by: **HUMMEL**

Seconded by: **CAPLICKI**

**ROLL CALL VOTE:**

Ayes: PINGARO, HUMMEL, VANBUREN, CAPLICKI, DUCKER AND MEEHAN

Nays: NONE

  
\_\_\_\_\_  
**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 May 12, 2021, regular meeting of the Long Beach Township Land Use Board and memorialized at a public meeting held on June 9, 2021.

  
**JACQUELINE FIFE**  
**SECRETARY**

Publication Date: June 17, 2021

APPROVED  
LAND USE BOARD

Date February 14, 2024

APPLICATION NO. 22-23

**LONG BEACH TOWNSHIP LAND USE BOARD  
RESOLUTION OF MEMORIALIZATION**

**WHEREAS**, BI 8200, LLC has made application to the Land Use Review Board of the Township of Long Beach for Minor Subdivision approval without variances for Lot 9.01 in Block 13.16. The applicant proposes to subdivide the existing lot into two (2) new conforming lots. Proposed Lot 9.02 is entirely located in the C General Commercial Zone and Lot 9.03 is entirely located in the R-50 General Residential Zone.

**WHEREAS**, the Applicants were represented by James B. Raban, Esq.

**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 Long Beach Township Land Use Board has received a report from its Engineer, Frank J. Little, Jr. PE, dated December 21, 2023, which report was duly marked as Exhibit B-1 in evidence at the time of the public hearing conducted on January 10, 2024, and is specifically incorporated herein by reference; and

**WHEREAS**, the property is located within both the C- General Commercial Zone and the R-50 General Residential Zone.

**WHEREAS**, the Applicant proposes subdividing the property into two lots along the zoning boundary line with New Lot 9.02 being entirely within the C- General Commercial Zone and New Lot 9.03 being entirely within the R-50 General Residential Zone. Both lots will conform with the requirements of the respective zones. No variances are sought.

**WHEREAS**, the following exhibits were admitted into evidence:

- A-1 Application.
- A-2 Plan of Minor Subdivision prepared by Joseph F. Barbieri and Associates, dated 11/6/23.
- A-3 Existing Conditions Survey prepared by Joseph F. Barbieri and

Associates, dated 2/22/21.

A-3 Color Photos (4)

B-1 Board engineer review letter prepared by Frank Little, P.E., P.P.  
CME, dated 12/21/23.

**WHEREAS**, Joseph F. Barbieri, Jr., PP, PLS of Joseph F. Barbieri & Associate's was sworn and qualified as an expert in professional planning and surveying.

**WHEREAS**, Mr. Barbieri testified as follows:

1. The proposed lots conform with all zoning requirements of their respective zones. No variances are being sought.
2. The proposed property line will comport with the zone boundary line.
3. The Applicant requests curbing on proposed commercial Lot 9.02 be deferred until site plan submission.
4. The Applicant requests curbing on proposed residential Lot 9.03 will be required prior to issuance of a Certificate of Occupancy.
5. The applicant seeks a waiver of sidewalks on proposed Lot 9.03 whereas no sidewalks exist along the adjacent residential properties.

**WHEREAS**, the hearing was opened to the public and two interested parties were sworn and testified.

**WHEREAS**, the Land Use Board, after considering the Application, exhibits, and arguments of counsel made the following factual findings:

1. All jurisdictional requirements have been met.
2. BI 8200, LLC is the owner of the property and has standing to make this Application.
3. The proposed lots will comply with all applicable ordinances and no variances are required.
4. The new lots shall be identified as Block 13.16, Lots 9.02 and 9.03 subject to the approval of the Tax Assessor of Long Beach Township.
  5. Waiver of sidewalks on the street frontages of proposed residential Lot 9.03 is appropriate given the lack of same in the vicinity.
  6. Curbing on the street frontages of proposed residential Lot 9.03 shall be installed prior to issuance of a Certificate of Occupancy.

7. Curbing along the street frontages of proposed commercial Lot 9.02 shall be deferred until Site Plan Submission.

8. The Applicant shall obtain Preliminary and Final Site Plan Approval prior to development of proposed Lot 9.02.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Review Board of the Township of Long Beach that the application for minor subdivision approval without variances to create two (2) conforming lots, one residential and one commercial, for property to be identified as Lots 9.02 and 9.03\*, Block 13.16 in the Township of Long Beach, County of Ocean and State of New Jersey is hereby approved.

\*Subject to approval of the new lot numbers by the Tax Assessor of the Township of Long Beach.

**BE IT FURTHER RESOLVED** that curbing on Lot 9.03 shall be installed prior to issuance of a Certificate of Occupancy. Curbing on Lot 9.02 is deferred until Site Plan approval.

**BE IT FURTHER RESOLVED** that the subdivision map shall be filed within 190 days of this Resolution of Approval.

**BE IT FURTHER RESOVLED** that the Board grants waiver of the requirement to install sidewalks along Lot 9.03. The Board finds that the installation of sidewalks would not be consistent with other properties in the vicinity.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned to Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr. P.E., P.P., and C.M.E., dated 12/21/23, entered in evidence as Exhibit B-1.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant obtaining all requisite permits and Applicant complying with all Federal, State and Local rules, regulations, statutes, and existing ordinances effecting this development and proposed use.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicants' payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required. The applicant shall also pay and post all inspection fees, performance guarantees and maintenance bonds as may be required, in amounts established by the Township Engineer, and in such form as required by the Township Solicitor.


**BE IT FURTHER RESOLVED** that the applicant is required to comply with all existing ordinances of the Township of Long Beach, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Board with respect to Township Ordinances, including the Zoning Ordinances.

**BE IT FURTHER RESOLVED** that this approval is subject to approval of the proposed new lot numbers by the Long Beach Township Tax Assessor.

**BE IT FURTHER RESOLVED** that this approval is conditioned upon the Applicant filing a subdivision map in a form acceptable to the Township Engineer and/or Board Engineer, with the Ocean County Clerk's Office.

**BE IT FURTHER RESOLVED** that this approval is subject to all conditions and representations as set forth herein and as placed on the record at the public hearing conducted on January 10, 2024, when this matter was considered.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicants complying with all technical revisions and submissions as the Township Engineer may require.

  
\_\_\_\_\_  
**JACQUELINE FIFE**  
**SECRETARY**

Moved By: ROTH  
Seconded by: CAPLICKI  
ROLL CALL VOTE: MEEHAN, PINGARO, VANBUREN, ROTH, CAPLICKI,  
DUCKER, and ZOLADZ  
Ayes: (7):  
Nays: NONE  
Abstentions: NONE

### **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 January 10, 2024, regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on February 14, 2024.

A handwritten signature in cursive script, appearing to read "J. Fife", is written over a horizontal line.

**JACQUELINE FIFE**  
**SECRETARY**

VOTE RECORD

Type of Application:

- Bulk Variance (Max. 9 votes - majority of eligible votes req.)
- Use Variance (Max. 7 votes - Class I and III and alts. Ineligible - 5 affirmative votes required to pass)
- X Site Plan/Sub-division w/o Use Variance (Max. 9 votes - majority of eligible votes req.)
- Site Plan/Sub-division with Use Variance (Max. 7 votes - Class I and III and alts. Ineligible - 5 affirmative votes required to pass)
- Interpretation (Max. 9 votes - majority of eligible votes req.)
- Quorum met- at least 5 eligible members present and voting

VOTE

Motion to:  Approve  Deny

Moved By: ROTH  
Seconded By: CAPLUCKI

<u>Present</u>	<u>Eligible</u>	<u>Member</u>	<u>Vote</u>
<input type="checkbox"/>	<input type="checkbox"/>	Nathan Colmer (I) Designee \	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Alexander Meehan (III)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Joseph E. Hummel, Chair \	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ronald Pingaro (II)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	David A. Southwick, Jr.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input type="checkbox"/>	<input type="checkbox"/>	Vilma E. Applegate \	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input type="checkbox"/>	<input type="checkbox"/>	Richard L. Jones \	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert S. VanBuren, Vice	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert B. Roth, Jr.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Patricia M. Caplicki Alt #1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Kristin Ducker Alt.#2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Scott Zoladz Alt #3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs
<input type="checkbox"/>	<input type="checkbox"/>	Dave Seegers Alt.#4	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abs

Total Voting: 1

Total: 1 Yes 0 No 0 Abs

Majority vote of eligible voters required to approve application for all but Use Variance. Tie vote is a denial. Use variance required affirmative vote of 5 out of maximum 7 voting members. On a Use Variance if only 6 are present or voting, 5 affirmative votes are still needed.

\*Memorialization: only those who voted with the majority may vote on memorialization.

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
 TECHNICAL CHECKLIST

Owner: BI 8200 LLC Phone # 917-912-9766 Email: jonathancassrosen@yahoo.com

Applicant: Same as Owner Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 8 W. Rhode Island Ave.

Block: 13.16 Lot(s): 9.03 Date: 2/24/26

**\*\*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**

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
<b>PLAT SPECIFICATIONS</b>									
For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	(P)(W) (N/R)
Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	(P)(W) (N/R)
All Plans <b>MUST</b> provide current information and be dated within one (1) year of the hearing date. (ADDED 7.10.24)	X	X	X	X	X	X	X	X	(P)(W) (N/R)
Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	(P)(W) (N/R)
Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	(P)(W) (N/R)
Each sheet numbered and filled	X	X	X	X	X	X	X	X	(P)(W) (N/R)
<b>GENERAL INFORMATION</b>									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	(P)(W) (N/R)

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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)
<b>NATURAL FEATURES</b>									
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)

REVISED JULY 10, 2024  
SPECIAL RESOLUTION #10-2024

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
<b>MAN-MADE FEATURES</b>									
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)

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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)
<b>STREET</b>									
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)
<b>MISCELLANEOUS</b>									
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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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)
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)

REVISED JULY 10, 2024  
 SPECIAL RESOLUTION #10-2024

All new dwellings will conform to all bulk zoning requirement



**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

PLEASE TAKE NOTICE that BI 8200 LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for minor subdivision and variance approval relative to the property designated as Lot 9.03 in Block 13.16 on the Tax Map of the Township of Long Beach, located at 8 W. Rhode Island Avenue in the Brighton Beach Section of Long Beach Township. Currently, the lot is vacant. The property is located in the R-50 General Residential Zone. It is a through lot, with 80 feet of frontage on W. Rhode Island Avenue, and 55 feet of frontage on W. Connecticut Avenue. The Applicant is proposing to subdivide the property into two single-family building lots, with proposed lot 9.04 fronting on W. Rhode Island Avenue, and proposed lot 9.05 fronting on W. Connecticut Avenue. Proposed lot 9.04 has 80 feet of frontage on W. Rhode Island Avenue and a lot area of 5,670 square feet. Proposed lot 9.05 has 55 feet of frontage on W. Connecticut Avenue and a lot area of 5,005 square feet. The single-family dwellings to be constructed on proposed lots 9.04 and 9.05 will conform to all Long Beach Township bulk zoning requirements.

Under Section 205-55(C)(2)(a) of the Long Beach Township Zoning Ordinance, the required lot depth of proposed lot 9.04 varies from 75 feet to 80 feet. A portion of proposed lot 9.04 has a depth of 69 feet, which requires a bulk variance. 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 \_\_\_\_\_, 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.

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

File #3743

James S. Raban  
Attorney for the Applicant