

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

Do not write below - for official use only

Project Name: Riot Cardio Boxing- LBI

Date Received: 4-16-26

Block: 15.140 Lot(s): 2

Application Fee: \$ 500.00

Property Address: 3304 Long Beach Boulevard

Escrow Fee: \$ 1,000.00

Docket Number: LIB# 09-26

CHECK ALL THAT APPLY: Requesting a Waiver from submitting full Site Plan

- | | |
|--|--|
| <input type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt) |
| <input checked="" type="checkbox"/> Use Variance | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Interpretation/Informal | <input type="checkbox"/> Major Subdivision Final Major |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan/Preliminary Major |
| <input type="checkbox"/> Appeal of Decision (Page 5) | <input type="checkbox"/> Site Plan/Final |

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

1. Applicant Name: Chris Sanborn
Address: Street: 149 Maple Avenue City: Tuckerton Zip: 08087
Phone: (609) 290-1596 e-mail: cemourfamily@aol.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: Terrance Deakyne
Address: Street: 3304 Long Beach Boulevard City: Brant Beach Zip: 08008
Phone: (609) 661-1022 e-mail: _____

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

3. Attorney: N/A
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: _____

4. Planner/Surveyor: N/A
Address: Street: _____ City: _____ Zip: _____
Phone: _____ e-mail: _____

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

Attache additional sheets if necessary.

6. Location of property:
 Zone: General C Lot Area: 7,680 SF Lot Dimensions: 96 x 80

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

8. Current Use: Island Surf and Sail- water sports retail store
 No. of Dwelling Units: _____ No. of Commercial Units: _____

9. Proposed Use: Cardio Boxing Gym

10. When was the property purchased? 1997

11. Date of Last Certificate of Occupancy: 01/31/20 Attach Copy

12. Date of last construction, alteration or addition: 01/01/20 Attach copies of permits

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

REQUESTING
 A WAIVER
 FROM SITE
 PLAN

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 FROM SITE
 PLAN

14. Existing Restrictions:

(A) Deed Restrictions: _____ (Attach Copies) None

(B) Easements: _____ (Attach Copies) None

(C) Condominium: _____ (Attach Copies) None

15. Proposed Restriction: _____ None

16. Variances and Waivers:

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

None

Use Variance:

§205-59(A) and (B)- General Commercial Zone:

Gyms or Fitness Studios are not listed as a permitted use nor a prohibited use in the C-General Commercial Zone Ordinance.

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

None

Requesting a waiver from submitting a formal site plan due to the fact that the property is fully developed.

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

1. Plot Plan of Survey, prepared by Nelke, Tyszka, LLC., dated 4/8/2017, with a revision date of 12/20/2018
2. Applicant Marked up Floor Plan showing the open space to be utilized with some hanging and stand up floor punching bags. The plans were prepared by Studio Tagland Designs, LLC., dated 11/20/2017
3. Resolution # LUB-19-19

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

1. Plot Plan of Survey, prepared by Nelke, Tyszka, LLC., dated 4/8/2017, with a revision date of 12/20/2018
2. Applicant Marked up Floor Plan showing the open space to be utilized with some hanging and stand up floor punching bags. The plans were prepared by Studio Tagland Designs, LLC., dated 11/20/2017
3. Four (4) Color Photos of the site
4. Brief description of what the business is and proposed.

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

Dates: 3/15/26

Terry Deatye
Terry Deatye, Owner
(Print name under signature)

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: 3/26/26

Chris Boker
Chris Boker, Applicant
(Print name under signature)

Dates: _____

CHRIS BOKER SANBORN
CHRIS BOKER SANBORN, Applicant
(Print name under signature)

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

Long Beach Township Land Use Board
Affidavit of Ownership, Consent, Authorization, & Non-Collusion

State of New Jersey }
County of Ocean } ss.

I, Terrance A. Deakyne being duly sworn according to law, upon
(Print owner(s) Name(s))

my/our oath depose and say:

1. I/We am/are the only owner(s) of the property known as 3304 Long Beach Boulevard
(Street Address)
Brant Beach, NJ, Long Beach Township, Ocean County, New Jersey also known as
(Street Address)
- | | |
|----------------------|---------------|
| Block: <u>15.140</u> | Lot: <u>2</u> |
| 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 members 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 Chris Sanborn to make application on
(Print Agent Name)

my/our behalf. I further agree to be bound by all representations, promises and commitments made by our agent.

Terrance A. Deakyne 3/31/26
(Signature of Owner) (Date)

Terrance A. Deakyne
(Print Name Above)

(Signature of Owner) (Date)

(Print Name Above)

Sworn and subscribed to before me
31 day of March, 2026

Kimberly Carey
(Notary Public)

APPROVED
LAND USE BOARD

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION

Date September 11, 2019

WHEREAS, application has been made to the Long Beach Township Land Use Board by **TERRENCE DEAKYNE**, the owner of the lands and premises known and designated as Lot 2 in Block 15.140 on the Official Tax Map of Long Beach Township, which lands and premises are located at 3304 Long Beach Boulevard, Brant Beach, New Jersey, for bulk variance approval to permit the deck on the southerly side of the structure to remain "as built." A waiver of Site Plan the requirement is requested; 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 applicant, at the hearing conducted on August 14, 2019 has made the following findings of fact:

- (1) The premises have the dimensions of 80.00 feet in width by 96.00 feet in depth for a total lot area of 7,680.00 square feet.
- (2) The premises are located in the General Commercial Zone and are currently improved by an existing two story business and residential use with a one-story attached deck.
- (3) The applicant is seeking to retain the deck on the southerly side of the structure to remain "as built."
- (4) The applicant requires a bulk variance from Township Ordinance 18-12c which requires a minimum distance of 15 feet be maintained between adjoining buildings where 12.30 feet is existing and is proposed.
- (5) The applicant is also requesting a waiver of the Site Plan requirement inasmuch as the subject site is fully developed.
- (6) The applicant incorporates herein the plans prepared by Nelke/Tyszka Land Surveyors, LLC, entitled "Variance Plan Tax Map Lot 2, Block 15.140 Tax Map Sheet #21 "Brant Beach" Long Beach Township, Ocean County, New Jersey" dated 2/11/2019 bearing no revision date.
- (7) The applicant testified that the deck does not cause any obstruction to adjacent homes as the property adjoins a commercial real estate office.

(8) The Board notes that the property is fully developed and no changes are required in the existing Site Plan and therefore, approves the Site Plan as it currently exists.

(9) The construction as exists is an appropriate use of property in a seashore community provided that it is never enclosed.

(10) The Board finds that the applicant has satisfied the positive and negative criteria of both N.J.S.A. 40:55D-70(c)1 as the location of the existing structure gives rise to the undue hardship warranting a variance pursuant to N.J.S.A. 40:55D-70(C)(1).

(11) The denial of the variance requested will deprive the applicant of a fair and reasonable use of his property without any corresponding benefit to the public good.

(12) The deck does not impeded the free flow of light and air and will have a minimal impact on the surrounding neighborhood provided it is never enclosed.

NOW THEREFORE, BE IT RESOLVED this 11th day of September, 2019, that the application for bulk variances, planning waiver, and minor Site Plan approval of TERRENCE DEAKYNE, be and is hereby granted in accordance with the application, drawings and plans prepared by Nelke/Tyszka Land Surveyors, LLC, entitled "Variance Plan Tax Map Lot 2, Block 15.140 Tax Map Sheet #21 "Brant Beach" Long Beach Township, Ocean County, New Jersey" dated 2/11/2019 bearing no revision date, as submitted by the applicant. The relief granted, however, is subject to the following conditions:

- a) That the deck remain open and never be enclosed and that the applicant record a Deed imposing a restrictive covenant to run with the land that the said deck never be enclosed. The Deed is to be approved as to form by the attorney for the Long Beach Township Land Use Board, prior to recording, and that a recorded copy of the said Deed be submitted to the Board for its records.
- b) That if another government agency grants a waiver or variance of a regulation effecting this approval or of the conditions affecting same, this Board shall have the right to review that issue as it relates to this approval and these conditions and may modify or amend same.
- c) That the applicant obtain any and all outside agency approval if any is required.

f) That all codes and ordinances be complied with other than as varied herein.

This Resolution is intended to memorialize the action taken by the Long Beach Township Land Use Board of August 14, 2019.

Moved by: ROTH

Seconded by: VANBUREN

ROLL CALL VOTE:

Ayes: KONNOR, HUMMEL, PINGARO, SCHNELL, VANBUREN, ROTH AND CAPLICKI

Nays: NONE

Certified to be a true copy of a Resolution adopted at a Regular Meeting of the Land Use Board held on September 11, 2019.

Dated: September 11, 2019



Ronald Pingaro, Secretary

PUBLICATION DATE: SEPTEMBER 19, 2019

APPLICATION SUPPLEMENT

Chris Sanborn (“Applicant”) has made application to the Long Beach Township Land Use Board for use variance relief and a request for site plan waiver at the property designated as Lot 2 in Block 15.140 as shown on the Tax Map in the Township of Long Beach, located at 3304 Long Beach Boulevard in the Brant Beach section of Long Beach Township. Currently, the lot is developed with an existing mixed-use building in the General Commercial Zone, containing Island Surf & Sail on the ground floor and single-family apartment above. The applicant is proposing to operate a cardio boxing gym on the ground floor of the building and requesting a waiver from submitting a full site plan as the property is fully developed. The following variance is requested:

§205-59(A): Uses and Buildings Permitted: and §205-59(B): Uses and Buildings Prohibited. Because gyms or fitness centers are not listed as permitted nor prohibited use in the General Commercial Zone. The Applicant is seeking a change from the current retail use to a gym/fitness center.

The Applicant is seeking to utilize the open floor plan on the ground floor of the property as a gym/fitness center. He is proposing to hang six (6) heavy bags 3-4 floor punching bags and have floor mats that will roll-up and be stored when not in use. There are no structural renovations proposed. The site currently has eleven parking spaces on-site that is not changing.

The Applicant is proposing feathered flags out front of the building as well as signage on the inside of the windows in front of the building.

This gym will be following the business model of RIOT Boxing Club that is located at 156 East Main Street, Tuckerton, with an online schedule of classes. Hours of operation will be from 6am to 5pm seven (7) days a week, with two (2) instructors working.

What is RIOT Boxing?

We offer a diverse range of fitness classes to suit all levels and preferences. Whether you're looking to build strength, improve flexibility, or just have fun, we have something for everyone.

1. Strength Training Our strength training classes focus on building muscle, increasing strength, and improving overall fitness. Perfect for all levels, these classes incorporate weightlifting, resistance exercises, and bodyweight movements.

2. Cardio Workouts Boost your endurance and burn calories with our high-energy cardio classes. From Boxing-based workouts to intense cycling sessions, you'll find a class that keeps your heart pumping.

3. HIIT (High-Intensity Interval Training) Experience the ultimate workout with our Cardio Boxing HIIT classes. Combining short bursts of intense exercise with periods of rest, these classes are designed to maximize calorie burn and improve cardiovascular fitness in a short amount of time.

4. Functional Training Improve your everyday movements with our Boxing training classes. These workouts focus on exercises that mimic real-life activities, enhancing your strength, coordination, and flexibility for daily tasks.

5. Boxing Unleash your inner fighter with our boxing classes. These high-energy sessions combine boxing techniques with cardio for a full-body workout that improves strength, coordination, and confidence.

6. Youth Boxing Teach your Child Self Defense, Respect, and Work Ethic with these high-energy sessions combine boxing techniques with cardio for a full-body workout that improves strength, coordination, and confidence. **(Ages 8-17)*

7. Nutrition Plans Have someone in your corner to help you get your Nutrition dialed with our Macro App, Recipes, and Body Composition scans you will have your body fine-tuned in no time!

8. Motion Tracking Riot Boxing incorporates loads of the newest Tech. Enjoy seeing your exact data and metrics with our motion tracking software. Log all your workouts, punches, & calories burned automatically.

9. Personal Training Group classes not are notr thing?... We totally get it. Book a one-on-one personal training session with any of our amazing trainers and have the gym all to yourself.

Our community is truly exceptional. It's a place where dedication, positivity, and support come together to create something special. Each member, from beginners to seasoned professional athletes, brings their own unique energy, motivating one another to push past limits and achieve new goals. The camaraderie is palpable, with everyone cheering each other on, celebrating victories, big and small. It's not just about fitness here; it's about building lasting friendships, sharing experiences, and lifting each other up, both inside and outside the gym. The way our members show up with enthusiasm, respect, and an unwavering commitment to progress makes this community not just a gym, but a second family.