

**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

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Email: [jraban@regraban.com](mailto:jraban@regraban.com)

March 25, 2026

Via Hand Delivery and [Jfife@longbeachtownship.com](mailto:Jfife@longbeachtownship.com)

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Occhipinti Preliminary and Final Major Site Plan  
Block 1.84, Lots 1 and 1.01  
128 W. Osborn Ave., Long Beach Township

Dear Jackie:

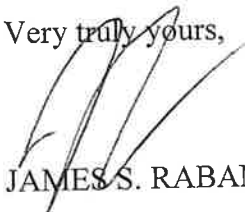
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 15 copies of Land Use Development Application;
- (x) 16 copies of Site Plan prepared by James Brzozowski, P.E., P.P., of Horn, Tyson & Yoder, Inc.;
- (x) 16 copies of Floor Plans prepared by CWB Architecture;
- (x) 16 copies of Tax Map with Property Lot and Block highlighted;
- (x) 16 color copies of 4 property photos
- (x) 1 copy of NJDEP Permit dated April 21, 2022
- (x) 1 W-9;
- (x) 1 Affidavit of Ownership;
- (x) 1 Signed Checklist;
- (x) 1 Technical Checklist;
- (x) 1 Proposed Public Notice;
- (x) Application Fee      check # 204      Amount:      \$2,650.00
- (x) Attorney Escrow      check # 205      Amount:      \$3,500.00
- (x) Please consent and/or approve for public hearing on May 13, 2026 at 6:30 p.m.

Jackie Fife  
Long Beach Township Land Use Board  
March 25, 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: James and Kimba Occhipinti (via email)  
James Brzozowski, P.E., P.P. (via email)  
Frank Little, Jr., 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     T-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 \$ 21650.00    Check # 204
- Check for Escrow Fee \$ 3500.00    Check # 205

**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

Date

Print Name

Approved

Denied

James S. Raban,  
Attorney for Applicant

# APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Occhipinti Site Plan

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

Block: 1.84 Lot(s): 1 & 1.01

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

Property Address: 128 W. Osborn 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: James P. Occhipinti & Kimba M. Occhipinti

Address: Street: 27 W. Lillie Ave. City: Long Beach Twp Zip: 08008

Phone: (201) 574-5203 e-mail: jimocchi@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: Horn, Tyson & Yoder, Inc.

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

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

5. Architect: CWB Architecture  
 Address: Street: 799 Route 72 East City: Manahawkin Zip: 08050  
 Phone: (609) 597-8880 e-mail: sarah@cwbreakley.com

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: MC Lot Area: 15,410 sq. ft. Lot Dimensions: Irregular

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

8. Current Use: Mixed-Use  
 No. of Dwelling Units: 1 No. of Commercial Units: 1

9. Proposed Use: Single-Family Dwelling with Existing Marina +

10. When was the property purchased? 10/19/2005

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>21.20</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>15.00</u>	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back <u>46.30</u>	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back <u>20.00</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.) <u>3,159.05</u>	<input type="checkbox"/>
% Lot Coverage _____	<input type="checkbox"/>	% Lot Coverage <u>20.50</u>	<input type="checkbox"/>
% Impervious Coverage _____	<input type="checkbox"/>	% Impervious Coverage <u>22.80</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**

**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**

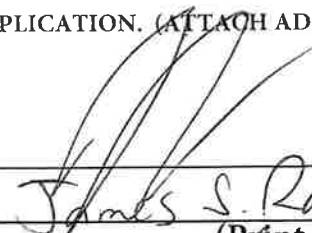
See attached Resolution dated September 14, 2011 under Application No. LUB-16-11 PF. The Board granted preliminary and final major site plan approval, bulk variances, and a special reasons variance to permit the construction of a new two-family dwelling at the property. The applicant never acted upon the approval. See also attached Resolution dated August 13, 2025 under Application No. LUB-13-25, denying the Applicant's request to demolish all improvements on the upland portion of the property and to construct a new two-family dwelling.

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

- Site Plan prepared by Horn, Tyson & Yoder, Inc.
- Architectural drawings prepared by CWB Architecture
- 4 photographs of the subject property
- NJDEP Permit dated April 21, 2022

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

Dates: 3/24/26

  
\_\_\_\_\_  
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**

James P. Occhipinti and Kimba M. Occhipinti (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval relative to proposed development at the property designated as Lots 1 & 1.01 in Block 1.84 on the Tax Map of the Township of Long Beach, located at 128 W. Osborn Avenue in the Holgate Section of Long Beach Township. The upland portion of the property is currently developed with a mixed-use building that formerly contained a marina office and single-family dwelling unit. The Applicant is seeking to demolish the existing mixed-use building, and to construct a new single-family dwelling. The existing marina use at the site, which includes 24 boat slips, will continue.

**APPROVED**

LAND USE BOARD

Date Sept 14, 2011

APPLICATION NO. LUB 16-11 PF

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

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by JIM OCCHIPINTI & RICHARD HEISSLER, the owners of the lands and premises known and designated as Lot(s) 1 and 1.01 in Block 1.84 on the Official Tax Map of Long Beach Township, and located at 128 W. Osborn Avenue, Long Beach Township, New Jersey, for Preliminary and Final Major Site Plan approval, bulk and special reasons variances and design waivers to permit the demolition of the existing single family residence and the construction of a new, three story duplex dwelling on the premises; and

**WHEREAS**, the 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') feet of the property in question and notice of this application has been duly published in the Beach Haven Times, the official newspaper of the Township, all as required by law; and

**WHEREAS**, the Long Beach Township Land Use Board, after carefully considering the application, plans, exhibits and testimony presented by the applicants, as well as the representations of the applicants' attorney, Robert E. Rue, Esquire, at the hearing conducted on August 10, 2011, has made the following findings of fact:

1. The applicants are the owners of the above described premises, having the dimensions of 124.87 feet (irregular) by 125 feet, for a total upland area of 15,468 square feet and is located in the Marine Commercial Zone.
2. The premises are currently improved by a two story single family dwelling and marina use.
4. The Board incorporates herein by reference the plans prepared by Ronald W. Post Surveying, Inc., entitled, "Survey of Property w/ Topography & Plot Plan w/Grading - Variance Plan" dated 04/12/2011 bearing no revision date and the plans prepared by Craig W. Brearley entitled, "Proposed Duplex/ Marina Office, Lots 1 & 1.01, Block 1.84 Long Beach Township Ocean County, New Jersey" dated 04/25/2008 bearing no revision date.

5. The Board accepts the report of its Engineer, Frank J. Little, Jr., P.E., dated August 3, 2011, and hereby incorporates same herein by reference;

6. The applicants are proposing to demolish the existing single family dwelling and construct a new, three story duplex containing a marina office, bathrooms and shower facilities on the first floor and two (2) living units above the marina office and shower, and roof top deck.

7. Jim Occhipinti, one of the owners of the premises, testified that they are proposing to fully renovate the existing marina and construct a new duplex above the Marina office and bathroom and shower facilities which are part of the Marina use.

8. The applicants require a Special Reasons variance as a duplex is a nonconforming use in the Marine Commercial Zone.

9. The applicants are proposing to renovate and update the dock, piers and bulkheads of the Marina use. The Board's decision to grant the Special Reasons Variance to expand the single family residential use to a Duplex use, was based upon the Applicants representation that they will modernize the Marina facilities; consequently, the Board's approval will be conditioned upon the renovations of the docks, piers, bulkheads being fully completed, to the Township Engineer's specifications, prior to the issuance of any building permit to construct the duplex structure.

10. The applicants also require a bulk variance from the required rear yard setback of 20 feet as a setback of 15 feet is proposed to the duplex.

11. The applicants also require a bulk variance from the maximum permitted height of 30 feet as the three story duplex is proposed to be 32 feet in height.

12. The applicant requires Preliminary and Final Major Site Plan approval and the Board specifically finds that the proposed Site Plan complies with the requirements of the Long Beach Township Site Plan Ordinance except as otherwise modified herein, and as such promotes the goals and objectives of the Master Plan of Long Beach Township.

13. The applicants have requested that the Board waive the requirement for curbs and sidewalks to be installed. The Board specifically finds that there are no other properties in the surrounding neighborhood that have curbs and/or sidewalks, and therefore, requiring these Applicants to install curbs and sidewalks would not be in keeping with the other properties in the neighborhood. The Board further notes that the installation of curbs and sidewalks will adversely impact the operation of a Marina use. The Board has determined that the Applicants are entitled to the design waiver for the curbs and sidewalks.

14. The plan provides that one handicap space is provided adjacent to Marshall Avenue, which space appears to cause a conflict when trying to gain access to the garage parking space beside it. The Board notes that the Applicants' Engineer has agreed to amend the plan to relocate the handicapped parking space to the northerly side of the premises.

15. The Board notes that the Applicants have agreed to construct the showers to be connected to the Township water and sewer system so as to prevent run-off of shower water onto the property.

16. The Board note further that there is a 15 foot wide public access Easement running along the westerly side of the property, which Easement was required by New Jersey Department of Environmental Protection. The Board is aware that the Applicants are seeking to modify their prior New Jersey State approvals to eliminate this 15 foot wide Public Access Easement. The Board takes no position as to that Easement and in the event the DEP eliminates that requirement, the Applicants need not obtain the Land Use Board's approval as to the elimination of the Access Easement.

17. The Board notes that the construction of the addition as proposed is an appropriate use of land in a seashore resort community;

18. The proposed addition will not adversely affect the free flow of light and air in the neighborhood.

**NOW THEREFORE, BE IT RESOLVED**, this 14th day of September, 2011 by the Long Beach Township Land Use Board that the application of JIM OCCHIPINTI & RICHARD HEISSLER, for Preliminary and Final Major Site Plan Approval, a Special Reasons Variance, Bulk Variances and design waivers relieving the applicant of the requirement that curbs and sidewalks be installed is hereby granted in accordance with the plans prepared by Ronald W. Post Surveying, Inc., entitled, "Survey of Property w/ Topography & Plot Plan w/Grading - Variance Plan" dated 04/12/2011 bearing no revision date and the plans prepared by Craig W. Brearley entitled, "Proposed Duplex/ Marina Office, Lots 1 & 1.01, Block 1.84 Long Beach Township Ocean County, New Jersey" dated 04/25/2008 bearing no revision date, as submitted by the applicants;

The relief granted, however, is subject to the following conditions:

1. That the applicants comply with all codes and ordinances except as otherwise varied herein;
2. That the applicants complete the renovations to the docks, piers, bulkheads and all Marina facilities, to the Township Engineer's specifications, prior to the issuance of any building permit and/or Certificate of Occupancy for the duplex structure.

3. That the applicants install the public showers for the marina use so that they are hooked into the municipal water and sewer systems.

4 That the applicants comply with the requirements of the Long Beach Township Engineer as set forth in the Engineer's report dated August 3, 2011;

5 That the applicants obtain any other outside agency approval(s) that may be required, including but not limited to the Ocean County Planning Board;

6 That the applicants post any and all required performance bonds, as well as any and all inspection fees required by the Township Engineer, the Construction Code Official, Building Officer and/or as required by the Land Use Ordinances of the Township of Long Beach; the amount of the said bonds and inspection fees shall be determined by the Township Engineer and shall be in the forms approved by the Township Attorney;

7 That, if another governmental agency grants a waiver or variance of a regulation affecting this approval or the conditions attached to it, then this Board shall have the right to review that issue as it relates to this approval and these conditions and modify same; except in the event the New Jersey DEP or any of it's agencies eliminate the requirement of the 15 foot public access Easement running along the westerly part of the property, this shall not require any further review by this Board.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of August 10, 2011.

Moved by: **VANBUREN**

Seconded by: **CLEARY**

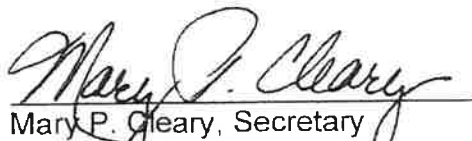
ROLL CALL VOTE:

Ayes: **CLEARY, LEONETTI AND VANBUREN**

Nays: **NONE**

Certified to be a true copy of a Resolution adopted at a regularly scheduled meeting of the Land Use Board held on September 14, 2011.

Dated: September 14, 2011

  
Mary P. Cleary, Secretary

**PUBLICATION DATE: SEPTEMBER 21, 2011**

**APPROVED !**  
**LAND USE BOARD**

Date August 13, 2025

APPLICATION NO. LUB 13-25  
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 James and Kimba Occhipinti, the applicants and owners of the land known and designated as Block 1.84, Lots 1 & 1.01, on the Official Tax Map of Long Beach Township, also known as 128 W. Osborn Avenue, for Use Variance Relief to demolish an existing structure and construct a new two family dwelling; 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 “d” variance approval for the demolition of an existing mixed- use structure that formerly contained a single-family dwelling and a marina office in order to construct a two-family dwelling unit, which is not a permitted use in the zone;

**WHEREAS**, the existing 24-slip marina use would remain on the property together with a 20-space parking lot on site; and

**WHEREAS**, the property is located in the MC-Marine Commercial District; and

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

1. Variance Map, consisting of one (1) sheet, prepared by Horn, Tyson & Yoder and signed by James D. Brozozowski, NJPE, PP and Leon Tyska, PLS dated 3/31/25.
2. Architectural floor plans, consisting of six (6) sheets, prepared by CWB Architecture, signed by Sarah D. Jennings, AIA and dated 4/7/2025.
3. Four (4) photographs of the subject site.
4. Long Beach Township Land Use Board Resolution of Memorialization LUB 16-11 PF, dated 9/14/2011.

**WHEREAS**, the applicant(s) relied on the following exhibits at the hearing:

- A-1 Application & Attachments..
- A-2 Variance Plan, consisting of one (1) sheet, prepared by Horn, Tyson & Yoder and signed by James D. Brozozowski, NJPE, PP and Leon Tyska, PLS dated 3/31/25.
- A-3 Architectural floor plans, consisting of six (6) sheets, prepared by CWB Architecture, signed by Sarah D. Jennings, AIA and dated 4/7/2025.
- A-4. NJDEP Permit dated April 21, 2022 expiring April 27, 2027.
- A-5 Tax Map

**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

- A-6 Four (4) Color Photographs
- B-1 Board Engineer Review Letter dated: June 24, 2025 (3- pages)

**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 24, 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

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

1. This property is an operating marina located on the bayfront at the end of West Osborn.
2. The current building is mixed use with office space and a single family dwelling above.
3. Single family homes and multi-family homes are permitted within the zone, but duplexes are not.
4. This property was previously the subject of a 2011 application and the owner complied with the approval; they provide ample parking for the 24 slips on site.

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

1. The property is a bulkheaded bayfront property with 129 linear feet of bulkhead on the north end and 110 linear feet on the south end.
2. The building will comply with the bulk requirements of the R-35 and MC zones, there is ample space on the property, with more than 15,000 square feet of lot area.
3. The owners intend to build two four bedroom units, one 3,000 square feet and the other 3,400 square feet.
4. There is adequate parking, nineteen parking spots are required and 20 are provided, with one being van accessible.
5. A variance is required pursuant to N.J.S.A. 40:55D-70(d) because the duplex use is not permitted in the zone.
6. There is no substantial detriment to the zone plan or ordinance implicated by this development.
7. The proposed development would further the purposes of the MLUL, specifically (b) in that will secure safety from flood by utilizing the most recent flood proofing standards; (c) to provide adequate light, air, and open space; and (i) the new building will promote a desirable visual environment.
8. The proposal is consistent with the surrounding neighborhood, which is all residential buildings with the exception of the Rutgers building.

**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

9. A permit from the DEP has been secured under the Coastal Area Facilities Review Act (CAFRA).
10. The office is not necessary for the marina use, it is not currently used.

**WHEREAS**, Sarah Jennings, AIA, appeared on behalf of the applicant who summarized the application as follows:

1. The residential structure will comply with all flood area requirements.
2. It would be impractical to put a commercial building nine feet in the air.

**WHEREAS**, James Occhipinti, applicant, appeared and summarized the application as follows:

1. The marina does not service boats or sell any merchandise or equipment.
2. They never intended to run the marina as a full service marina.
3. The slips are all rented and most of the tenants walk to the marina from the surrounding area.
4. The boats are mostly smaller.
5. The other unit would be used as a rental unit.

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

1. George Caruso of 119 West. Osborn spoke in favor of the project. The applicants operate the marina very well, it is quiet and not disruptive. They don't sell bait or gas.

**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) James and Kimba Occhipinti are the owners of the subject property.
- (2) The marina should have facilities available to its users such as an office or bathrooms.
- (3) The Master Plan speaks against adding duplexes and increases in density.
- (4) The two proposed dwelling units are very large, the development is too much for the property.
- (5) The property owner is asking too much, they could conform to the zoning.
- (6) Demolition of an existing, nonconforming structure creates an opportunity to be as compliant as possible.
- (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.

**r|m|s|h|c**

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

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Toms River, NJ 08753

o: 732.363.0777  
f: 732.905.6555

- (10) The Board finds that the applicant failed to demonstrate hardship as required under the Municipal Land Use Law, as the complained of conditions do not pertain to the unique features of the property itself, but due to the property owner attempting to over-develop the property.

**NOW THEREFORE, BE IT RESOLVED**, that application for Bulk Variance relief by James and Kimba Occhipinti, the owners of the land known and designated as Block 1.84, Lots 1 & 1.01 on the Official Tax Map of Long Beach Township, for a Special Reasons variance to permit the construction of a nonconforming use is hereby denied.

Moved By: CAPLICKI

Seconded by: PINGARO

ROLL CALL VOTE:

Ayes: (8): Pingaro, Hummel, Southwick, VanBuren, Roth, Caplicki, Zoladz and Seegers.

Nays: NONE

Abstentions: NONE

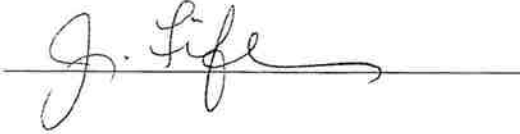
The foregoing is a true copy of a Resolution adopted by the Long Beach Township Land Use Board at its meeting on August 13, 2025.



**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 August 13, 2025.



**JACQUELINE FIFE**  
**SECRETARY**

Publication Date: August 19, 2025~ Asbury Park Press

**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

2



OCEAN COUNTY CLERK'S OFFICE  
RECORDING DOCUMENT  
COVER SHEET

SCOTT M. COLABELLA  
OCEAN COUNTY CLERK  
P.O. BOX 2191  
TOMS RIVER, NJ 08754-2191  
(732) 929-2110  
www.oceancountyclerk.com



INSTR # 2022053743  
OR BK 19019 PG 1197  
RECORDED 05/06/2022 08:32:06 AM  
SCOTT M. COLABELLA, COUNTY CLERK  
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

04/21/2022

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

NJ DEP PERMIT

OFFICIAL USE ONLY - REALTY TRANSFER FEE

RM  
110 CASH

FIRST PARTY NAME: (Enter Last Name, First Name)

Occhipinti, James

SECOND PARTY NAME: (Enter Last Name, First Name)

State of NJ

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

R+R  
Record and Return to:  
Shoreland Environmental Consulting  
P.O. Box 1729  
Absecon, NJ 08201

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 1.84

LOT: 1, 1.01

MUNICIPALITY: (Select Municipality from Drop-Down Box)

LONG BEACH

CONSIDERATION:

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street Address 128 Osborn Avenue Town Long Beach Twp State NJ Zip 08008

THE FOLLOWING SECTION IS FOR  
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,  
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:

ORIGINAL PAGE:

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it  
contains important recording information and is part of the permanent record.

\$11000

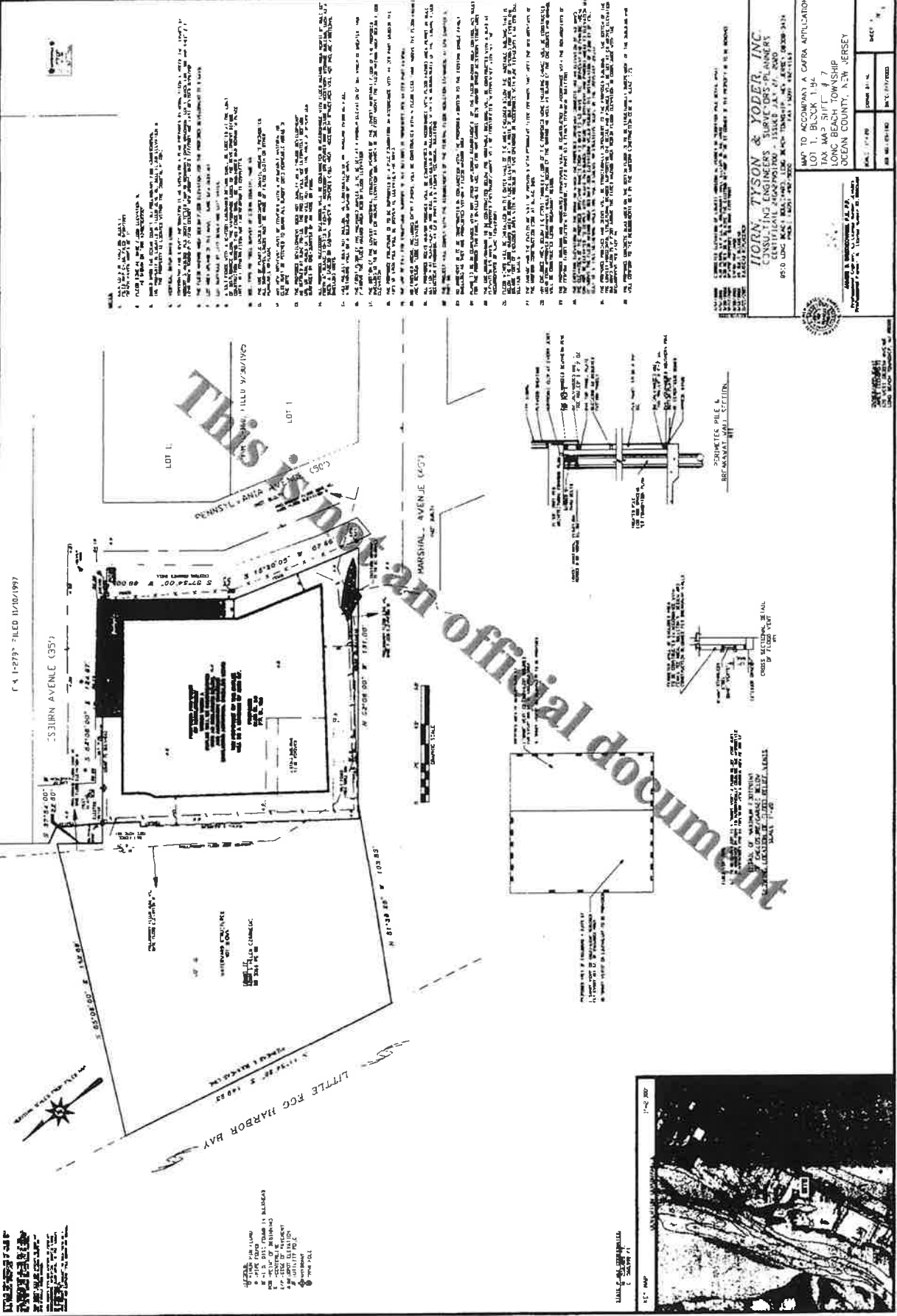


**STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERSHED & LAND MANAGEMENT**  
Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420  
Telephone: (609) 777-0454 or Fax: (609) 777-3656  
www.nj.gov/dep/landuse



**PERMIT**

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the terms, conditions, and limitations listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition, or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		<p><b>Approval Date</b> April 21, 2022</p> <p><b>Expiration Date</b> April 26, 2027</p>
<p><b>Permit Number(s):</b> 1517-05-0103.2 LUP220001</p>	<p><b>Type of Approval(s):</b> CZM GP5 Expansion or Reconstruction SFH/Duplex</p>	<p><b>Governing Rule(s):</b> N.J.A.C. 7:7-1.1(a)</p>
<p><b>Permittee:</b> James Occhipinti 128 Osborn Avenue Long Beach Township, NJ 08008</p>		<p><b>Site Location:</b> Block(s) &amp; Lot(s): [1.84, 1] [1.84, 1.01] Municipality: Long Beach Township County: Ocean 128 Osborn Avenue</p>
<p><b>Description of Authorized Activities:</b></p> <p>This document authorizes the removal of the existing rip-rap and demolition of the existing duplex; and reconstruction of a larger duplex and driveway on the above referenced site. All approved work is shown on the plan referenced on page 6 of this permit.</p> <p>This permit is authorized under and in compliance with the Rules on Coastal Zone Management, N.J.A.C. 7:7-1.1 et seq., as amended through October 5, 2021, provided that all conditions to follow are met.</p> <p><i>The Department has determined that the herein approved activities meet the requirements of the (FHACA/CZM) rules. This approval does not obviate the local Floodplain Administrator's responsibility to ensure all development occurring within their community's Special Flood Hazard Area is compliant with the local Flood Damage Prevention Ordinance, and minimum NFIP standards, regardless of any state-issued permits. FEMA requires communities to review and permit all proposed construction or other development within their SFHA in order to participate in the NFIP.</i></p>		
<p><b>Prepared by:</b> Carlene Purzycki</p>		<p><b>Received and/or Recorded by</b> County Clerk:</p>
<p>If the permittee undertakes any regulated activity, project, or development authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the requirements of the permit and all conditions therein.</p>		
<p align="center"><b>This permit is not valid unless an authenticating signature appears on the last page.</b></p>		



FILED 12/10/1997

NOTED FOR THE RECORD  
 THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND THE RECORD DRAWINGS ARE BEING FILED FOR THE RECORD.

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10. THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND THE RECORD DRAWINGS ARE BEING FILED FOR THE RECORD.

**HORN TYSON & YODER INC.**  
 CONSULTING ENGINEERS SURV-DORS-PLANNERS  
 850 LONG POND ROAD, SUITE 200  
 OCEAN COUNTY, N.J. 08226

MAP TO ACCOMPANY A CAPTA APPLICATION  
 LOT 1, BLOCK 194  
 TAX MAP SHEET # 7  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, N.J.

DATE: 12/10/97  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



**STATEMENT OF AUTHORIZED IMPACTS:**

The authorized activities allow for the permittee to undertake impacts to regulated areas as described herein. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:7-2.1.

**PRE-CONSTRUCTION CONDITIONS:**

1. Prior to construction and within 90 days of the date of this permit, the existing rip rap on site shall be removed.
2. Prior to commencement of construction, a silt fence shall be erected along the limits of disturbance of the development with a 10-foot return on each end. This fence must be maintained and remain in place until all construction and landscaping activities are completed.
3. The deed for the lot on which the driveway is constructed is modified to:
  - a. Explain that the driveway and any associated parking area is likely to be inundated by floodwaters, which may result in damage and/or inconvenience; and
  - b. Disclose the depth of flooding that the driveway and any associated parking area would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood; and
  - c. The modified deed is recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the single-family home or duplex is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
    - (1) The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
    - (2) The date that is 90 calendar days after the issuance of the permit.

**SPECIAL CONDITIONS:**

1. It appears that the structures located below the mean high water line have been modified without the benefit of a permit. Within 90 days of the date of this permit, the permittee must remove the illegal structures, apply to the Division to legalize, or submit to the Division proof that the structures are legally existing. This is not to be construed as a commitment by the Division to approve or deny any forthcoming permit application to legalize the subject structures. The subject structures may only be legalized if they comply with New Jersey's Coastal Zone Management Rules.
2. All areas of temporary disturbance shall be restored to their pre-existing condition and grade.
3. All debris, wood, trash, and other loose materials shall be discarded and legally disposed of offsite. The applicant shall take special care that no debris enters or remains in the water.
4. The use of plastic under landscape or gravel areas is prohibited. All sub gravel liners must be made of filter cloth or other permeable material.
5. Any driveway shall be covered with a permeable material or pitched to drain all runoff onto permeable areas of the site.
6. This permit does not authorize or legalize any structures located at or below the mean high water line.

7. The floor elevation labeled "F.F. EL. 10.0" on the approved drawing is the elevation of the lowest finished floor of the proposed building. The construction of any habitable area below this elevation, such as a basement, is prohibited.
8. The area below the lowest finished floor of all proposed buildings shall remain open and accessible to the passage of floodwaters at all times. In order to relieve hydrostatic pressure on the proposed building(s) during flooding, permanent flood vents shall be constructed beneath the lowest finished floor to allow water to freely enter and exit during a flood as shown on the approved plan(s). These vents shall be maintained in good working order at all times and shall not be blocked under any circumstances.
9. The minimum elevation of the bottom of the lowest horizontal structural member for the proposed building shall be 10.0 feet NAVD.
10. In accordance with N.J.A.C. 7:13-12.5(p)3, an adequate number of flood vents must be installed for any enclosed area below the floodplain.
11. Any proposed deck must be constructed in accordance with N.J.A.C. 7:13-7.16 and FEMA Technical Fact Sheet #8.2.
12. The Department has approved this permit because the project satisfies the requirements of the Flood Hazard Area Control Act Rules and Coastal Rules. The Department has not reviewed the proposed structures to determine compliance with the International Building Code or any other local construction codes or flood ordinances. The proposed buildings may therefore not fully comply with any such requirements. Please contact your municipal construction official for further information.
13. It should be noted that structural fill beneath the building in a Coastal A zone does not meet the NFIP requirements. Any proposed fill on the site should meet the requirements of the Federal Flood Reduction Standards, 44 C.F.R. Part 60 & FEMA's Technical Bulletin 5.
14. For the purposes of this permit, the Department has determined that this project is not a Major Development as defined in the Stormwater Management rules at N.J.A.C. 7:8-1.2. Therefore, the Department did not review the proposed project for compliance with these rules.
15. In accordance with N.J.A.C. 7:13-12.5(p) the deed for the lot on which the enclosure below the flood hazard area design flood elevation is constructed must be modified to:
  - a. Explain that the enclosure is likely to be inundated by floodwaters, which may result in damage and/or inconvenience.
  - b. Disclose the depth of flooding that the enclosure or garage would experience during the FEMA 100-year flood and flood hazard area design flood, if either elevation is known;
  - c. Prohibit habitation of the enclosure or garage; and
  - d. Explain that converting the enclosure or garage into a habitable area may subject the property owner to enforcement under N.J.A.C. 7:13; and

Within 90 calendar days of the issuance of this permit for the enclosure, a copy of the modified deed as filed with the local county clerk is provided to the Department at the address set forth at N.J.A.C. 7:13-1.3.

**STANDARD CONDITIONS:**

1. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.
2. The issuance of a permit does not convey any property rights or any exclusive privilege.
3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.
4. A permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site.
5. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.
6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit.
7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (WARN DEP hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Watershed & Land Management by telephone at (609) 777-0454 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:
  - i. A description of the noncompliance and its cause;
  - ii. The period of noncompliance, including exact dates and times;
  - iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and
  - iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.
9. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.
10. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.
11. The issuance of a permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties.

12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
  - i. Enter upon the permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;
  - ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit; and
  - iii. Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action.
14. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, the permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.
15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.
16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.
17. The permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.
18. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.
19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.
20. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.
21. The permittee shall provide monitoring results to the Department at the intervals specified in the permit.
22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.
23. A permit can be modified, suspended, or terminated by the Department for cause.
24. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.

25. Where the permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.
26. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, PO Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of regulated activities.
27. The permittee shall record the permit, including all conditions listed therein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Upon completion of all recording, a copy of the recorded permit shall be forwarded to Watershed & Land Management at the address listed on page one of this permit.
28. This permit is issued subject to compliance with N.J.A.C. 7:7-27.2 Conditions that apply to all coastal permits.

**APPROVED PLAN:**

The drawing hereby approved consists of one (1) sheet prepared by James D. Brzozowski, P.E., P.P., of Horn, Tyson & Yoder, Inc., dated July 7, 2003, last revised April 14, 2022, and entitled:

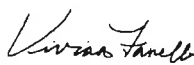
**"MAP TO ACCOMPANY A CAFRA APPLICATION, LOT 1, BLOCK 1.84, TAX MAP SHEET # 7, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY".**

**APPEAL OF DECISION:**

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at [www.nj.gov/dep/bulletin](http://www.nj.gov/dep/bulletin)). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at [www.nj.gov/dep/landuse/forms.html](http://www.nj.gov/dep/landuse/forms.html)). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. Additionally, a copy of the hearing request shall be submitted to the Director of Watershed & Land Management at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

If you need clarification on any section of this permit or conditions, please contact Watershed & Land Management's Technical Support Call Center at (609) 777-0454.

Approved By:

  
Digitally signed by Vivian  
M. Fanelli  
Date: 2022.04.21 14:33:32  
-04'00'

Vivian M. Fanelli, Environmental Specialist 3  
Watershed & Land Management

- c: Municipal Clerk, Long Beach Township  
Municipal Construction Official, Long Beach Township  
Agent (original) – Michele Kirk



**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

PLEASE TAKE NOTICE that James P. Occhipinti and Kimba M. Occhipinti (collectively, the “Applicant”) have made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and a special reasons variance relative to proposed development at the property designated as Lots 1 & 1.01 in Block 1.84 on the Tax Map of the Township of Long Beach, located at 128 W. Osborn Avenue in the Holgate Section of Long Beach Township. The upland portion of the property is currently developed with a mixed-use building that formerly contained a marina office and single-family dwelling unit. The Applicant is seeking to demolish the existing mixed-use building, and to construct a new single-family dwelling. The existing marina use at the site, which includes 24 boat slips, will continue.

Although the Applicant believes that no 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 May 13, 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 Thursday 9:00 a.m. to 3:00 p.m.

File #3740

James S. Raban  
Attorney for the Applicant

TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

Owner: James P. Occhipinti & Kimba M. Occhipinti Phone # 201-574-5203 Email: jimocchi@yahoo.com

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

Address: 128 W. Osborn Avenue

Block: 1.84 Lot(s): 1 & 1.01 Date: 5/27/25

\*\*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**

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 titled	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)

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
 TECHNICAL CHECKLIST

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

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Zone boundaries, tax map sheet, lot and block number and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Date of original and all revisions.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Written and graphic map scale.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
North arrow with reference meridian.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Area of the tract and of each lot.	X	X	X	X	X	X	X	X	(P)(W)(N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X	X	X	X	X	(P)(W)(N/R)
<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  
 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
<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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	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Off street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
<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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	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 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)