

**BRESLOW LAW OFFICES**

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4000 Long Beach Blvd.  
Brant Beach, NJ 08008  
(609) 494-8884

**Reply to Verona**

June 11, 2026

Via Email & Hand Delivery

Jackie Fife, Land Use Secretary  
Township of Long Beach  
6805 Long Beach Boulevard  
Brant Beach, New Jersey 080080

**RE: Roy W. Breslow  
7 West 40<sup>th</sup> Street (Block 15.118, Lots 1.04 and 1.07)  
Brant Beach**

Dear Ms. Fife:

Enclosed please find an original and fifteen (15) copies of an Application to the Land Use Board requesting three (3) variances for the installation of an elevator at property located at 7 West 40<sup>th</sup> Street, Brant Beach. Also enclosed are two (2) checks in the amount of \$500.00 and \$1,000.00 for the application and escrow fees respectfully.

Kindly review the enclosed materials and advise our office if anything further is required for the application to be deemed complete.

Very truly yours,



ROY W. BRESLOW

RWB/mr  
enclosures

cc: Robin LaBue, Esq. (w/enclosures) (via regular mail)  
Frank Little, P.E., P.P. (w/enclosures) (via regular mail)



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

Do not write below - for official use only

Project Name: Breslow - Elevator  
Block: 15.118 Lot(s): 1.04 and 1.07  
Property Address: 7 West 40th Street

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

**CHECK ALL THAT APPLY:**

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

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

1. Applicant Name: Roy W. Breslow  
Address: Street: 7 West 40th Street City: Brant Beach Zip: 08008  
Phone: (973) 809-4647 e-mail: rbreslow@breslowlaw.com / maryjo@breslowlaw.co

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: Roy W. Breslow  
Address: Street: 7 West 40th Street City: Brant Beach Zip: 08008  
Phone: (973) 809-4647 e-mail: rbreslow@breslowlaw.com / maryjo@breslowlaw.co

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

3. Attorney: Roy W. Breslow, Esq. / Breslow Law Offices  
Address: Street: 450 Bloomfield Avenue City: Verona Zip: 07044  
Phone: (973) 239-8000 e-mail: rbreslow@breslowlaw.com / maryjo@breslowlaw.co

4. Planner/Surveyor: Horn Tyson & Yoder, Inc.  
Address: Street: 8510 Long Beach Boulevard City: Long Beach Zip: 08008  
Phone: (609) 492-5050 e-mail: office@htyoder.com

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

*Attache additional sheets if necessary.*

6. Location of property:  
 Zone: R 50 Lot Area: 5,245 s.f. Lot Dimensions: \_\_\_\_\_

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

8. Current Use: Single Family  
 No. of Dwelling Units: 1 No. of Commercial Units: \_\_\_\_\_

9. Proposed Use: Single Family

10. When was the property purchased? 9/18/2008

11. Date of Last Certificate of Occupancy: 1992 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 <u>11.00</u>	<input type="checkbox"/>	Side Yard Set Back <u>5.80</u>	<input checked="" type="checkbox"/>
Side Yard Set Back <u>16.40</u>	<input type="checkbox"/>	Side Yard Set Back <u>11.20</u>	<input checked="" type="checkbox"/>
Rear Yard Set Back _____	<input type="checkbox"/>	Rear Yard Set Back _____	<input type="checkbox"/>
Dist. to Adj. Struct. <u>14.90</u>	<input type="checkbox"/>	Dist. to Adj. Struct. <u>9.80</u>	<input checked="" type="checkbox"/>
Lot Coverage (sq.ft.) _____	<input type="checkbox"/>	Lot Coverage (sq.ft.) _____	<input type="checkbox"/>
% Lot Coverage <u>29.60</u>	<input type="checkbox"/>	% Lot Coverage <u>30.20</u>	<input type="checkbox"/>
% Impervious Coverage <u>59.40</u>	<input type="checkbox"/>	% Impervious Coverage <u>59.90</u>	<input type="checkbox"/>
No. Principal Structures _____	<input type="checkbox"/>	No. Principal Structures _____	<input type="checkbox"/>
No. Accessory Structures _____	<input type="checkbox"/>	No. Accessory Structures _____	<input type="checkbox"/>
Lot Width _____	<input type="checkbox"/>		

14. Existing Restrictions:  
 (A) Deed Restrictions: \_\_\_\_\_ (Attach Copies)  None  
 (B) Easements: \_\_\_\_\_ (Attach Copies)  None  
 (C) Condominium: \_\_\_\_\_ (Attach Copies)  None

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

**16. Variances and Waivers:**

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

**None**

5.8ft Side Yard Setback / 205 55C.(4)

11.2ft Combined Side Yard Setback / 205 55C.(4)

9.8ft Distance to Adjacent Structure Setback / 205 55C.(4)

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

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

**None**

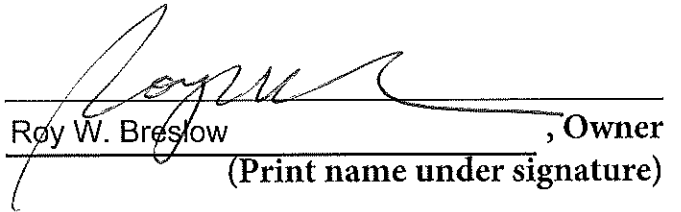
**17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions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

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

- Variance Plan prepared by Horn Tyson & Yoder, Inc. dated May 27, 2026
- Architectural Plans prepared by CWB Architecture dated January 21, 2026
- Photos of property showing proposed elevator placement
- Tax Map, Page 21, Township of Long Branch

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

Dates: 6/11/20

  
\_\_\_\_\_  
Roy W. Breslow, Owner  
(Print name under signature)

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



# NOTICE OF HEARING

**PLEASE TAKE NOTICE** that **Roy W. Breslow** has made an application to the Long Beach Township Land Use Board for approval to **install an elevator (northside) at property located at 7 West 40<sup>th</sup> Street, Brant Beach, Long Beach Township, New Jersey also known as Block 15.118, Lots 1.04 and 1.07 on the Long Beach Township Tax Map.**

**Applicant is requesting the following variances:**

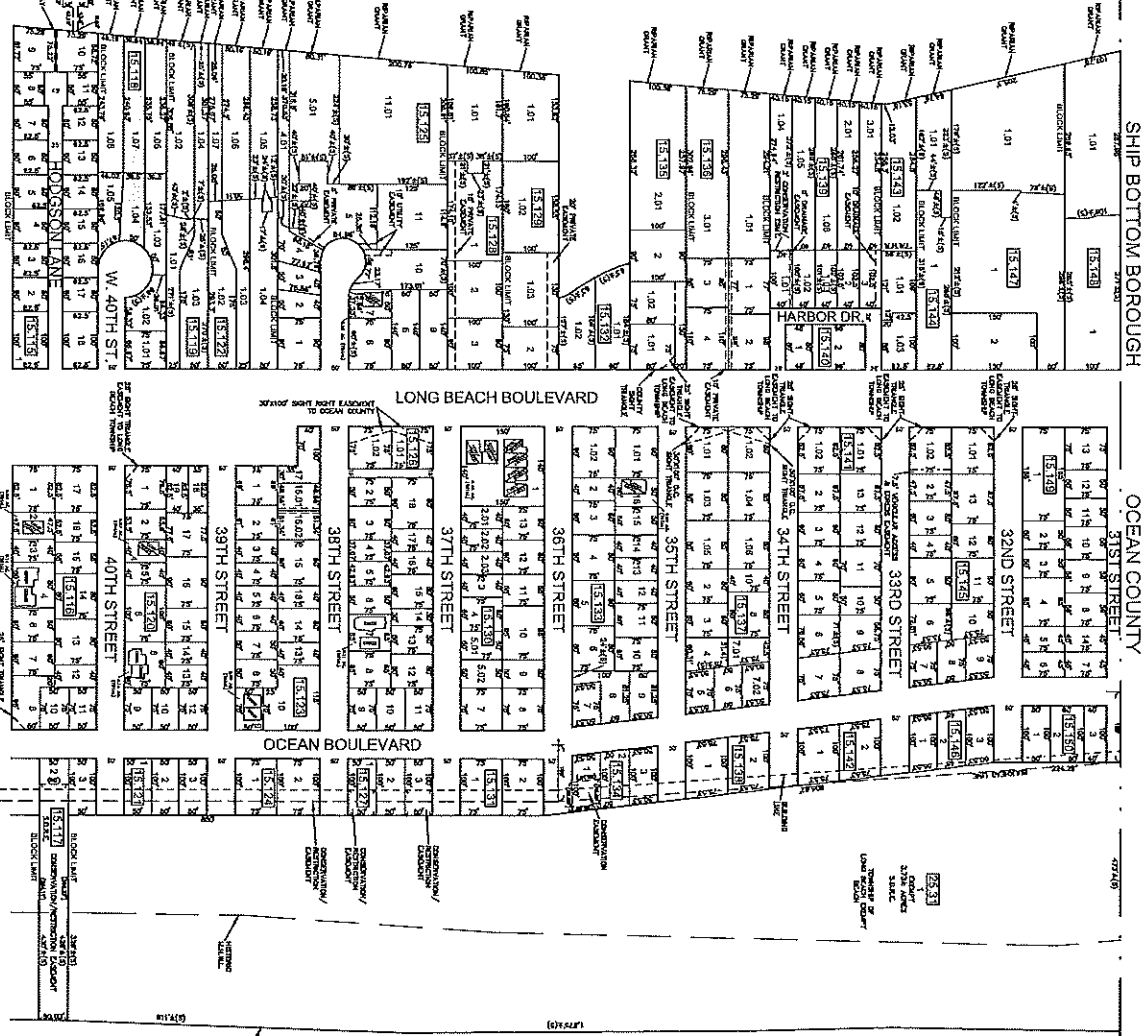
- 1. 5.8ft side yard setback (Ordinance No.: 205 55C.(4))**
- 2. 11.2ft combined side yard setback (Ordinance No.: 205 55C.(4))**
- 3. 9.8 ft distance to adjacent structure setback (Ordinance No.: 205 55C.(4))**

Applicants will seek any other variances and/or waivers that may be required by the Long Beach Township Land Use Board at the time that this matter is being heard at time of the Public Hearing.

**This matter is on the Clerk's Docket and hearing has been ordered for**  
**\_\_\_\_\_ at 6:30PM in the**  
**Administration Building, First Floor Court Room, 6805 Long Beach Boulevard,**  
**Brant Beach, New Jersey** at which time persons interested may appear personal 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.

Documents are available for inspection at the Land Use Board Office (609)361-6637, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours, Monday through Thursday, 9:00 a.m. to 3:00 p.m. and are typically available on the Land Use Board section of the Long Beach township website <https://www.longbeachtownship.com/land-use/> five (5) days prior to the meeting date.

# LITTLE EGG HARBOR BAY



SHEET 20

# ATLANTIC OCEAN

DATE	NAME	LETTER NO.
01/01/20	WILLIAM J. BERG	2000000000
01/01/20	WILLIAM J. BERG	2000000000

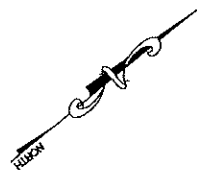
OWNER	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	DATE	TIME	STATUS
WILLIAM J. BERG	430 ATLANTIC CITY BOULEVARD	ATLANTIC CITY	NJ	08402				04/11/2019	10:00 AM	APPROVED
WILLIAM J. BERG	430 ATLANTIC CITY BOULEVARD	ATLANTIC CITY	NJ	08402				04/11/2019	10:00 AM	APPROVED

THIS SHEET WAS FORMALLY  
CERTIFIED ON JUNE 28, 2019  
AND ASSIGNED SERIAL  
NUMBER 2000000000  
BY SHELLY REILLY  
LATOYA ROBERTSON

SCALE: DEED OF RESERVATION AND PERPETUAL  
STIPULATED RESERVATION INSTRUMENT

**TAX MAP**  
TOWNSHIP OF LONG BEACH  
OCEAN COUNTY,  
NEW JERSEY  
APRIL 11, 2019

WILLIAM J. BERG, P.L.S.  
LICENSED PROFESSIONAL  
LAND SURVEYOR  
430 ATLANTIC CITY BOULEVARD  
BEACHWOOD, NJ 08002







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)

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
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) (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)



