

April 2, 2026

**UPS OVERNIGHT DELIVERY**

Jackie Fife, Board Secretary  
Joint Land Use Board  
Township of Long Beach  
James J. Mancini Administration Building  
6805 Long Beach Boulevard  
Long Beach, NJ 08008

RE: Application of Brant Beach Yacht Club for Temporary Amended Site Plan Approval  
6106 Bayview Avenue  
Block 15.28, Lot 1  
Long Beach Township, Ocean County, New Jersey  
Our File No. 13841-001

Dear Ms. Fife:

This firm represents Brant Beach Yacht Club (the "Applicant") with respect to its application to the Township of Long Beach Joint Land Use Board for temporary amended site plan approval for the interim placement of a 20'x8' mobile kitchen trailer, limited in scope and duration, to support the existing food service operations, and intended to function strictly as a short-term extension of the commercial kitchen which is a permitted use, at the South Harbor Sailing facility, due to the main clubhouse renovation.

In support of this application, I enclose the following:

1. Original and fourteen (14) copies of the Long Beach Township Land Use Development Application;
2. Fifteen (15) copies of the Survey prepared by James Brzozowski of Horn, Tyson & Yoder, Inc. (*to be provided under separate cover*);
3. Fifteen (15) copies of the Initial Submission Checklist;
4. Fifteen (15) copies of the completed Technical Checklist;

5. Fifteen (15) copies of a Variance Justification Report (*to be provided under separate cover*);
6. Fifteen (15) copies of the Resolution #LUB-19-24 memorializing the approval of the Applicant's preliminary and final major site plan approval with variances, adopted March 12, 2025;
7. Fifteen (15) copies of Resolution #LUB-19-17PF memorializing the approval of the Applicant's preliminary and final major site plan approval, special reason variances, bulk variances and design waivers to permit the construction of an addition to the South Harbor Sailing Center, adopted July 12, 2017 (which amended the June 14, 2017 Resolution);
8. Fifteen (15) copies of Resolution #LUB-19-17PF memorializing the approval of the Applicant's preliminary and final major site plan approval, special reason variances, bulk variances and design waivers to permit the construction of an addition to the South Harbor Sailing Center, adopted June 14, 2017;
9. Fifteen (15) copies of an easement between Brant Beach Yacht Club and the Township of Long Branch recorded in the Ocean County Clerk's Office on July 6, 1966, in Book 2592, Page 249;
10. Fifteen (15) copies of an Affidavit of Ownership, Consent, Authorization and Non-Collusion;
11. Fifteen (15) color copies of photographs of the proposed mobile kitchen trailer;
12. Fifteen (15) copies of Tax Map Sheet 18 highlighting the property;
13. Fifteen (15) copies of the Construction Permit;
14. Fifteen (15) copies of the Zoning Permit issued March 6, 2026;
15. Fifteen (15) copies of the proposed Public Notice to property owners within 200 feet of the subject property;
16. One (1) copy of the 200' Property Owner's List (*to be provided under separate cover*);
17. One (1) copy of the proof of paid taxes; and
18. One (1) copy of applicant's W-9.

Jackie Fife, Board Secretary  
Joint Land Use Board  
Township of Long Beach  
April 2, 2026  
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Lastly, I enclose two (2) checks in the amounts of \$700.00 and \$1,500.00, representing the required application fee and escrow deposit, respectively (*to be provided under separate cover*).

This will confirm that this matter will be placed on the Land Use Board Agenda for May 13, 2026. Our firm will, of course, provide the required public notice in advance of that date.

Please do not hesitate to contact me should you require any additional information.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

ERIC S. GOLDSTEIN

ESG/Imm  
Enclosures

c: Antoine Q Avignon, CCM/General Manager/COO (w/encl. via e-mail: [antoine@bbyc.net](mailto:antoine@bbyc.net))  
Robin La Bue, Esquire (w/encl. via e-mail: [rlabue@rmshc.law](mailto:rlabue@rmshc.law) & regular mail)  
Frank J. Little, Jr., P.E., P.P., C.M.E. (w/encl. via e-mail: [flittle@owenlittle.com](mailto:flittle@owenlittle.com) & regular mail)  
13841-001/124115

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

Do not write below - for official use only

Project Name: Mobile Kitchen Trailer - Brant Beach YC  
Block: 15.28 Lot(s): 1  
Property Address: 6106 Bayview Ave

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

**CHECK ALL THAT APPLY:**

- |  |  |
|--|--|
| <input 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 checked="" type="checkbox"/> Site Plan/Final    |

**ANSWER ALL QUESTIONS. IF NOT APPLICABLE INDICATE WITH 'N/A' OR 'None'  
DO NOT LEAVE BLANKS. INCOMPLETE APPLICATIONS WILL NOT BE  
ACCEPTED OR WILL BE DEEMED INCOMPLETE**

1. Applicant Name: Brant Beach Yacht Club  
Address: Street: 6106 Bayview Avenue City: Brant Beach Zip: 08008  
Phone: (609) 494-4485 e-mail: office@bbyc.net

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: Eric S. Goldstein, Esq  
Address: Street: 4030 Ocean Heights Avenue City: Egg Harbor Town Zip: 08234  
Phone: (609) 927-1177 e-mail: \_\_\_\_\_

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: jim.bhty@gmail.com

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

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: R-50  Lot Area: 176,800 sqft Lot Dimensions: Irregular

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

8. Current Use: Yacht Club  
 No. of Dwelling Units: 0 No. of Commercial Units: 2

9. Proposed Use: Yacht Club

10. When was the property purchased? 1955 & 1962

11. Date of Last Certificate of Occupancy: \_\_\_\_\_ Attach Copy

12. Date of last construction, alteration or addition: \_\_\_\_\_ Attach copies of permits

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: _____	<input type="checkbox"/>	Building Height: _____	<input type="checkbox"/>
Front Yard Set Back _____	<input type="checkbox"/>	Front Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Side Yard Set Back _____	<input type="checkbox"/>	Side Yard Set Back _____	<input type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back _____	<input type="checkbox"/>
Dist. to Adj. Struct. _____	<input type="checkbox"/>	Dist. to Adj. Struct. _____	<input type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage <u>7.40</u>	<input type="checkbox"/>	% Lot Coverage _____	<input type="checkbox"/>
% Impervious Coverage <u>23.20</u>	<input type="checkbox"/>	% Impervious Coverage _____	<input type="checkbox"/>
No. Principal Structures <u>2.00</u>	<input type="checkbox"/>	No. Principal Structures _____	<input type="checkbox"/>
No. Accessory Structures <u>4.00</u>	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width <u>1,522.00</u>	<input type="checkbox"/>		

14. Existing Restrictions:

- (A) Deed Restrictions: \_\_\_\_\_ (Attach Copies)  None
- (B) Easements: See attached easment (Attach Copies)  None
- (C) Condominium: \_\_\_\_\_ (Attach Copies)  None

15. Proposed Restriction: \_\_\_\_\_  None

**16. Variances and Waivers:**

**(A) List Required Variances: (Include Ordinance Number)**

None

See attached Application Supplement

**On a separate paper provide legal theory supporting variance relief.**

**(B) List of Requested Waivers:**

None

The applicant reserves the right to request any waivers that may be required by the Board at the time of the hearing

**17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials.  None**

See attached Resolutions dated June 14, 2027, July 12, 2017 (which amended the June 14, 2017 resolution) and March 12, 2025, which granted preliminary and final major site plan approval, bulk variances, and a special reasons variance to permit the construction of an addition to the South Harbor Sailing Center, the updated construction of the Main Clubhouse and other site improvements.

- Survey prepared by Horn, Tyson & Yoder + Photograph of the proposed Mobile Kitchen Trailer

+

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


See attached Resolutions dated June 14, 2027, July 12, 2017 (which amended the June 14, 2017 resolution) and March 12, 2025, which granted preliminary and final major site plan approval, bulk variances, and a special reasons variance to permit the construction of an addition to the South Harbor Sailing Center, the updated construction of the Main Clubhouse and other site improvements.

- Survey prepared by Horn, Tyson & Yoder + Photograph of the proposed Mobile Kitchen Trailer

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

Dates: 03/30/26

  
\_\_\_\_\_  
James Stahl, President, Owner  
(Print name under signature)

Dates: 03/30/26

  
\_\_\_\_\_  
Richard Devaney, Board of Trustee, 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**

## Long Beach Township Land Use Board Initial Submission Checklist

**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~~ Survey
- ~~N/A~~ 1 Copy of Architectural Plans
- ~~N/A~~ 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted Attached to Application
- 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~~ Survey
- ~~N/A~~ 1 Copy of Architectural Plans
- ~~N/A~~ 1 Copy of Zoning Denial Letter (if applicable)
- 1 Copy of Color Photos
- 1 Copy of Tax Map with Property Block & Lot highlighted Attached to Application
- 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 ~~N/A~~ Variance Plan ~~N/A~~ Site Plan ~~N/A~~ Subdivision Plan ~~N/A~~ Architectural Plan(s) Survey
- Tax Map  Color Photos  1 - W-9 ~~N/A~~ 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 \$ 700.00 Check # \_\_\_\_\_
- Check for Escrow Fee \$ 1,500.00 Check # \_\_\_\_\_

**Board Member Packets (COLLATED):**

- 15 Copies of Complete Application including:
- 15 Copies ~~Variance Plan, Site Plan, or Subdivision Map~~ Survey
- ~~N/A~~ 15 Copies of Architectural Plans
- ~~N/A~~ 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

Eric S. Goldstein, Esquire  
Print Name Attorney for Applicant

Date

4/2/26

Approved \_\_\_\_\_

Denied \_\_\_\_\_

TOWNSHIP OF LONG BEACH  
 LAND USE BOARD  
 TECHNICAL CHECKLIST

Owner: POBANT BEACH YACHT CLUB Phone # 609 494 4485 Email: OFFICE@BBYC.NET

Applicant: SATLE AS OWNER Phone #: 609 494 4485 Email: \_\_\_\_\_

Address: 6106 BAYVIEW AVENUE

Block: 15.28 Lot(s): 1 + 1.01 Date: 03/30/2026

\*\*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 MUST BE COMPLETED
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	
<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)
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	SURVEY (P) (W) (N/R)
Key Map: site location and features within 400 FT, including streets, street names, and zone boundaries	X	X	X	X	X	X	X	X	SURVEY (P) (W) (N/R)



TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
TECHNICAL CHECKLIST

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DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
<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) <del>(W)</del> <del>(N/R)</del>
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) <del>(W)</del> <del>(N/R)</del>
Building coverage and lot coverage calculations.	X	X	X		X	X			(P) <del>(W)</del> <del>(N/R)</del>
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P) <del>(W)</del> <del>(N/R)</del>
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) <del>(W)</del> <del>(N/R)</del>
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	<del>(P)</del> <del>(W)</del> <del>(N/R)</del>
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P) <del>(W)</del> <del>(N/R)</del>

TOWNSHIP OF LONG BEACH  
LAND USE BOARD  
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DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
<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)

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
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) <del>(W)</del> <del>(N/R)</del>
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) <del>(W)</del> <del>(N/R)</del>
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) <del>(W)</del> <del>(N/R)</del>

Date MARCH 12, 2025

APPLICATION NO. LUB #19-24

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

**WHEREAS**, an application has been made to the Long Beach Township Land Use Board by Brant Beach Yacht Club, the Applicant, for lands known and designated as Block 15.28, Lot 1, on the Official Tax Map of Long Beach Township, which lands are located at 6106 Bayview Avenue for Preliminary and Final Major Site Plan approval with variances. The Applicant proposes to demolish the existing one-story Clubhouse and construct a new two-story Clubhouse within the same footprint. No other changes are proposed to the site. The new Clubhouse will include a 200-seat banquet hall on the first floor with a commodore's rooms and areas for storage on the second floor. The following variances are required:

1. Special Reasons "D" Variance for a Yacht Club which is not a permitted use within the R-50 Residential Zone.
2. Rear Yard Setback of 0.0 ft. where 15 ft. is required for the rear yard and 10 ft. is required to the waterline.
3. Front Yard Setback to the South Harbor Sailing Center which was previously approved by the Board where a 20 ft. front yard setback is required, and 18.6 feet is existing.
4. Off-Street Parking where 98 spaces are required, and 87 spaces are existing and proposed.

**WHEREAS**, the Land Use Review Board considered this application at a public hearing on February 12, 2025. The Applicant was represented by James S. Raban, Esq.

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

- A-1 Application and attachments.
- A-2 Site Plan prepared by Horn, Tyson and Yoder, dated 12/3/15 and revised 12/16/24.
- A-3 Boundary and Topographic Survey prepared by Horn, Tyson and Yoder, dated 12/3/2015 and revised 10/22/2024.
- A-4 Architectural Plans prepared by Musgnug Associates Architects dated 12/16/24.
- A-5 Color Photos (12).
- A-6 Tax Map.
- A-7 Long Beach Township Land Use Board Resolution dated 6/14/2017 and 7/2/2017.
- A-8 Color Arial Photo.
- A-9 Site Triangle photo of Kimberly Ave/Bayview Ave.

- A-10 Existing Conditions of the floor plan.
- A-11 Color renderings (8).
- B-1 Board Engineer Review Letter prepared by Frank Little, Jr. P.E., P.P., dated 1/27/25.

**WHEREAS**, testimony was offered by Matt Hockenbury, P.E., P.P. of MCH Engineering LLC. who was qualified as an expert in professional planning and engineering, Robert P. Musnug, of Musnug & Associates who was qualified as an expert in architectural design, and Douglas MacKinney, Chairman of the Brant Beach Yacht Club Building Committee.

**WHEREAS**, Matt Hockenbury, P.E., P.P. was sworn and testified as follows:

1. He has reviewed the Preliminary and Final Site Plan prepared by Horn, Tyson and Yoder and has visited the site and is fully familiar with the Application.
2. The applicant is proposing to demolish the existing one-story clubhouse and replace with a new elevated two-story structure within the existing footprint.
3. The existing structure is below current flood elevation requirements.
4. The new structure will comply with the current applicable flood and building requirements.
5. The ground level is not habitable space and will have three sides with breakaway walls and one side shall remain open.
6. The Applicant proposes to retain the existing beneficial use.
7. The site is particularly suited for the intended use.
8. The existing amenities and improvements are harmonious with the proposed clubhouse.
9. The yacht club promotes the general welfare of the community in providing recreational opportunities and places for public gatherings.
10. No change in the existing use is proposed but merely enhancements to that use.
11. The new structure will be an improvement in safety, ingress, egress and bring the site more into conformity with current flood and building regulations.
12. The pre-existing rear yard setback is not being increased nor expanded.
13. The clubhouse will comply with the front yard setback requirement. A variance was previously granted for the front yard setback of the sailing center.
14. Parking is adequate for the uses on the site. Many of the uses do not operate at the same time. The plan shows 86 parking spaces but will be revised to show 87 parking spaces including a van accessible and regular handicap spaces.
15. Many members and visitors access the site via walking or biking.
16. The benefits of improved safety, aesthetics, and retaining a beneficial use within the township outweigh any detriments, if any.

17. The applicant requests the AASHTO Site Triangle be applied whereas no parking obstruction occurs. The plan will be revised to reflect the AASHTO Site Triangle. If parking is impacted, it shall be relocated elsewhere on site.
18. Waivers for curbs and sidewalks are requested since there are none within the vicinity.
19. The plans will be revised to locate the water and sewer laterals subject to approval by the Water and Sewer Departments and will be upgraded or replaced as required.
20. A waiver for landscaping is requested. No additional landscaping is proposed as much of the property is fenced with the exception of new planting in front of the new structure is proposed.
21. Existing dumpster to remain.
22. All lighting will be downward facing and shielded from adjoining properties and roadways. A lighting plan shall be submitted showing compliance with the Township lighting ordinances.
23. The plan will be revised to show the existing sailing center.
24. The loading zone shall comply with Township Zoning Ordinances.
25. The plan will be revised to show van accessible and one regular handicap parking along building.

**WHEREAS**, Robert Musgnug, Architect was sworn and testified as follows:

1. The reconfiguration of the interior layout of the structure was made to make the space more amenable to the Applicant's needs and not to increase intensity of use.
2. The 200-seat capacity is for all public spaces indoor and outdoor and will not be exceeded.
3. The intent is to construct a club house that conforms to applicable flood and building regulations and serves the Applicant's needs without expanding the use.

**WHEREAS**, Douglas MacKinney sworn and testified as follows:

1. He is a member of the Yacht Club and the Chairman of the Building Committee.
2. He also resides across the street from the site and is familiar with the use of the site.
3. The Applicant's intent is not to make the use larger but to merely modernize and utilize the space more efficiently.
4. Parking has been adequate for all the various uses.
5. Many members and public access the site by walking or biking.
6. The second-floor deck will be accessible by elevator as well as a stairwell.
7. The building was constructed in the 1950's and is somewhat chopped up and not efficient and does not meet current flood and building regulations.

**WHEREAS**, the meeting was opened to the public and several interested parties testified in favor and against the relief sought. The concerns expressed were primarily noise and parking.

**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 Applicant representative and the report of the Board Engineer, Frank J. Little, Jr., PE, and made the following findings of fact:

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 has standing to make the Application.
3. The property is located in the R-50 Residential District.
4. The Board finds that the pre-existing non-conformities are not being expanded.
5. The Board finds that the variances can be granted without substantial detriment to the Zone Plan, Master Plan and/or ordinances of the Township of Long Beach.
6. The Board finds that the benefits of granting the variance outweigh any detriment to the Zone Plan, Ordinances and Master Plan of the Township. The Board specifically finds that retention of beneficial use in the Township is a benefit.
7. The Board finds that the pre-existing improvements create a hardship.
8. The Board finds that the detriments, if any are minimal.
9. The proposed improvements are not a significant intensification of use.
10. The site is particularly suited for the proposed use.
11. Improvements in aesthetics, safety, compliance with flood and building regulations are all substantial benefits.
12. There is no detrimental impact on open air and light.
13. The applicant shall submit revised plans within 45 days.

**NOW THEREFORE, BE IT RESOLVED**, that Preliminary and Final Site Plan Approval with variances is hereby granted in accordance with the Application and exhibits and testimony admitted at time of hearing.

**BE IT FURTHER RESOLVED**, that this approval is subject to and conditioned upon the Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr. P.E., P.P., and C.M.E., dated January 27, 2025, entered evidence as Exhibit B-1.

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

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

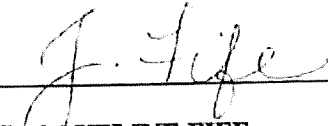
**BE IT FURTHER RESOLVED**, that this approval is subject to and conditioned upon Applicants' payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required. The applicant shall also pay and post all inspection fees, performance guarantees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

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

**BE IT FURTHER RESOLVED**, that this approval is subject to all conditions and representations as set forth herein and as placed on the record at the public hearing conducted on February 12, 2025 when this matter was considered.

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

**BE IT FURTHER RESOLVED** Applicant to submit revised plans within 45 days.

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

Moved By: JONES

Seconded by: SOUTHWICK

ROLL CALL VOTE:

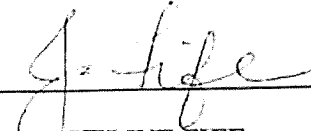
Ayes: (4): Southwick, Jones, VanBuren and Caplicki

Nays: None

Abstentions: None

**CERTIFICATION**

**I, JACQUELINE FIFE**, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the February 12, 2025 regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on March 12, 2025.

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

**Publication Date: March 18, 2025 ~ Asbury Park Press**

APPROVED  
LAND USE BOARD

APPLICATION NO. LUB 19-17PF

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

Date July 12, 2017

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by **BRANT BEACH YACHT CLUB**, the owner of the lands and premises known and designated as Lot 1 in Block 15.28 on the Official Tax Map of Long Beach Township, and located at 6106 Bayview Avenue, Brant Beach, New Jersey, for Preliminary and Final Major Site Plan approval, Special Reasons Variances, Bulk Variances and design waivers to permit the construction of an addition to the South Harbor Sailing Center and other site improvements to the existing one-story frame building; 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, Richard M. Hluchan, Esquire, at the hearing conducted on May 10, 2017, as well as the testimony and objections of, has made the following findings of fact:

- (1) The applicant, a Non-profit New Jersey Corporation, is the owner of the above described premises, having the dimensions of 635 feet (irregular) by 483 feet, for a total area of 8.63 acres;
- (2) The premises are located on the westerly side of Long Beach Boulevard, between 59th and 65th Streets in Brant Beach, New Jersey, and is located in the R50 General Residential Zone.
- (3) The Yacht Club has been located on this site since the 1940's. The premises are currently improved by a one (1) story existing structure consisting of a primary clubhouse and another smaller building identified as the South Harbor Sailing Center. The property also includes boat slips, area used for dry storage for boats, tennis courts and a beach. Both buildings are used for meetings for Club members, community events and are available for weddings, banquets and other occasions.
- (4) The Board incorporates herein by reference the plans prepared by Horn, Tyson & Yoder, Inc., Consulting Engineers, entitled "Site Plan - Cover Sheet Lot 1, Block 15.28, Tax Map Sheet #18, Long Beach Township, Ocean County, New Jersey, dated 12/3/2015 bearing the latest revision date of 2/6/2017; and the plans entitled Site Plan - Area of Proposed Development, Lot 1, Block 15.28, Tax Map Sheet #18, Long Beach Township, Ocean County, New Jersey" dated 12/3/2015, bearing the latest revision date of 12/12/2016.

(5) The Board further incorporates herein by reference the plans prepared by Rob Roth Architects, Inc., entitled "Additions and Renovations to an Existing Building Brant Beach Yacht Club, Lot 1, Block 15.28, Township of Long Beach, Ocean County, New Jersey" dated May 25, 2015.

(6) The Board accepts the report of its Engineer, Frank J. Little, Jr., P.E., dated April 4, 2017, and hereby incorporates same herein by reference; The applicant proposes to construct an addition to the existing South Harbor Sailing Center. The addition will include rest rooms, showers, elevator, additional storage space, an enlarged kitchen area, additional office space, expanded meeting room, an enlarged outdoor deck and observation deck.

(7) The applicant requires a special reasons variance because a yacht club is a conditional use in the R-50 zone under Ordinance § 205 - 38 (A)(12) and the yacht club does not comply with the conditions for the issuance of a conditional use permit; consequently a "special reasons" variance is required.

(8) Since the buildings on site are used for meetings and events where food is served, it can be considered a catering hall which is not permitted in the R-50 zone. A "special reasons" variance is required as the enlargement of the South Harbor Sailing Center is an expansion of a nonconforming use.

(9) The applicants further require the following bulk variances:

- a) Front yard variance (South Harbor Sailing Center) from Bayview Avenue 20 feet is required, 19 feet currently exists and 18.6 feet is proposed.
- b) 98 parking spaces are required, 70 spaces currently exist and 87 spaces are proposed.

(10) Design waivers are required as to the size of 30 parking spaces that exist on Bayview Avenue as they encroach 2.4 feet into the right of way, the board noting that these spaces are pre-existing.

(11) The proposed development promotes the general welfare as it promotes waterfront use and activities that draw visitors to Long Beach Township and therefore benefits the community.

(12) The proposed development enhances water related activities as required by the New Jersey Department of Environmental Protection.

(13) The Board finds that the encroachment into the required 20 foot front yard setback from Bayview Avenue of 1.4 feet is a minimal deviation from the Zoning Ordinance of Long Beach Township under the facts of this application.

(14) The Board finds that the parking at the site is adequate for the use as proposed and notes that there is sufficient additional parking along the railroad cutouts on Long Beach Boulevard for the times when the Yacht Club hosts regattas in the spring and fall and therefor a bulk variance for the different parking requirements can be granted without any detriment to the public good or general welfare.

(15) The 30 parking spaces that encroach into the right of way of Bayview Avenue are adequate and the applicants are entitled to the design waivers for those spaces.

(16) The Board specifically notes that the 30 parking spaces that encroach into the Bayview Avenue right of way by 2.4 feet are a pre-existing condition which is not being changed by the proposed construction.

(17) The Board is mindful that several adjoining property owners voiced their objections to the proposed expansion of the non-conforming use, but the Board notes that the use is pre-existing the construction of the adjoining homes and is a minimal expansion in that it is not intensifying the use but merely permits the site to more adequately accommodate its visitors.

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

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

**NOW THEREFORE, BE IT RESOLVED**, this 12th day of July, 2017 by the Long Beach Township Land Use Board that the application of **THE BRANT BEACH YACHT CLUB**, for Preliminary and Final Major Site Plan Approval, Special Reasons Variances, Bulk Variances, and design waivers is hereby granted in accordance with the executed site plan - cover sheet Lot 1 Block 15.28, Tax map sheet # 18, Long Beach Township, Ocean County, N.J. dated 12/3/15 and bearing the latest revision date of 2/6/17 and the executed site plan area of proposed development, Lot 1, Block 15.28 Tax map sheet # 18 Long Beach Township, Ocean County, New Jersey, dated 12/3/15 and bearing the latest revision date 12/12/2016, which plans were proposed by Horn, Tyson, & Yoder, Inc.

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

- a) That the applicant comply with all codes and ordinances except as otherwise varied herein;
- b) That the applicant comply with all requirements imposed by the Long Beach Township Construction Office.

c) That the applicant comply with the requirements of the Long Beach Township Engineer as set forth in the Engineer's report dated April 4, 2017;

\* d) That the applicant submit a lighting plan to the Township Engineer's approval to insure that the exterior lighting not be pointed towards the adjoining residential properties.

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

f) That the applicant 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;

g) 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.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of May 10, 2017.

Moved by: PINGARO

Seconded by: LEONETTI


ROLL CALL VOTE:

Ayes: APPELEGATE, KONNOR, LEONETTI, PINGARO AND JONES

Nays: NONE

Certified to be a true copy of a Resolution adopted at a regularly scheduled meeting of the Land Use Board held on July 12, 2017.

Dated: July 12, 2017

  
\_\_\_\_\_  
Ronald Pingaro, Secretary

PUBLICATION DATE: JULY 20, 2017

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

Date June 14, 2017

**WHEREAS**, application has been made to the Long Beach Township Land Use Board by **BRANT BEACH YACHT CLUB**, the owner of the lands and premises known and designated as Lot 1 in Block 15.28 on the Official Tax Map of Long Beach Township, and located at 6106 Bayview Avenue, Brant Beach, New Jersey, for Preliminary and Final Major Site Plan approval, Special Reasons Variances, Bulk Variances and design waivers to permit the construction of an addition to the South Harbor Sailing Center and other site improvements to the existing one-story frame building; 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, Richard M. Hluchan, Esquire, at the hearing conducted on May 10, 2017, as well as the testimony and objections of, has made the following findings of fact:

- (1) The applicant, a Non-profit New Jersey Corporation, is the owner of the above described premises, having the dimensions of 635 feet (irregular) by 483 feet, for a total area of 8.63 acres;
- (2) The premises are located on the westerly side of Long Beach Boulevard, between 22nd and 24th Streets in Brant Beach, New Jersey, and is located in the R50 General Residential Zone.
- (3) The Yacht Club has been located on this site since the 1940's. The premises are currently improved by a one (1) story existing structure consisting of a primary clubhouse and another smaller building identified as the South Harbor Sailing Center. The property also includes boat slips, area used for dry storage for boats, tennis courts and a beach. Both buildings are used for meetings for Club members, community events and are available for weddings, banquets and other occasions.
- (4) The Board incorporates herein by reference the plans prepared by Horn, Tyson & Yoder, Inc., Consulting Engineers, entitled "Site Plan - Cover Sheet Lot 1, Block 15.28, Tax Map Sheet #18, Long Beach Township, Ocean County, New Jersey, dated 12/3/2015 bearing the latest revision date of 2/6/2017; and the plans entitled Site Plan - Area of Proposed Development, Lot 1, Block 15.28, Tax Map Sheet #18, Long Beach Township, Ocean County, New Jersey" dated 12/3/2015, bearing the latest revision date of 12/12/2016.

(5) The Board further incorporates herein by reference the plans prepared by Rob Roth Architects, Inc., entitled "Additions and Renovations to an Existing Building Brant Beach Yacht Club, Lot 1, Block 15.28, Township of Long Beach, Ocean County, New Jersey" dated May 25, 2015.

(6) The Board accepts the report of its Engineer, Frank J. Little, Jr., P.E., dated April 4, 2017, and hereby incorporates same herein by reference; The applicant proposes to construct an addition to the existing South Harbor Sailing Center. The addition will include rest rooms, showers, elevator, additional storage space, an enlarged kitchen area, additional office space, expanded meeting room, an enlarged outdoor deck and observation deck.

(7) The applicant requires a special reasons variance because a yacht club is a conditional use in the R-50 zone under Ordinance § 205 - 38 (A)(12) and the yacht club does not comply with the conditions for the issuance of a conditional use permit; consequently a "special reasons" variance is required.

(8) Since the buildings on site are used for meetings and events where food is served, it can be considered a catering hall which is not permitted in the R-50 zone. A "special reasons" variance is required as the enlargement of the South Harbor Sailing Center is an expansion of a nonconforming use.

(9) The applicants further require the following bulk variances:

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(11) The proposed development promotes the general welfare as it promotes waterfront use and activities that draw visitors to Long Beach Township and therefore benefits the community.

(12) The proposed development enhances water related activities as required by the New Jersey Department of Environmental Protection.

(13) The Board finds that the encroachment into the required 20 foot front yard setback from Bayview Avenue of 1.4 feet is a minimal deviation from the Zoning Ordinance of Long Beach Township under the facts of this application.

(14) The Board finds that the parking at the site is adequate for the use as proposed and notes that there is sufficient additional parking along the railroad cutouts on Long Beach Boulevard for the times when the Yacht Club hosts regattas in the spring and fall and therefor a bulk variance for the different parking requirements can be granted without any detriment to the public good or general welfare.

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(17) The Board is mindful that several adjoining property owners voiced their objections to the proposed expansion of the non-conforming use, but the Board notes that the use is pre-existing the construction of the adjoining homes and is a minimal expansion in that it is not intensifying the use but merely permits the site to more adequately accommodate its visitors.

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

(19) 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 June, 2017 by the Long Beach Township Land Use Board that the application of **THE BRANT BEACH YACHT CLUB**, for Preliminary and Final Major Site Plan Approval, Special Reasons Variances, Bulk Variances, and design waivers is hereby granted in accordance with the executed site plan - cover sheet Lot 1 Block 15.28, Tax map sheet # 18, Long Beach Township, Ocean County, N.J. dated 12/3/15 and bearing the latest revision date of 2/6/17 and the executed site plan area of proposed development, Lot 1, Block 15.28 Tax map sheet # 18 Long Beach Township, Ocean County, New Jersey, dated 12/3/15 and bearing the latest revision date 12/12/2016, which plans were proposed by Horn, Tyson, & Yoder, Inc.

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

- a) That the applicant comply with all codes and ordinances except as otherwise varied herein;
- b) That the applicant comply with all requirements imposed by the Long Beach Township Construction Office.

c) That the applicant comply with the requirements of the Long Beach Township Engineer as set forth in the Engineer's report dated April 4, 2017;

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

e) That the applicant 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;

f) 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.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of May 10, 2017.

Moved by: JONES

Seconded by: PINGARO

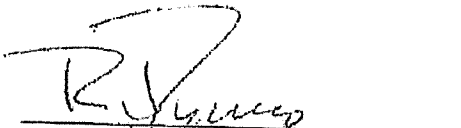
ROLL CALL VOTE:

Ayes: APPELEGATE, KONNOR, LEONETTI, PINGARO, MORAN AND JONES

Nays: NONE

Certified to be a true copy of a Resolution adopted at a regularly scheduled meeting of the Land Use Board held on June 14, 2017.

Dated: June 14, 2017

  
\_\_\_\_\_  
Ronald Pingaro, Secretary

PUBLICATION DATE: JUNE 22, 2017

THIS INDENTURE, made this 7<sup>th</sup> day of April in the year of our Lord One Thousand Nine Hundred and Sixty-six, between BRANT BEACH YACHT CLUB, a corporation of the State of New Jersey, party of the first part, and TOWNSHIP OF LONG BEACH, IN THE COUNTY OF OCEAN, New Jersey, a municipal corporation of New Jersey, party of the second part.

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, paid by the party of the second part to the said party of the first part, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, grant and convey unto the party of the second party, its successors and assigns forever:

A permanent easement and right of way to construct and maintain an underground pipeline with necessary appurtenances on lands of the party of the first part including the right to extend said pipeline to and through any bulkhead erected or area filled in at any future time on or across the said lands consisting of all that certain 20 foot wide strip of land, situate in the Township of Long Beach, County of Ocean and State of New Jersey, being more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land being situate in the Brant Beach Section of the Township of Long Beach, County of Ocean, and State of New Jersey, as shown on a Plan of Easement prepared by Thomas J. Taylor Associates, dated January, 1964, and being more particularly described as follows:

BEGINNING at a point in the northwesterly line of Bayview

Avenue at the intersection of said line of Bayview Avenue with the prolongation of the southwesterly line of Farragut Avenue and running thence (1) Northwestery at right angles to Bayview Avenue 58 feet, more or less, to the mean low water line of Little Egg Harbor Bay; thence (2) Northeastery along said mean low water line of Little Egg Harbor Bay 20 feet, more or less, to a point; thence (3) Southeastery parallel to the first course 60 feet, more or less, to the Northwestery line of Bayview Avenue; thence (4) Southwestery along said line of said Avenue 20 feet to the point and place of BEGINNING.

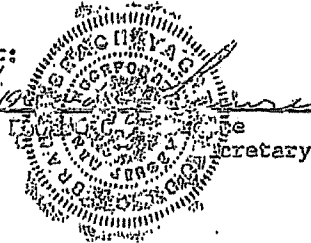
Said underground pipeline is to be a line for the purpose of conveying surface drainage from Bayview Avenue to the waters of Little Egg Harbor Bay.

TO HAVE AND TO HOLD the same perpetually to the Township of Long Beach, its successors and assigns, together with the right and privilege at any and all times to enter said premises for the purpose of inspecting, maintaining and repairing said pipeline and appurtenances; all upon the condition that said party of the second part will at all times, after doing any work in connection with the inspection, maintenance or repair of said pipeline and appurtenances, restore said premises to the condition in which the same were found before such work was undertaken.

IN WITNESS WHEREOF, the party of the first part has hereunto caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed, the day and year first above written.

Attest:

*[Handwritten signature]*



BRANT BEACH YACHT CLUB,

By *Thompson W. Coe*  
Thompson W. Coe  
President

STATE OF NEW JERSEY )  
COUNTY OF *Merion* ) SS.

BE IT REMEMBERED, That on this 7th day of April, in the year of our Lord One Thousand Nine Hundred and Sixty-six, before me the subscriber, a Notary Public of the State of New Jersey, personally appeared Howard C. Lawrence, who being by me duly sworn on his oath, says that he is the Secretary of Brant Beach Yacht Club, the corporation named in the foregoing instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the said seal was so affixed and the said instrument signed and delivered by Thompson W. Coe, who was at the date thereof the President of said corporation, in the presence of this deponent, and said President at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Trustees, and that deponent, at the same time, subscribed his name to said instrument as an attesting witness to the execution thereof.

Sworn and subscribed before me )  
at *Trenton N.J.* )  
the date aforesaid.

*Howard C. Lawrence*  
Howard C. Lawrence



*Jennie M. Lloyd*  
Jennie M. Lloyd  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 22, 1967

NEW JERSEY ORIGINAL DOCUMENTS

RECORDED  
OCEAN COUNTY CLERK'S  
OFFICE

1966 Jun 6 PM 2 19

REC'D 2592 349  
OF *[Signature]* CLERK  
*Edward K. [Signature]*

EASEMENT <b>13593</b>	BRANT BEACH YACHT CLUB, -TO- TOWNSHIP OF LONG BEACH, IN THE COUNTY OF OCEAN.	Dated: April 7, 1966	<p style="text-align: center;"> <b>BACKES AND BACKES</b>          ATTORNEYS AT LAW          405 TRENTON TRUST BUILDING          TRENTON 2, NEW JERSEY       </p> <p style="text-align: right;"> <i>W.H. [Signature]</i>  <i>B. W. [Signature]</i>  <i>James [Signature]</i> </p> <p style="text-align: right;"> <i>Secy</i>  <i>2/28/66</i> </p>
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THIS IS A MICROFILMED DOCUMENT

Photostated  
 Micro-filmed

Long Beach Township Land Use Board

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

STATE OF NEW JERSEY :

COUNTY OF OCEAN :

ss.

I, BRANT BEACH YACHT CLUB being duly sworn according to law,  
(Print owner(s) name(s))

upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as GLOB BAYVIEW AVE.  
(Street Address)

LONG BEACH TWP., Ocean County, New Jersey known as :

Block 15.28 Lot 1  
Block \_\_\_\_\_ Lot \_\_\_\_\_  
Block \_\_\_\_\_ Lot \_\_\_\_\_

As shown on the Official Tax Maps of the Township of Long Beach.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Township of Long Beach Land Use Board or any officials of the Township of Long Beach with respect to said application.

4. I/we hereby authorize ERIC GOLDSTEIN (Agent), to make application on my/our behalf. I further agree to be bound by all representations, promises and commitments made by my agent.  
(Print agent name)

Dated: 3/30/2026

[Signature]  
Signature of Owner

JAMES STAHL, PRESIDENT  
Print Name above

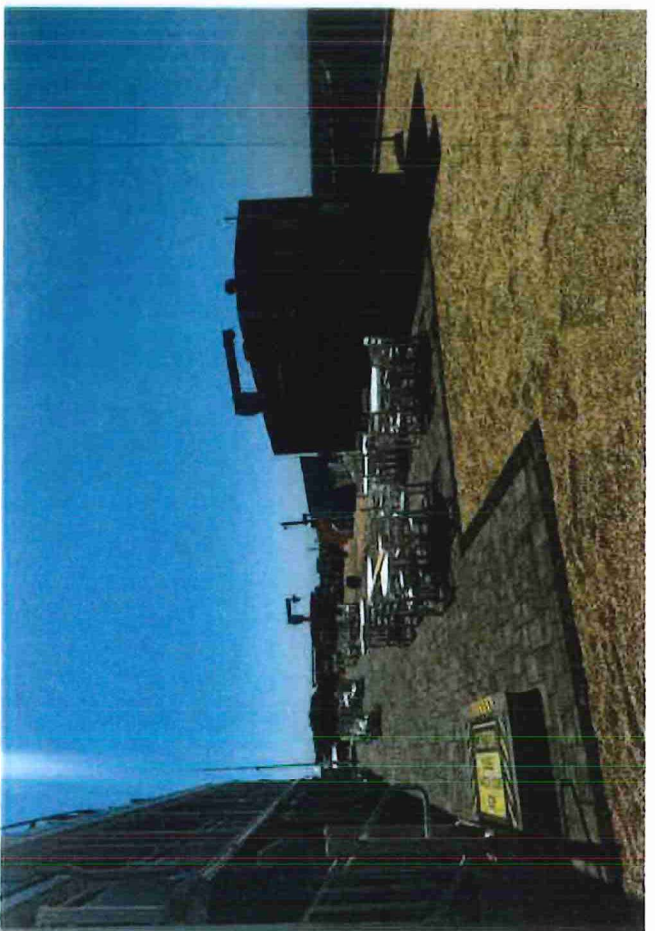
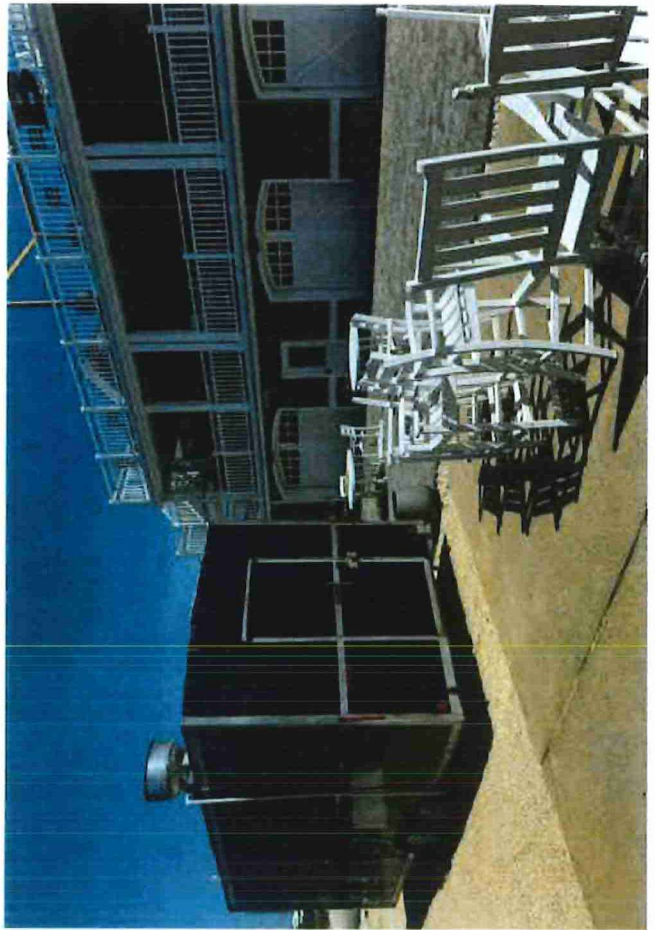
Richard Devaney  
Signature of Owner

RICHARD DEVANEY, BOARD OF TRUSTEES  
Print name above

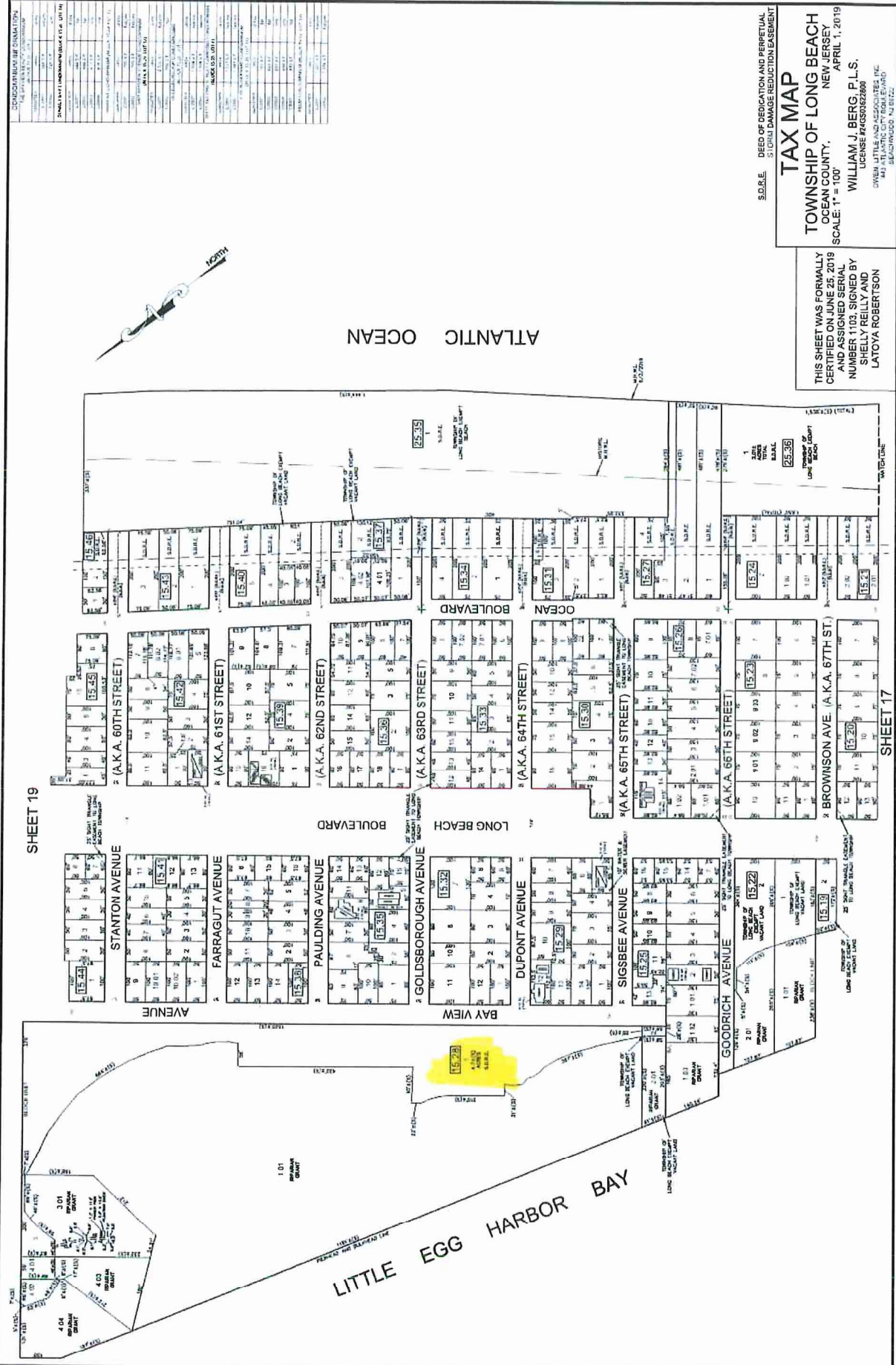
Sworn and Subscribed to before me this 30 day of MARCH, 2026

[Signature]  
Notary Public









**SPONSOR'S HOME PRIORITY**  
 1. ALL LOTS IN THIS MAP ARE SPONSOR'S HOME PRIORITY  
 2. ALL LOTS IN THIS MAP ARE SPONSOR'S HOME PRIORITY  
 3. ALL LOTS IN THIS MAP ARE SPONSOR'S HOME PRIORITY

**SMALL LOT UNDERMINANCE PER UTA**

LOT NO.	OWNER	AREA	DATE
15-24	...	...	...
15-25	...	...	...
15-26	...	...	...
15-27	...	...	...
15-28	...	...	...
15-29	...	...	...
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**TAX MAP**  
 DEED OF DEDICATION AND PERPETUAL  
 EASEMENT FOR A  
 SIGNAL DAMAGE REDUCTION EASEMENT

**TOWNSHIP OF LONG BEACH**  
 OCEAN COUNTY,  
 NEW JERSEY  
 APRIL 1, 2019

WILLIAM J. BERG, P.L.S.  
 LICENSE #2465082800

OWEN LITTLE AND ASSOCIATES, INC.  
 411 BROADWAY, SUITE 200  
 BRIDGEWATER, N.J. 08807

THIS SHEET WAS FORMALLY  
 CERTIFIED ON JUNE 25, 2019  
 AND ASSIGNED SERIAL  
 NUMBER 1103, SIGNED BY  
 SHELLY REILLY AND  
 LATOYA ROBERTSON



# CONSTRUCTION PERMIT

Date Issued \_\_\_\_\_  
 Control # C-26-00137  
 Permit # \_\_\_\_\_

IDENTIFICATION Block: 15.28 Lot: 1 Qualifier \_\_\_\_\_  
 Work Site Location: 6106 BAYVIEW AVE Long Beach Township, NJ 08008 Contractor: SWELL LANDSCAPES LLC  
 Address: 115 EAST 28TH STREET SHIP BOTTOM NJ 08008  
 Owner in Fee: BRANT BEACH YACHT CLUB Telephone: (609) 276-2596  
PO BOX 208 SHIP BOTTOM NJ 08008 Lic. No. or Bldrs. Reg. No. \_\_\_\_\_  
 Telephone: (609) 494-4485 Federal Employee No. \_\_\_\_\_

Is hereby granted permission to perform the following work:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> BUILDING | <input type="checkbox"/> PLUMBING                                  | <input type="checkbox"/> LEAD HAZARD ABATEMENT |
| <input type="checkbox"/> ELECTRICAL          | <input type="checkbox"/> FIRE PROTECTION                           | <input type="checkbox"/> DEMOLITION            |
| <input type="checkbox"/> ELEVATOR DEVICES    | <input type="checkbox"/> ASBESTOS ABATEMENT<br>(Subchapter 8 only) | <input type="checkbox"/> OTHER                 |

DESCRIPTION OF WORK:

PAVERS PAVERS  
 \_\_\_\_\_  
 \_\_\_\_\_

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.  
 Estimated Cost of Work \$15,000

*[Signature]*

Construction Official

2/4/2026  
Date

U.C.C. F170  
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)	
Building	\$450
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$28
CO Fee	
Other	\$75
Total	\$553
Check No.	
Cash	\$0
Credit	\$0
Collected By	

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

A complete copy of released plans must be kept on the job site.  
 If you do not understand any of this information, please ask.





Long Beach Township  
 6805 LONG BEACH BLVD  
 BRANT BEACH NJ 08008  
 (609) 361-6695  
 SRIDDLE@LONGBEACHTOWNSHIP.COM

Date Issued: 3/6/2026  
 Application Number: \_\_\_\_\_  
 Application Date: 3/6/2026  
 Project Number: \_\_\_\_\_  
 Permit Number: ZP-26-00013  
 Fee: \$75.00 CHK 17261

# Zoning Permit

Worksite: **6106 BAYVIEW AVE**  
 Location: **Long Beach Township, NJ**

Contractor: \_\_\_\_\_

Owner: **BRANT BEACH YACHT CLUB**  
 Address: **PO BOX 208**  
**SHIP BOTTOM, NJ 08008**

Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_

Block: 15.28 Lot: 1 Qualifier: \_\_\_\_\_ Zone: \_\_\_\_\_

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: **(None)**

Non Conforming Use

Non Conforming Structure

Proposed Use: **(None)**

Work Description:

**Tent**

Application Approved Date: 3/6/2026

Upon review it was determined that the Zoning Permit is:

- Permitted by Ordinance
- Permitted by Variance approved on: \_\_\_\_\_
- Approved with Conditions
- Valid Nonconforming Use/Structure is established by
  - Zoning Board of Adjustment
  - Zoning Officer

\_\_\_\_\_  
 Anthony Pesic, Zoning & Building Inspector

3/6/2026  
 Date

OCT 24 2025

# ZONING APPLICATION LONG BEACH TOWNSHIP

ANTOINETTE

915-776-6657

609 494 41485

DATE 10/24/2025

NAME BRANT BEACH YACHT CLUB ADDRESS 6106 BAYVIEW AVE

BLOCK 15.28 LOT 1 USE \_\_\_\_\_

WORK DESCRIPTION: TEMPORARY TENT FOR SUMMER OF 2026  
06/13/2026 TO 09/07/2026

SIZE OF TENT: 20 x 20 HEIGHT 8FT TO 14FT AT TOP

CHECK ONE:  SINGLE FAMILY  DUPLEX  OTHER (EXPLAIN) BUSINESS

**DO NOT WRITE BELOW THIS LINE**

FEE \$ 75 ZONE R-50 PERMIT # ZP-26-00013

MINIMUM REQUIREMENTS	PROPOSED	AS BUILT
LOT SIZE _____	LS _____	LS _____
E _____	F _____	F _____
R _____	R _____	R _____
S _____	S _____	S _____
ADJ _____	ADJ _____	ADJ _____
HEIGHT _____ MAX.	H _____	H _____
% COVERAGE _____ MAX.		
SLAB ELEVATION _____ MIN.		
IMP COV _____ MAX.		
FRONT IMP COV _____		
FLOOD ZONE _____	FF _____	

- AS BUILT PLOT PLAN REQUIRED  YES  NO
- UPDATED EC REQUIRED  YES  NO
- CURB REQUIRED  YES  NO

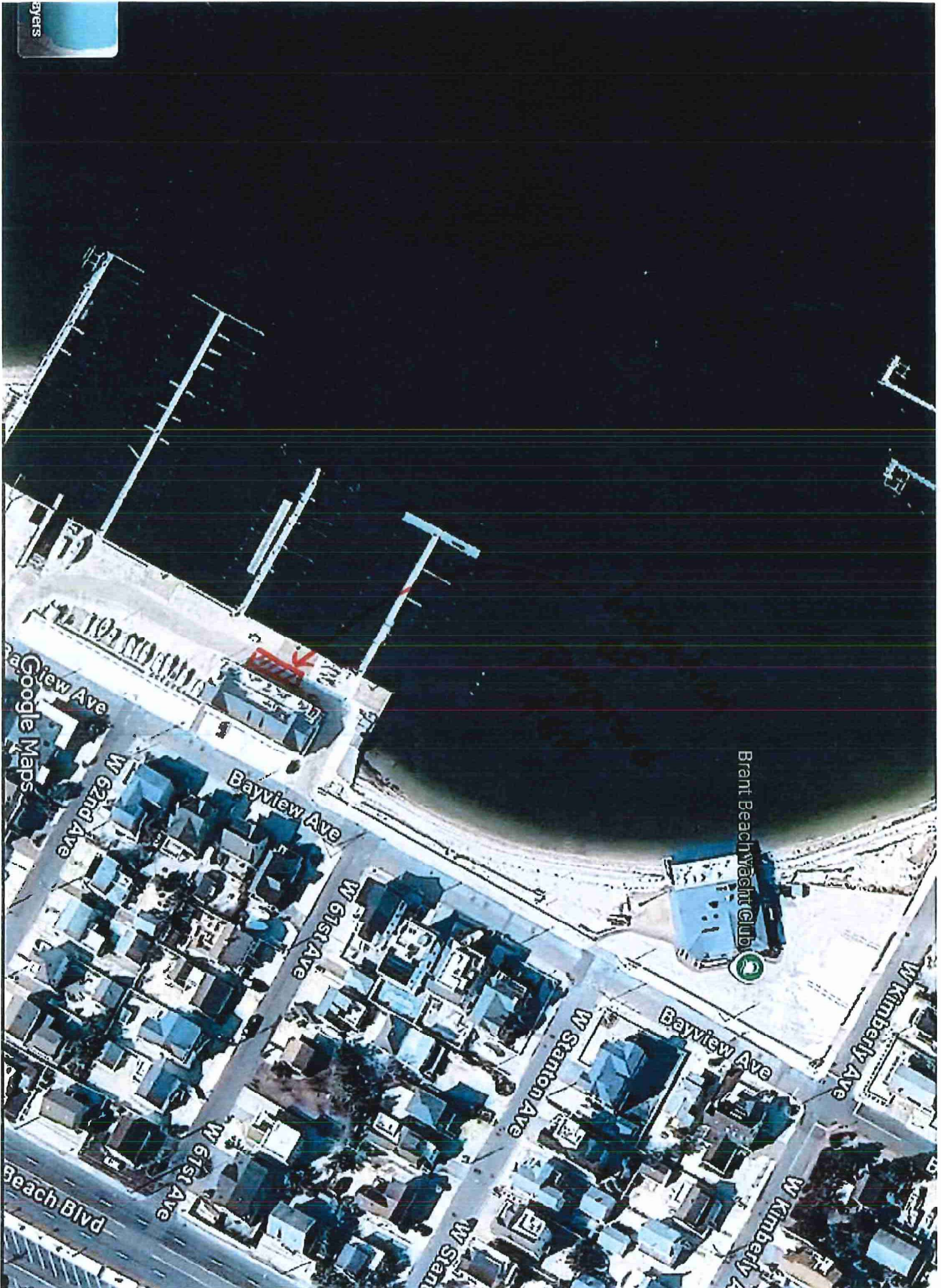
REMARKS: Tent not to be used for wedding events. Perms. as flooring.  
NO walls, no heating/cooling equipment. NO cooking permitted.  
Tent to be properly anchored down.

ZONING OFFICER

REVIEW DATE 3/10/26

PERMIT DATE \_\_\_\_\_

DENIED DATE \_\_\_\_\_



Google Maps

Brant Beach Yacht Club

