

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

March 23, 2026

Via Hand Delivery and Jfife@longbeachtownship.com

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

Re: Malinowski Bulk Variance
Block 7.02, Lot 16
W. Maryland Ave., Long Beach Township, N.J. 08008

Dear Jackie:

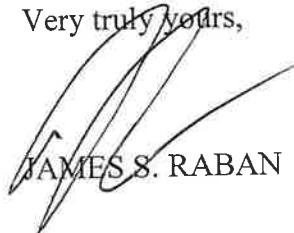
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 15 copies of Land Use Development Application;
- (x) 16 copies of Floor Plans prepared by Edward Gorleski, AIA, of The Creative Minds Group, LLC;
- (x) 16 copies of Variance Plans prepared by Bruce Jacobs of Gravatt Consulting Group;
- (x) 16 copies of Tax Map with Property Lot and Block highlighted;
- (x) 16 color copies of four Property Photos;
- (x) 16 copies of one photo of Block 7.02, Lot 11.01 and 11.02??
- (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: 196 Amount \$500.00
- (x) Attorney Escrow check: 197 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on May 13, 2026 at 6:30 p.m.

Jackie Fife
March 23, 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: Anthony Malinowski (via email)
Bruce Jacobs (via email)
Ed Gorleski, AIA (via email)
Frank Little, Jr., P.E., P.P. (via email)
Robin La Bue, 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 # 196
- Check for Escrow Fee \$ 1,000.00 Check # 197

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

3/23/20

Approved

Denied

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

Do not write below - for official use only

Project Name: Malinowski Variance

Date Received: _____

Block: 7.02 Lot(s): 16

Application Fee: \$ _____

Property Address: W. Maryland Ave.

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: Anthony Malinowski
Address: Street: 3 Roosevelt Rd. City: Whitehouse Station Zip: 08889
Phone: (908) 229-1359 e-mail: tmalinow@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
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: Gravatt Consulting Group
Address: Street: 414 Lacey Road City: Forked River Zip: 08731
Phone: (609) 693-6127 e-mail: bjacobs@gravattconsulting.com

5. Architect: The Creative Minds Group Architects (Ed Gorleski)
 Address: Street: 176 Timberlake Dr. City: Manahawkin Zip: 08050
 Phone: (609) 879-3005 e-mail: info@cmgworkshop.com

Attache additional sheets if necessary.

6. Location of property:
 Zone: R-50 Lot Area: 1988 Lot Dimensions: 30' x 66.25'

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: single-family +

10. When was the property purchased? 7/24/17

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>34.00</u>	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back <u>18.00</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>5.00</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>10.00</u>	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back <u>15.25</u>	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. <u>16.50</u>	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) <u>526.69</u>	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage <u>26.50</u>	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage <u>42.20</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 <u>30.00</u>	<input checked="" 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

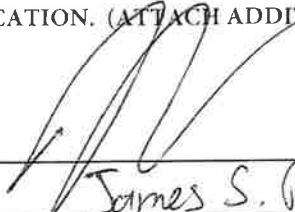
See attached Application Supplement.

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

- Variance Plan/Plot Plan prepared by Gravatt Consulting Group
- Architectural Drawings prepared by the Creative Minds Group Architecture, LLC
- 4 photographs of the subject property

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

Dates: 3/23/26



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

Anthony Malinowski (the “Applicant”) has made application to the Long Beach Township Land Use Board for bulk variances relative to proposed development at the property designated as Lot 16 in Block 7.02 on the Tax Map of the Township of Long Beach, located on W. Maryland Avenue in the Beach Haven Terrace Section of Long Beach Township. The Applicant is seeking to construct a single-family dwelling on the property, which is currently vacant. The following variances are requested:

1. Section 205-55(C)(1): The minimum required lot width is 50 feet. The existing and proposed lot width is 30 feet, which is a preexisting nonconformity.
2. Section 205-55(C)(2): The minimum required lot area is 4,500 square feet. The existing and proposed lot area is 1,988 square feet, which is a preexisting nonconformity.

There is a hardship to the Applicant due to the fact that the lot is significantly undersized. The Applicant has designed the proposed home in a manner that will not negatively impact the surrounding properties nor the public good.

APPLICATION HISTORY

See attached Resolution dated April 10, 2024 under Application No. LUB-3-2024. The Board denied the Applicant's request to construct a single-family dwelling on the property. The Applicant returned to the Board on June 11, 2025, after reducing the scope of the proposed home, and was denied again as set forth in the attached Resolution dated July 9, 2025 under Application No. LUB-11-25. The Applicant has further reduced the size of the proposed dwelling, and is not seeking any variances relative to the home to be constructed; the only variances requested are relative to the undersized lot.

APPROVED
RESOLUTION
LAND USE BOARD

Date April 10, 2024

APPLICATION NO. LUB 03-24
APPLICATION DENIED

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

WHEREAS, Anthony Malinowski has made application to the Land Use Review Board of the Township of Long Beach for a variance to construct a two-story single-family dwelling on the existing vacant lot. The proposed development requires variance relief for lot coverage where 33.33% is permitted and 35.21% is proposed; Minimum Lot Area of 1,988 sq. ft. where 5,000 sq. ft. is required*; Distance Between Buildings of 14.5 ft. and 12.45 ft. where 15 ft. is required; Minimum Lot Width of 30 ft. where 50 ft. is required*, and Minimum Combined Yard Setback of 10 ft. where 15 ft. is required.
*Pre-existing non-conforming condition.

WHEREAS, the Land Use Review Board considered this application at a public hearing on March 13, 2024. The applicant was represented by James S. Raban, Esq.

WHEREAS, following exhibits were marked and entered in evidence:

- A-1 Application.
- A-2 Variance Plan prepared by Gravatt Consulting Group dated 1/3/24.
- A-3 Architectural Plans prepared by Creative Minds Group dated 1/11/24.
- A-4 Tax Map.
- A-5 Color Photos (4).
- A-6 Buy/Sell Letters.
- B-1 Board Engineer Review Letter dated 1/30/24.

WHEREAS, Testimony was offered by James D. Brzozowski, P.E., P.P. of Horn, Tyson and Yoder, Inc., who was qualified as an expert in planning and engineering; Edward Gorleski, AIA of Creative Minds Group Architecture, LLC who was qualified as an expert in architecture design and planning, and the Applicant, Anthony Malinowski. All witnesses were sworn.

WHEREAS, Mr. Brzozowski testified as follows:

1. He has reviewed the plans prepared by Gravatt Consulting Group and is familiar with the project.
2. The property is currently vacant.

3. The property is in a residential neighborhood. The proposed structure will be aesthetically appealing and will be consistent with the neighborhood.
4. The dwelling was located to maximize the distance between structures.
5. The proposed dwelling will be shifted 1 ft. toward W. Maryland Avenue to increase the distance between the dwelling to the rear from 12.45 ft. to 13.45 ft.
6. Three off-street parking spaces will be provided. One inside the structure and two compliant spaces off of West Maryland Avenue.
7. The property will be graded so all run-offs will be directed toward West Maryland Drive. The installation of the proposed retaining wall and grading of the property will alleviate any drainage issues.
8. A dwelling of 662.67 sq. ft. could be constructed to comply with lot coverage requirements. The proposed dwelling is 700 sq. ft., which is 37.33 sq. ft. over the permitted lot coverage.
9. A hardship exists due to the pre-existing undersized lot, location of existing structures adjacent to the property and requirement of off-street parking.
10. The proposed variances can be granted without substantial detriment to the zone plan, ordinances and master plan of the Township.
11. The granting of the variance will not be a substantial detriment to the public good.
12. The benefits of improvements of housing stock, aesthetics, and appropriate densities outweigh any detriments.

WHEREAS, Mr. Gorleski, AIA, testified as follows:

1. The proposed dwelling will comply with the height requirements.
2. Several alternative plans were considered with the proposed plan representing the best use of the property with minimal variance requirements.
3. While a dwelling could be designed which complies with the permitted lot coverage, the resulting dwelling would be less desirable.
4. The proposed structure is aesthetically appealing and will be consistent with the neighborhood scheme.

WHEREAS, Anthony Malinowski testified as follows:

1. He has owned the property for approximately 4 years.
2. Discussions were had with the adjacent property owners regarding the sale of the subject property or the purchase of adjacent property to no avail.


3. To the best of his knowledge the property has never been developed.

WHEREAS, the hearing was opened to the public and several interested parties testified against the granting of the requested relief citing impact on open air and light, drainage, parking, density and safety as detriments.

WHEREAS, the Land Use Board, after considering the Application, exhibits entered in evidence, testimony of the witnesses, argument of counsel and public comment makes the following factual findings:

1. All jurisdictional requirements have been met as the Application has been deemed complete and proper notice having been published and served.
2. The applicant is authorized to make the Application.
3. The property is in the R-50 Single-Family Residential Zone.
4. The Board finds that the applicant failed to satisfy his burden of proof under N.J.S.A. 40:55D-70(c) in that the applicant failed to offer credible testimony that the purpose of the Land Use Law would be advanced by deviation from the zoning ordinance requirements, that the variances could be granted without substantial detriment to the public good, that the benefits of granting the variances would substantially outweigh the detriment, nor that granting of the variances will not substantially impair the purpose and intent of the zone plan and/or zoning ordinances of the Township of Long Beach.
5. The Board finds that the Applicant has failed to establish that a hardship exists whereas the Board finds that a dwelling could be designed to reduce or eliminate several of the bulk variances.
6. The Board finds that the detriment to open air and light outweighs any benefits to the granting of the variance where the benefit is to the Applicant alone.
7. The Board further finds that the purposes of the ordinances and master plan of the Township of Long Beach would not be advanced by the granting of a variance where no hardship exists.
8. The Board has reviewed and adopts the engineering report of Owen Little and Associates dated January 30, 2024, which comments therein shall be incorporated herein as if set forth in length in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Review Board of the Township of Long Beach that the relief requested by the applicants, for variance relief is hereby denied.



JACQUELINE FIFE
SECRETARY

Moved By: Roth
Seconded by: Southwick

ROLL CALL VOTE:

Ayes: (9) to Deny: Colmer, Meehan, Hummel, Pingaro, Southwick, VanBuren, Roth,
Caplicki, Zoladz

Nays: (0)

Abstentions: (0)

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 March 13, 2024, regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on April 10, 2024.

A handwritten signature in cursive script, reading "J. Fife", written over a horizontal line.

JACQUELINE FIFE
SECRETARY

Publication Date: April 16, 2024 ~ Asbury Park Press

APPROVED
LAND USE BOARD

Date July 9, 2025

APPLICATION NO. LUB 11-25
APPLICATION DENIED

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION

WHEREAS, application has been made to the Long Beach Township Land Use Board by Anthony Malinowski, the applicants and owners of the land known and designated as Block 7.02, Lot 16, on the Official Tax Map of Long Beach Township, also known as W. Maryland Avenue, for Bulk Variance Relief to construct a single-family residence on an undersized lot; 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 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 requires variance approval for a combined side yard setback of 10.5 feet where 15 feet is required; and for a proposed distance between buildings of 14.14 feet where 15 feet are required; and

WHEREAS, the existing lot area is 1,988 square feet where 5,000 square feet is required, which is a preexisting condition for which no variance relief is required, in addition, the existing lot width is 30 feet where 50 feet are required, which is a preexisting condition for which no variance relief is required; and

WHEREAS, the property is located in the R-50 Single Family Residential Zone; and

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

1. Variance/Plot Plan, Map, consisting of one (1) sheet, prepared by Gravatt Consulting Group, LLC, and signed by John P. Augustine, PLS and Bruce Jacobs, PE and last revised 4/30/25.
2. Architectural Plans, Five (5) Sheets, prepared by The Creative Minds Group Architecture, LLC, signed by Edward S. Gorleski, RA, dated 1/11/2024 and last revised 5/1/2024.
3. Five (5) photographs of the subject site.
4. Tax Map Sheet #11 with the subject site highlighted.

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 June 3, 2025, the contents of which are hereby adopted and incorporated by reference (Exhibit B-1).

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

r|m|s|h|c
Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

WHEREAS, a public hearing on the application was held by the Long Beach Township Land Use Board on June 11, 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, the Applicant has been represented by James S. Raban, Esquire, who summarized the application as follows:

1. The property owner contacted the neighboring properties but they had no interest in purchasing the property or selling property to the applicant to make his lot more conforming.
2. This property was the subject of a prior application; however, the current application presents a smaller home that requires less variances and is more in conformance with the Township Code.
3. The property is undersized, but it is also taxed and assessed.
4. The proposed structure was designed to scale, is in a smaller footprint, and does not exceed the maximum lot coverage.

WHEREAS, James Brozowski, P.E.,PP appeared on behalf of the applicant who summarized the application as follows:

1. The property is exceptionally small and narrow.
2. The lot is undersized for the zone.
3. A conforming home would have to be 15 feet wide and 30 feet long.
4. The proposed development promotes adequate light, air and open space for a residential use.
5. The lot size presents a hardship to the applicant as there is not much room to construct a livable, conforming dwelling..
6. The proposed development does not pose a detriment to the health, welfare and public good.
7. The home will fit in with the neighborhood and will not look exceptionally narrow, as a 15' wide house would.

WHEREAS, Edward Gorleski, RA architect for the applicant, summarized the application as follows:

1. There is no elevator proposed in this home.
2. This lot has never been built upon.
3. The current design takes 6 inches off the home in order to make it more conforming, but it still requires variances.

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

1. George Pocock, neighbor, stated that water runoff is a concern with only a 6" railroad tie in the rear of the property. More is needed to contain floodwater as the property is designed as a tidal basin. He is concerned this home will hamper construction of a pool on his property. In addition, this development will create parking problems.
2. Ron Hart, neighbor, was surprised that his house now encroaches on this lot. He stated that water runoff is a concern, and his bedroom window is right next to this lot. The house could be designed smaller.
3. Shane Purcell states that emergency access to the backyard would be a problem, and to his yard as well.

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

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f: 732.905.6555

4. Keith MacAvoy stated that parking and flooding are a big concern in this neighborhood, and that the owner purchased the property knowing it was nonconforming.

WHEREAS, the Board is not satisfied the Applicant has submitted sufficient reasons to grant the approval requested; and

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) Anthony Malinowski is the owner of the subject property.
- (2) The property is in the R-50 Single Family Residential Zone.
- (3) The house could be built on a smaller footprint.
- (4) Emergency access to the rear yard is a concern.
- (5) Although an attempt was made to design a structure more in conformance with the Township's standards, the house could be made more conforming.
- (6) The applicant has proven hardship but has failed to overcome the negative criteria.
- (7) The Board finds that none of the purposes of zoning would be advanced by a deviation from the zoning ordinance requirements in this instance.
- (8) 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.
- (9) 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.

NOW THEREFORE, BE IT RESOLVED, that application for Bulk Variance relief by Anthony Malinowski the owner of the land known and designated Block 7.02, Lot 16, on the Official Tax Map of Long Beach Township, also known as W. Maryland Avenue, for Bulk Variance Relief to construct a single family residence on an undersized lot with a combined side yard setback of 10.5 feet where 15 feet is required; and for a proposed distance between buildings of 14.14 feet where 15 feet are required is hereby denied.

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

Moved By: VanBuren

Seconded by: Jones

ROLL CALL VOTE:

Ayes: (3): Pingaro, Jones, VanBuren

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 July 9, 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 July 9, 2025 regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on June 11, 2025.



**JACQUELINE FIFE
SECRETARY**

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

Publication Date: July 15, 2025~ Asbury Park Press

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that Anthony Malinowski (the “Applicant”) has 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 16 in Block 7.02 on the Tax Map of the Township of Long Beach, located on W. Maryland Avenue in the Beach Haven Terrace Section of Long Beach Township. The Applicant is seeking to construct a single-family dwelling on the property, which is currently vacant. The following variances are requested:

1. Section 205-55(C)(1): The minimum required lot width is 50 feet. The existing and proposed lot width is 30 feet, which is a preexisting nonconformity.
2. Section 205-55(C)(2): The minimum required lot area is 4,500 square feet. The existing and proposed lot area is 1,988 square feet, which is a preexisting nonconformity.

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 June 11, 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 Monday through Thursday 9:00 a.m. to 3:00 p.m.

File #3741

James S. Raban
Attorney for the Applicant

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

Owner: Anthony Malinowski Phone # 908-229-1359 Email: tmalinow@yahoo.com

Applicant: Same as Owner Phone #: _____ Email: _____

Address: 3 Roosevelt Road, White House Station, NJ 08889

Block: 7.02 Lot(s): 16 Date: 3/23/26

****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
PLAT SPECIFICATIONS									
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 MUST 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 titled	X	X	X	X	X	X	X	X	(P)(W)(N/R)
GENERAL INFORMATION									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	(P)(W)(N/R)

TOWNSHIP OF LONG BEACH
 LAND USE BOARD
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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)
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)

REVISED JULY 10, 2024
 SPECIAL RESOLUTION #10-2024

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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)

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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)
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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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)