

RABAN & RABAN

— LLC —

Attorneys at Law

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN*▲

**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

MEMBER OF NJ BAR *

MEMBER OF PA BAR▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

July 22, 2026

Via Hand Delivery & Email Jfife@longbeachtownship.com

Jackie Fife

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Sunset Harbor Marina LLC Preliminary and Final Major Site Plan and Variance
Block 6.25 Lot 1 Qual C0009
32 West South 32nd Street, Unit C-9 Long Beach Township, NJ 08008

Dear Jackie:

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

- (x) Original and 15 copies of Land Use Development Application;
- (x) 16 copies of Site Plans prepared by James Brzozowski of Horn, Tyson & Yoder, Inc.;
- (x) 16 copies of Architectural Drawings prepared by Ralph Finelli Architect
- (x) 16 copies of Tax Map with Property Lot and Block highlighted;
- (x) 16 color copies of 4 Property Photos;
- (x) 1 Coastal Jurisdictional Determination, dated May 26, 2026;
- (x) 1 Affidavit of Ownership;
- (x) 1 Signed Checklist;
- (x) 1 Technical Checklist;
- (x) 1 Proposed Public Notice;
- (x) Application Fees check # 348 Amount \$3,150.00;
- (x) Attorney Escrows check # 349 Amount \$5,000.00;
- (x) Please consent and/or approve for public hearing on August 12, 2026 at 6:30 p.m.

Jackie Fife
July 22, 2026
Page 2

Very truly yours,

JAMES S. RABAN

JSR/dh
Encl.

Cc: Sunset Harbor Marina LLC (via email)
Ralph Finelli Architect (via email)
James Brzozowski, P.E., P.P. (via email)
Frank Little, Jr., P.E., P.P. (via email and regular mail)
Robin LaBue, Esq. (via email and regular mail)



LONG BEACH TOWNSHIP LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

****INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED****

PLEASE READ

INSTRUCTIONS:

1. A completed, signed checklist must be received by the Land Use Board Secretary & Attorney prior to application being deemed complete.
2. All required documents must be submitted at least forty-five (45) days prior to the regularly scheduled Land Use Board Meeting at which consideration is sought.
3. All documents must be submitted at the same time - Incomplete submissions will NOT be accepted!
4. Applicant MUST deliver Completed Application and supporting documents in the following arrangement:

Robin La Bue, Esq.:

- ☒ 1 Copy of Complete Application
- ☒ 1 Copy Variance Plan, Site Plan, or Subdivision Map
- ☒ 1 Copy of Architectural Plans
- ☐ 1 Copy of Zoning Denial Letter (if applicable)
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with Property Block & Lot highlighted
- ☒ 1 Copy of Affidavit of Ownership, Consent, Authorization and Non-Collusion
- ☒ 1 Copy of this Checklist
- ☒ Mailed to Robin La Bue 98 East Water Street, Toms River, NJ 08753

Frank Little, P.E., P.P.:

- ☒ 1 Copy of Complete Application
- ☒ 1 Copy Variance Plan, Site Plan, or Subdivision Map
- ☐ 1 Copy of Architectural Plans
- ☐ 1 Copy of Zoning Denial Letter (if applicable)
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with Property Block & Lot highlighted
- ☒ 1 Copy of COMPLETED Technical Check List
- ☒ Mailed to Frank Little: Owen, Little & Associates Inc. 443 Atlantic City Boulevard, Beachwood, NJ 08722

Board Secretary: Jackie Fife 6805 Long Beach Boulevard, Brant Beach, NJ 08008:

1 ORIGINAL of each of the following:

- ☒ Application ☒ Variance Plan ☐ Site Plan ☐ Subdivision Plan ☒ Architectural Plan(s)
- ☒ Tax Map ☒ Color Photos ☐ 1 - W-9 ☐ Zoning Denial ☒ Signed Checklist
- ☒ Technical Checklist ☒ Affidavit of Ownership, Consent, Authorization and Non-Collusion
- ☒ Electronic copy PDF format of all the above emailed to jfife@longbeachtownship.com
- ☒ Check for Application Fee \$ 3,150.00 Check # 348
- ☒ Check for Escrow Fee \$ 5,000.00 Check # 349

Board Member Packets (COLLATED):

- ☐ 15 Copies of Complete Application including:
- ☐ 15 Copies Variance Plan, Site Plan, or Subdivision Map
- ☐ 15 Copies of Architectural Plans
- ☐ 15 Copies of Zoning Denial Letter (if applicable)
- ☐ 15 Copies of Color Photos
- ☐ 15 Copies of Tax Map with Property Block & Lot highlighted

Applicant Signature

Date

Print Name

Approved

Denied

APPLICATION TO THE LONG BEACH TOWNSHIP LAND USE BOARD

Do not write below - for official use only

Project Name: Sunset Harbor Restroom
Block: 6.25 Lot(s): 1 QualC0009
Property Address: 32 West South 32nd St., Unit C-9

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

CHECK ALL THAT APPLY:

- | | |
|--|--|
| ☒ Bulk Variance | ☐ Minor Subdivision (Exempt) |
| ☐ Use Variance | ☐ Major Subdivision/Preliminary |
| ☐ Interpretation/Informal | ☐ Major Subdivision Final Major |
| ☐ Conditional Use | ☐ Site Plan/Preliminary Major |
| ☐ Appeal of Decision (Page 5) | ☒ 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: Sunset Harbor Marina, LLC (Andrew Bielecki)
Address: Street: 21 Ryerson Rd City: Flemington Zip: 08822
Phone: (908) 963-1997 e-mail: abielecki_10114@comcast.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: Andrew Bielecki and Mohmed Al-Daqa
Address: Street: 21 Ryerson Rd City: Flemington Zip: 08822
Phone: (908) 963-1997 e-mail: abielecki_10114@comcast.net

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

3. Attorney: James S. Raban, Esq.
Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008
Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: James Brzozowski
Address: Street: 8510 Long Beach Blvd. City: Long Beach Twp Zip: 08008
Phone: (609) 492-5050 e-mail: jimb.hty@gmail.com

5. Architect: Ralph Finelli, Architect
Address: Street: PO Box 144 City: Sergeantsville Zip: 08557
Phone: (908) 581-0757 e-mail: rlfinelliarchitect@gmail.com

Attache additional sheets if necessary.

6. Location of property:
Zone: MC Lot Area: 28,725 sqft Lot Dimensions:

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

8. Current Use: Marina parking lot
No. of Dwelling Units: N/A No. of Commercial Units:

9. Proposed Use: Essential restroom facility for marina persons

10. When was the property purchased? 04/01/2024

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
Building Height:	_____ ☐	Building Height: <u>20</u>
Front Yard Set Back	<u>20.8 FT Bay Front</u> ☐	Front Yard Set Back <u>No Change</u>
Side Yard Set Back	<u>8.3 FT To SW 31st</u> ☐	Side Yard Set Back <u>No Change(10 FT to Proposed Bathroom)</u>
Side Yard Set Back	<u>8.3 FT To SW 32nd</u> ☐	Side Yard Set Back <u>No Change</u>
Rear Yard Set Back	<u>49.5 FT</u> ☐	Rear Yard Set Back <u>18 FT.</u>
Dist. to Adj. Struct.	_____ ☐	Dist. to Adj. Struct. _____
Lot Coverage (sq.ft.)	_____ ☐	Lot Coverage (sq.ft.) _____
% Lot Coverage	<u>27.8%</u> ☐	% Lot Coverage <u>29.3%</u>
% Impervious Coverage	<u>82%</u> ☐	% Impervious Coverage <u>82%</u>
No. Principal Structures	_____ ☐	No. Principal Structures _____
No. Accessory Structures	_____ ☐	No. Accessory Structures _____
Lot Width	<u>155 FT</u> ☐	

14. Existing Restrictions:

(A) Deed Restrictions:	<u>None Known</u>	(Attach Copies)	☐ None
(B) Easements:	<u>None Known</u>	(Attach Copies)	☐ None
(C) Condominium:	<u>None Known</u>	(Attach Copies)	☐ None

15. Proposed Restriction: ☐ None

16. Variances and Waivers:

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

☐ None

See attached Application Supplement.

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

☒ None

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

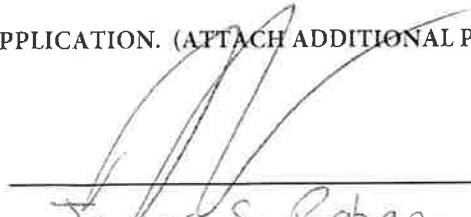
See attached Application Supplement.

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

- Site Plan prepared by Horn, Tyson & Yoder, Inc.
- Architectural Drawings prepared by Ralph L. Finelli, Architect
- 4 photographs of the subject property

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

Dates: 7/22/26


_____, Owner
(Print name under signature)
Attorney for Applicant

Dates: _____

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

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

APPLICATION SUPPLEMENT

Sunset Harbor Marina LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and a bulk variance from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 1, Qual C0009 in Block 6.25 on the Tax Map of the Township of Long Beach, located at 32 West South 32nd Street in the Beach Haven Gardens Section of Long Beach Township.

The property is currently developed with a condominium containing eight (8) residential units, a 56-slip marina, and a parking lot. The Applicant is seeking to construct an elevated restroom in the existing parking lot at the site. Recently the Applicant submitted a similar application to the Board, which was denied. The Applicant has modified the site plan to eliminate all setback variances relative to the proposed restroom facility, and to improve the proposed parking layout. Under Section 205-61(C)(1) of the Long Beach Township Zoning Ordinance, which regulates off-street parking the Marine Commercial Zone, there are 28 off-street parking spaces required for the marina. There are 24 existing parking spaces; 25 parking spaces are proposed.

Here, the benefit of the proposed bathroom facility outweighs any potential detriment. The overall parking calculation at the site is increasing and there will be no substantial detriment to the public good.

PRIOR LAND USE BOARD APPLICATION HISTORY

In a Resolution dated August 5, 2004, a copy of which is attached, an applicant received site plan approval to utilize 3 parking spaces to permit the construction of a restroom with a shower facility, which was approved by the Board. As part of the approval, a parking variance

was granted where 28 parking spaces were required; 24 spaces were existing; and 21 spaces were proposed. However, this 2004 approval was never acted upon and, as a result, has expired.

In a Resolution dated March 11, 2026, a copy of which is attached, the Applicant submitted an application to the Board seeking approval to construct a bathroom facility at the site, which was denied. In that application, the Applicant was providing 21 off-street parking spaces, whereas the current application provides 25 off-street parking spaces.

APPROVED
LAND USE BOARD

APPLICATION NO: LUB 25-04

Date August 5, 2004

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION

WHEREAS, application has been made to the Long Beach Township Land Use Board by TIMOTHY HOWARD and ROBIN C. HOWARD, the owners of the lands and premises known and designated as Lot 1.C009 in Block 6.25 on the Official Tax Map of Long Beach Township, which lands and premises are located on 32 W. South 32nd Street, Beach Haven Gardens, New Jersey, for minor site plan approval amending the existing site plan to utilize three (3) parking spaces so as to permit the construction of restroom with a shower facility in a marina condominium; 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 members of the public, and the applicants' attorney, Richard P. Visotcky, Esquire, at the hearings conducted on May 6, 2004 and on July 1, 2004, has made the following findings of fact:

- (1) The applicants are the owners of the above described premises, a condominium unit consisting of 56 boat slips and parking area;
- (2) The premises are located in the Marine Commercial Zone.
- (3) The premises are part of a bayfront condominium complex containing 8 residential units, and one commercial unit, which commercial unit consists of an off street parking lot and 56 boat slips;
- (4) The applicants incorporate herein by reference the site plan map prepared by Horn, Tyson & Yoder, Inc. entitled "Minor Site Plan, Lot 1.C009, Block 6.25, Tax Map Sheet #10, Long Beach Township, Ocean County, New Jersey" dated 11/19/03 and revised 6/21/04.

(5) The applicants further incorporate herein by reference the plans prepared by Oram H. Tonge, AIA, entitled, "Escape Harbor Marina New Restroom Facility Lot 4 Bl'k 6.3 twp. Of Long Beach, NJ" dated 6/3-/04 and the plans prepared by T. Howard, entitled, "New Restroom Facility Escape Harbor Marina Beach Haven Gardens, NJ" dated June 17, 2004.

(6) The Board has received and reviewed the reports of its engineer, Frank J. Little, Jr., dated April 30, 2004 and June 23, 2004 and incorporates both reports herein by reference.

(8) The applicants are proposing to construct a one story restroom facility, measuring 20 feet by 24 feet, to be located in the northeast corner of the tract, which restroom is to be constructed at a height of 16 feet 5 inches;

(9) The applicants require the following bulk variances to construct the restroom at the northeast location proposed:

(i) A variance as the proposed height of 16 feet 5 inches as a height of 15 feet is the maximum height permitted;

(ii) A variance from the 10 foot required side yard as a side yard of 3.1 feet is proposed;

(iii) A variance from the 10 foot required rear yard setback as a setback of 3.1 feet is proposed;

(iv) A variance from the parking requirement as 28 spaces are required; 24 spaces are existing and after the construction as proposed only 21 spaces are proposed.

(11) The Board notes that the applicants reduced the size of the proposed restroom facility, making the same 40 square feet smaller than originally proposed, containing only 2 toilets and 1 shower for Men and for Women, which meets the minimum CAFRA requirements for a restroom facility at a marina;

(12) The applicants testified that the premises would be locked with a combination key-pad entry so that the facility would only be utilized by the marina slip users who would be given the combination of the lock;

(13) The Board notes that many of the condominium owners and surrounding homeowners were opposed to the construction of any restroom facility on the premises insisting that the boat owners who utilize the boat slips could use the restroom facilities of the surrounding local businesses;

(14) The Board rejects the objections of the members of the public and specifically finds, that a restroom is of vital importance to the community, and to the preservation of the bay waters for a 56 slip marina and should be a part of the marina located on the premises in question.

(15) The Board notes that if a Marina of 56 slips was constructed today, a restroom facility of the size and dimensions proposed by the applications would be required as part of the CAFRA permitting process;

(16) The Board notes, however, that the location proposed by the applicants for this facility is not the best location for the facility and would negatively impact upon the surrounding property owners unless the same is relocated to the center of the parking area near the sidewalk as depicted on the Exhibit marked into evidence as B2A, with the entrance to the facility on the northerly side;



NOW THEREFORE, BE IT RESOLVED this 5th day of August, 2004, that the minor site plan and variance application requested by the applicants is hereby granted in accordance with the plans prepared by Horn, Tyson & Yoder, Inc. entitled "Minor Site Plan, Lot 1.C009, Block 6.25, Tax Map Sheet #10, Long Beach Township, Ocean County, New Jersey" dated 11/19/03 and revised 6/21/04 and the drawings prepared by T. Howard, entitled, "New Restroom Facility Escape Harbor Marina Beach Haven Gardens, NJ" dated June 17, 2004. The relief granted, however, shall be subject to the following conditions:

(1) That applicants comply with all requirements of the Long Beach Township Engineer as set forth in the Township Engineer reports dated April 30, 2004, June 23, 2004, and such further requirements as the Long Beach Township Engineer may require during the course of construction.

(2) That the applicants execute and record a deed imposing a restrictive covenant prohibiting the ground floor of the proposed structure from being utilized for anything other than a restroom facility as depicted on the plans submitted to the Board.

(3) Any deeds or other documents required by these conditions are to be approved in advance of recording in the Ocean County Clerk's Office by the attorney for the Long Beach Township Land Use Board and the Long Beach Township Engineer and proof of recording shall be filed with this Board.

(4) That the applicants obtain all required outside agency approvals.

(5) If any government 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

I don't see this one June.

conditions and may modify or amend the same but is under no obligation to do so.

(6) That the applicant post any and all required performance bonds and all statement guarantees as well as any and all inspection fees required by the Township Engineer, the Construction Code Official, the Building Officer and/or as required by the Land Use Ordinances of the Township of Long Beach. The amounts of the said bonds and inspection fees shall be determined by the Township Engineer and shall be in a form approved by the Township Attorney.

(7) That the facility remain as a one story building and never be elevated and/or raised with an entrance to same to be on the northerly side;

(8) That the restroom facility be constructed with a combination lock and self-closing doors;

(9) That revised plans consistent with this approval be submitted to the Board for approval;

(10) 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 July 1, 2004.

Moved by: **ALTMAN**

Seconded by: **WARD**

ROLL CALL VOTE:

Ayes: **ALTMAN, KONNOR, LEONETTI, SCHNELL, VANBUREN, WARD AND TERNYILA**

Nays: **NONE**

Certified to be a true copy of a Resolution adopted at a Regular Meeting of the Land Use Board held on August 5, 2004.

Dated: August 5, 2004


David G. Ward, Secretary

PUBLICATION DATE: **AUGUST 11, 2004**

APPROVED

LAND USE BOARD

Date March 11, 2026

APPLICATION NO. LUB 22-25
APPLICATION DENIED

LONG BEACH TOWNSHIP LAND USE BOARD
RESOLUTION OF MEMORIALIZATION

WHEREAS, application has been made to the Long Beach Township Land Use Board by Sunset Harbor Marina, LLC, the applicant and owner of the land known and designated as Block 6.25, Lot 1, QualC0009 on the Official Tax Map of Long Beach Township, also known as 32 West South 32nd Street, Unit C-9, for Preliminary and Final Major Site Plan Application with Variances to construct a bathroom facility; and

WHEREAS, the Application has been deemed complete and jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been duly published in the official newspaper of the Township, all as required by law; and

WHEREAS, the application was first before the Board on December 10, 2025, but requested additional time to revise the application; and

WHEREAS, the Applicant was represented by Robert Shinn, Esq. of Woodland, McCoy & Shinn, LLC; and

WHEREAS, the development proposal requires bulk variance relief for a side yard setback of 5.1 feet where 10 feet are required; and a parking variance for 21 spaces where 28 are required; and

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

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

1. A boundary and topographic survey of the upland portion of Unit 9, prepared by Horn, Tyson & Yoder, Inc. signed by Leon Tyszka, PLS and dated March 17, 2025.
2. A site plan, consisting of one sheet, prepared by Horn, Tyson & Yoder, Inc. signed by James Brzozowski, PE, PP and dated June 11, 2025, last revised January 14, 2026.
3. Architectural plans of the Proposed Restroom Facility, Consisting of one sheet, prepared and signed by Ralph Finelli, Architect, dated September 30, 2025 and last revised January 14, 2026.
4. Four photographs of the subject site, prepared by the applicant and undated.
5. A Deed dated March 26, 2024 and filed April 26, 2024.
6. A Resolution of Memorialization of Approval of Minor Site Plan and Variance Application, LUB-25-04, dated August 5, 2004.

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

A-1 Application & Attachments.

r|m|sh|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

- A-2 A site plan, consisting of one sheet, prepared by Horn, Tyson & Yoder, Inc. signed by James Brzozowski, PE, PP and dated June 11, 2025.
- A-3 Architectural plans of the Proposed Restroom Facility, Consisting of one sheet, prepared and signed by Ralph Finelli, Architect and dated September 30, 2025.
- A-4 Four photographs of the subject site, prepared by the applicant and undated.
- A-5 A Deed dated March 26, 2024 and filed April 26, 2024.
- A-6 A Resolution of Memorialization of Approval of Minor Site Plan and Variance Application, LUB-25-04, dated August 5, 2004.
- B-1 Board Engineer Review Letter dated: September 25, 2025 (2- pages)

WHEREAS, the Board has received and reviewed the following review letters/memos issued by the Board's Professionals:

1. Memorandum prepared by Frank Little, Jr. P.E., P.P., C.M.E., dated February 4, 2026, the contents of which are hereby adopted and incorporated by reference (Exhibit B-1).

WHEREAS, proof of publication of Notice of Hearing as required by New Jersey Statutory and Municipal Ordinance requirements has been furnished and approved by Board Attorney and jurisdiction before the Board is appropriate; and

WHEREAS, a public hearing on the application was held by the Long Beach Township Land Use Board on February 11, 2026, at which time the Board heard and considered the presentation made by the applicant and at which time the public had an opportunity to be heard.

WHEREAS, the Applicant has been represented by Robert Shinn, Esquire, who summarized the application as follows:

1. There was a previous approval for a restroom on site approved by the Board in 2004.
2. The previous applicant did not perfect the approval and a restroom facility is required for the operation of the Marina.
3. The application has been downsized and relocated.

WHEREAS, Andrew Bielecki, applicant, testified as follows:

1. A restroom facility is required for employees.
2. The facility that they currently use is being sold.
3. They listened to the board and the public at the last hearing and have made the building smaller.
4. A floating restroom was suggested however it is his opinion that it would not be safe or accessible due to tidal movement, wake action, and dock flooding. They are hard to maintain and less stable, they are not a practical, long term solution.
5. They will provide regular maintenance and lighting.
6. The building will be winterized and not used from approximately October to April. When in use they will be available 24/7.
7. There is not much room for landscaping but the fence will stay.
8. Lighting will be downfacing and motion-sensor.

r|m|s|h|c

Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.

ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

9. There will be video surveillance, if access becomes a problem they will address it with the boat owners expeditiously.

WHEREAS, Bruce Jacobs, of Gravatt Consulting Group, appeared on behalf of the applicant and testified as follows:

1. The subject property consists of approximately 28,725 square feet of upland area and contains an eight-unit condominium building, a 56-slip marina and a 24 space parking lot.
2. There was a previous Land Use Board Approval in 2024 for a 20 x 24 bathhouse I the parking lot, which was granted, however that facility was never constructed.
3. The length of this building was reduced by 6 feet.
4. By shifting the building to the left, the rear yard setback variance was eliminated.
5. The facility has two separate ADA compliant bathrooms, a wheelchair lift and soffit lighting to reduce light spillage and glare.
6. The facility would connect to existing water and sewer, which are in the drive aisle.
7. The existing 4' high solid fence will remain.
8. CAFRA approval for the facility is pending.
9. Twenty one parking spaces are proposed, one of which will be ADA compliant.
10. The variances are justified under the c(2) criteria, this is an appropriate use of the site; bathroom facilities are permitted in the MC zone, the application promotes light, air and open space and the architecture will be aesthetically pleasing. The purposes of zoning are advanced by the plan and the benefits outweigh any detriment.
11. Regarding the negative criteria, there is minimal to no detriment to the public good. Bathroom facilities are permitted in the zone, they will be secured with coded locks and the code will only be given to employees, boat patrons and contractors. The proposed plans do not impair the intent of the ordinance or zone plan.
12. This is a seasonal use; there is no change in impervious coverage.
13. The 2004 variance was granted with 3 conditions, the LUB found at that time that restroom was important to the community and the marina; if a marina were to be constructed today, a bathroom would be required; although the location is not ideal it was approved.

WHEREAS, Ralph Finelli, AIA, appeared on behalf of the applicant who summarized the application as follows:

1. The design is simple; it is the minimal structure necessary for the provision of necessary services to the patrons of the marina.
2. To the extent flood proofing is required, it will be provided.
3. The building was reduced from the prior plan and now includes to one fixture on each side. The fixtures will be gender neutral.
4. The finished floor elevation is 6 feet above parking level.
5. The shower water will go to a drain and will not be treated as stormwater.
6. The intention is to put the building on piles.

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

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

1. Don O'Brien stated that the bathrooms were never built following the 2004 approval because the association obtained an injunction against the Marina. He also stated that the marina is illegal because there is no office and no toilet. Floating toilets are safe, they do not impact property values and it would be a safer alternative for the boat owners
2. Kerry Reiser stated that the bathrooms would be a nuisance to the neighboring properties.
3. Dave Maltman stated that his views will be impacted, and that the existing bike rack is located adjacent to his property and the marina patrons constantly hang out there and throw garbage over the fence. The bathroom will increase this activity.
4. Matthew Reiser stated that parking is already an issue without the loss of spaces. This revised proposal is no better; it is an expansion of the marina. People drink and do drugs in the parking lot and the parking spills out into the neighborhood.

WHEREAS, Robert Shinn, Esquire and Andrew and Maureen Bielecki responded to the public opposition as follows:

1. The bathrooms would be cleaned weekly.
2. Atlantic City Electric has a big light that lights up the whole parking lot to keep it safe, even in the off season.
3. They have applied for a GP 9 permit and will comply with its terms.
4. There is a pump out station which is pumped on a regular basis.
5. They were not aware of any garbage concerns but will address them.

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

WHEREAS, the Long Beach Township Land Use Board, after considering the application and exhibits submitted by the applicant, as well as the testimony of the Applicant's Experts, the report of the Township Engineer, Frank J. Little, Jr., PE, and comments made by interested parties and has made the following findings of fact:

- (1) The scale of this development is too much for the property, the shower is not necessary.
- (2) The potential impacts to the surrounding neighborhood and traffic are damaging to the public good.
- (3) The reduction in parking is a major concern, they are already deficient and this will make it even less conforming.
- (4) This area gets very congested with marina uses and street traffic, it is important to keep parking concerns at the forefront.
- (5) This is the appropriate spot for the handicapped space as the handicapped parking stall must be close to the building entrance.
- (6) The plaintiff has failed to establish the particular suitability of the proposed use on the subject property.
- (7) The applicant has failed to satisfy the negative criteria by demonstrating that permitting this development is not contrary to the public good, the zoning ordinance or the master plan.

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

- (8) The Board finds that none of the purposes of zoning would be advanced by a deviation from the zoning ordinance requirements in this instance.
- (9) The Board finds that the variances cannot be granted without substantial detriment to the Zone Plan, Master Plan and/or ordinances of the Township of Long Beach.
- (10) The Board finds that the benefits of the deviation would benefit only the property owner, and do not outweigh the detriments of granting the variances to the zone plan, ordinances and master plan of the Township.

NOW THEREFORE, BE IT RESOLVED, that application for Preliminary and Final Major Site Plan Application with Variances to construct a bathroom facility by the owners of the land known and designated as Block 6.25, Lot 1, QualC0009 on the Official Tax Map of Long Beach Township, also known as 32 West South 32nd Street, Unit C-9 for the construction of a bathroom facility is hereby denied.

Moved By: Zoladz

Seconded by: Pingaro

ROLL CALL VOTE:

Ayes: (3): Pingaro, Jones and Zoladz

Nays: None

Abstentions: None

The foregoing is a true copy of a Resolution adopted by the Long Beach Township Land Use Board at its meeting on March 11, 2026.



JACQUELINE FIFE
SECRETARY

CERTIFICATION

I, JACQUELINE FIFE, Secretary of the Land Use Review Board of the Township of Long Beach, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the February 11, 2026 regular meeting and memorialized by the Land Use Review Board of the Township of Long Beach at a public meeting held on March 11, 2026.



JACQUELINE FIFE
SECRETARY

r|m|s|h|c

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

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Toms River, NJ 08753

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State of New Jersey

MIKIE SHERRILL
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Resource Protection

Mail Code 501-02A

P.O. Box 420

Trenton, New Jersey 08625-0420

<https://www.dep.nj.gov/wlm/>

ED POTOSNAK
Acting Commissioner

DR. DALE G. CALDWELL
Lt. Governor

May 27, 2026

Andrew Biclecki
21 Ryerson Road
Flemington, NJ 08822

Re: COASTAL JURISDICTIONAL DETERMINATION
NJDEP File No. 1503-26-0001.1
Activity No. APD260001
Applicant: 32 W. South 32nd Street
Block(s) and Lot(s): [6.25, 1] [6.25, 1.01]
Beach Haven Borough, Ocean County

Dear Mr. Andrew Biclecki:

This letter is in response to your request for a jurisdictional determination for the proposed one-story restroom facility, in the southeast corner of the existing parking on the above referenced site within the CAFRA regulatory area in a non-qualifying municipality. Potentially applicable statutes include the Waterfront Development Law (N.J.S.A. 12:5-3 et seq.), Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.) and the Coastal Area Facility Review Act, CAFRA, (N.J.S.A. 13:19-1 et seq.).

Based on a review of the information submitted including site plans, entitled, "SITE PLAN, LOTS 1 & 1.01, BLOCK 6.25, QUALIFIER C0009, TAX MAP SHEET # 9, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY", dated 06/11/2025, last revised 01/14/2026 and prepared by James D. Brzozowski of Horn, Tyson & Yoder, Inc., and a review of information as maintained on the Department's Geographic Information System the following determination is made:

Based on a review of the Coastal Zone Management rules (N.J.A.C. 7:7-1.1 et seq.), the following determination is made:

(x) A Waterfront Development permit is not required for the proposed activities pursuant to N.J.A.C. 7:7-2.4(a)2 as the proposed development is not within Waterfront Development Jurisdiction. While a waterfront development permit is not required for the proposed development, it appears the existing docking structures were modified/added without the benefit of a permit and are under Waterfront Development Jurisdiction.

() A Waterfront Development Permit will be required because:

- () Work will be performed at or below (outshore) the Mean High Water Line.
- () Work will be performed within 100/500 feet of the MHWL outside the coastal area.

Based on a review of the Coastal Zone Management rules (N.J.A.C. 7:7-1.1 et seq.), the following determination is made:

() A CAFRA permit is required.

(x) A CAFRA permit is not required pursuant to N.J.A.C. 7:7-2.2(a) 5.i. and ii. as no parking or residential units are proposed.

Based on a review of the Coastal Wetlands Maps, the following determination is made:

() Coastal Wetlands permit is required. Coastal Wetlands are mapped on this site. Activity is proposed at or below the Upper Wetlands Boundary.

(x) Coastal Wetlands permit is not required. Based on a review of the Coastal Wetlands Maps, it is determined that there are no mapped wetlands on the site.

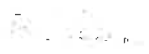
() Coastal Wetlands permit is not required. Coastal Wetlands are mapped on and/or adjacent to the proposed work area but no work is proposed within mapped coastal wetlands.

This letter does not constitute a jurisdictional determination for the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A-1.1 et seq. and/or the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-1.1 et seq. **Please note, it appears the site and/or project may potentially be regulated under the Flood Hazard Area Control Act Rules.** For assistance with the applicability of these statutes, you are advised to contact the Division's Technical Support Center at (609)777-0454.

This letter does not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law and is based on the information submitted in accordance with existing regulation. You are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless the regulations on which this determination is based are amended, or it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original Jurisdictional Determination and issue a revised determination.

Please contact Madison Riccio of our staff by e-mail at madison.riccio@dep.nj.gov or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

 Digitally signed by
David Sumba
Date: 2026.05.27
12:52:36-04'00'

David Sumba, Supervisor
NJDEP, Bureau of Coastal Permitting
Division of Land Resource Protection
Watershed & Land Management Program

C: Beach Haven Boro Construction Official
Agent

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

Owner: Sunset Harbor Marina LLC Phone # 908-963-1997 Email: abielecki_10114@comcast.net

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

Address: 32 West South 32nd Street, Unit C-9

Block: 6.25 Lot(s): 1 Qual. C0009 Date: 7/22/26

****This checklist MUST be completed and submitted as part of any application. All of the following items must be shown on the submitted plans or attached for the application to be considered for completeness review.****

****Waivers may be requested from some of the following items should be checked where provided and an explanation of the reason for the waiver or non-applicable items explained in a separate letter to be attached to this checklist. See Initial Submission Checklist for number of copies and how to distribute.****

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

DESCRIPTION	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
PLAT SPECIFICATIONS									
For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
All Plans MUST provide current information and be dated within one (1) year of the hearing date. [ADDED 7.10.24]	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Each sheet numbered and titled	X	X	X	X	X	X	X	X	(P) (W) (N/R)
GENERAL INFORMATION									
Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Zone boundaries, tax map sheet, lot and block number and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Date of original and all revisions.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Written and graphic map scale.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
North arrow with reference meridian.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Area of the tract and of each lot.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Approval signature lines for Chairman, Secretary and Board Engineer			X	X	X	X	X	X	(P) (W) (N/R)
NATURAL FEATURES									
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 50 FT			X	X					(P) (W) (N/R)
Existing and proposed contours at one- foot intervals indicating surface drainage and topography within 200 FT					X	X	X	X	(P) (W) (N/R)
All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.			X	X	X	X	X	X	(P) (W) (N/R)
The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	(P) (W) (N/R)

REVISED JULY 10, 2024

SPECIAL RESOLUTION #10-2024

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
MAN-MADE FEATURES									
Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Building coverage and lot coverage calculations.	X	X	X		X	X			(P) (W) (N/R)
Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	(P) (W) (N/R)
Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.			X	X	X	X	X	X	(P) (W) (N/R)
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.					X	X	X	X	(P) (W) (N/R)
All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X			X	X	(P) (W) (N/R)

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST

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	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
Off street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls		X	X		X	X			(P) (W) (N/R)
STREET									
Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.			X	X	X	X	X	X	(P) (W) (N/R)
Plans, profiles and cross-sections of paved areas, curbs and sidewalks.			X	X	X	X	X	X	(P) (W) (N/R)
MISCELLANEOUS									
Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.			X		X	X	X	X	(P) (W) (N/R)
Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.			X	X	X	X	X	X	(P) (W) (N/R)
Storm drainage calculations.					X		X		(P) (W) (N/R)
Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.			X		X	X	X	X	(P) (W) (N/R)

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
Applications for new construction or additions to buildings: See Initial Checklist for number of copies to distribute of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.	X	X							(P) (W) (N/R)
Location of all signs and drawn details showing the size, construction type, height and content of all signs.			X		X	X			(P) (W) (N/R)
Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Commercial Space; including counters, seating, equipment, etc., {ADDED 7.10.24}			X		X	X			(P) (W) (N/R)
Dimensioned Interior Layout Plan for Residential Units showing all floors, room dimensions and proposed use of each area. {ADDED 7.10.24}	X	X		X	X	X	X	X	(P) (W) (N/R)



Long Beach Township Land Use Board

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

STATE OF _____ :

COUNTY OF Ocean :

ss.

I, Andrew Bielecki, member of Sunset Harbor Marina, LLC
(Print owner(s) name(s)) being duly sworn according to law,

upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 32 West South 32nd St., Unit 9
(Street Address)

_____, Ocean County, New Jersey known as :

Block <u>6.25</u>	Lot <u>1 Qual. C0009</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 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 James Raban, Esq. (Agent), to make application on my/our
(Print agent name)

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

Dated: 7/21/26

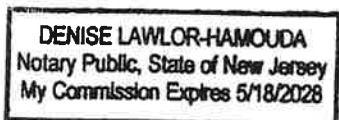
A. Bielecki
Signature of Owner

Andrew Bielecki
Print Name above

Sworn and Subscribed to before me
this 21st day of July, 2026.

Denise Lawlor-Hamouda
Notary Public

Signature of Owner
Mohamed Al-Daga
Print name above



Long Beach Township Land Use Board

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

STATE OF _____ :
COUNTY OF Ocean : ss.

I, Mohamed Al-Dagha, Member of Harbor Marina LLC 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 32 West South 32nd St Unit 9
(Street Address)

_____, Ocean County, New Jersey known as :

Block <u>6-25</u>	Lot <u>1 Q121 C 0009</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 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 James Zuban (Agent), to make application on my/our
(Print agent name)
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 7/21/24

Mohamed Al-Dagha
Signature of Owner

Mohamed Al-Dagha
Print Name above

Sworn and Subscribed to before me
this 21 day of July, 2024

Denise Lawlor-Hamouda
Notary Public

Signature of Owner

Print name above

DENISE LAWLOR-HAMOUDA
Notary Public, State of New Jersey
My Commission Expires 5/18/2028

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that Sunset Harbor Marina LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for preliminary and final major site plan approval and a bulk variance from the Long Beach Township Zoning Ordinance relative to proposed development at the property designated as Lot 1, Qual C0009 in Block 6.25 on the Tax Map of the Township of Long Beach, located at 32 West South 32nd Street in the Beach Haven Gardens Section of Long Beach Township.

The property is currently developed with a condominium containing eight (8) residential units, a 56-slip marina, and a parking lot. The Applicant is seeking to construct an elevated restroom in the existing parking lot at the site. Recently the Applicant submitted a similar application to the Board, which was denied. The Applicant has modified the site plan to eliminate all setback variances relative to the proposed restroom facility, and to improve the proposed parking layout. Under Section 205-61(C)(1) of the Long Beach Township Zoning Ordinance, which regulates off-street parking the Marine Commercial Zone, there are 28 off-street parking spaces required for the marina. There are 24 existing parking spaces; 25 parking spaces are proposed.

Although the Applicant believes that no additional variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

This matter is on the Clerk’s Docket and a hearing has been ordered for August 12, 2026 at 6:30 PM in the Administration Building, First Floor Court Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent

or attorney with a properly authorized power of attorney. Please note that this is an in-person meeting only. There will be no virtual component.

Should the meeting format change, the Township website will be updated with necessary information up to and including the date of the meeting. You will not receive notice of a meeting format change. It is up to you to check the Township website or call the Township (609-361-6637) during normal business hours on the day of the hearing for any change from in person to virtual meeting.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey Monday through Thursday from 9:00 a.m. to 3:00 p.m.

File #3770

James S. Raban
Attorney for the Applicant