

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: LBI Signature Builders LLC Minor Subdivision
Block 5.03, Lot 5
13 Anderson Drive, Long Beach Township, NJ

Dear Jackie:

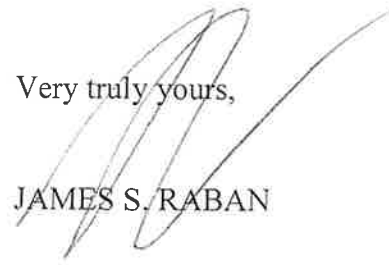
Enclosed please find the following with regard to the above referenced matter:

- (x) 16 copies of Land Use Development Application;
- (x) 16 copies of Minor Subdivision Division Plan prepared by Horn, Tyson & Yoder, Inc.;
- (x) 16 copies of highlighted tax map;
- (x) 16 copies of color photos (4);
- (x) W-9;
- (x) Checklist;
- (x) Technical Checklist;
- (x) Affidavit of Ownership;
- (x) Proposed Public Notice;
- (x) Application Fee check # 4182 Amount \$625.00
- (x) Escrow Account Deposit check # 4183 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing at 6:30 p.m.

Jackie Fife, Secretary
July 22, 2026
Page 2

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,



JAMES S. RABAN

JSR/dh
Encl.

cc: LBI Signature Builders LLC (via email)
James Brzozowski, P.E. (via email)
Frank Little, Jr., P.E., P.P., (via email and regular mail)
Robin La Bue, Esq. (via email and regular mail)



LONG BEACH TOWNSHIP LAND USE BOARD
CHECKLIST FOR INITIAL SUBMISSION
****INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED****

PLEASE READ

INSTRUCTIONS:

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

Robin La Bue, Esq.:

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

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

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

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

1 ORIGINAL of each of the following:

- ☒ Application ☐ Variance Plan ☐ Site Plan ☒ Subdivision Plan ☐ Architectural Plan(s)
- ☒ Tax Map ☒ Color Photos ☐ 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 \$ 625.00 Check # 4182
- ☒ Check for Escrow Fee \$ 1,500.00 Check # 4183

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

Print Name

Date

Approved

Denied

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

Do not write below - for official use only

Project Name: LBi Signature Builders LLC Minor Subdivi

Date Received: _____

Block: 5.03 Lot(s): 5

Application Fee: \$ _____

Property Address: 13 Anderson Drive

Escrow Fee: \$ _____

Docket Number: _____

CHECK ALL THAT APPLY:

☐ Bulk Variance

☒ Minor Subdivision (Exempt)

☐ Use Variance

☐ Major Subdivision/Preliminary

☐ Interpretation

☐ Major Subdivision Final Major

☐ Informal

☐ Site Plan/Preliminary Major

☐ Conditional Use

☐ Site Plan/Final

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

1. Applicant Name: LBi Signature Builders LLC

Address: Street: 2 Coleman Court City: Southampton Zip: 08088

Phone: (609) 384-0637 e-mail: joshkline50@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: Same as Applicant

Address: Street: _____ City: _____ Zip: _____

Phone: _____ e-mail: _____

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

3. Attorney: James S. Raban, Esq.

Address: Street: 11710 Long Beach Blvd. City: Haven Beach Zip: 08008

Phone: (609) 492-0533 e-mail: jraban@regraban.com

4. Planner/Surveyor: Horn, Tyson & Yoder, Inc.

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

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

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

Attache additional sheets if necessary.

6. Location of property:
Zone: R-50 Lot Area: 10,000 sq ft Lot Dimensions: 100' x 100'

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

8. Current Use: single-family
No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: 2 single-family building lots +

10. When was the property purchased? 10/23/2025

11. Date of Last Certificate of Occupancy: _____ Attach Copy

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

See attached Application Supplement

13. Existing conditions	Pre-Existing non-conformity	Proposed conditions	Variance Needed
Building Height: _____	☐	Building Height: _____	☐
Front Yard Set Back _____	☐	Front Yard Set Back _____	☐
Side Yard Set Back _____	☐	Side Yard Set Back _____	☐
Side Yard Set Back _____	☐	Side Yard Set Back _____	☐
Rear Yard Set Back _____	☐	Rear Yard Set Back _____	☐
Dist. to Adj. Struct. _____	☐	Dist. to Adj. Struct. _____	☐
Lot Coverage (sq.ft.) _____	☐	Lot Coverage (sq.ft.) _____	☐
% Lot Coverage _____	☐	% Lot Coverage _____	☐
% Impervious Coverage _____	☐	% Impervious Coverage _____	☐
No. Principal Structures _____	☐	No. Principal Structures _____	☐
No. Accessory Structures _____	☐	No. Accessory Structures _____	☐
Lot Width _____	☐		

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**

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.

- Minor Subdivision Plan prepared by Horn, Tyson & Yoder, Inc.
- 4 photographs of the subject property

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

Dates:

7/22/26

By: James S. Roban, Owner
(Print name under signature)
Attorney for Owner/Applicant

Dates:

_____, Owner
(Print name under signature)

Applicant Signature (if different from owner):

Dates:

_____, Applicant
(Print name under signature)

Dates:

_____, Applicant
(Print name under signature)

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

APPLICATION SUPPLEMENT

LBI Signature Builders LLC (the “Applicant”) is seeking minor subdivision approval relative to proposed development at the property designated as Lot 5 in Block 5.03 on the Tax Map of the Township of Long Beach, located at 13 Anderson Drive in the Spray Beach Section of Long Beach Township. Currently, the lot is developed with a single-family dwelling. The Applicant is proposing to demolish all existing improvements at the site and to subdivide Block 5.03, Lot 5 into two single-family residential building lots as shown on the minor subdivision plan submitted with the application. Each of the proposed lots has dimensions of 50 feet by 100 feet and an area of 5,000 square feet. The building envelopes of the proposed dwellings will conform to all bulk zoning requirements. Although the Applicant believes that no variances, waivers or exceptions are required, any variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

OWNERSHIP INFORMATION SUPPLEMENT

LBI Signature Builders LLC (Applicant) Ownership Interests:

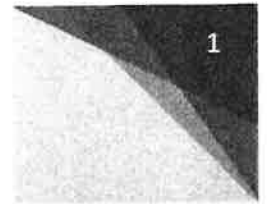
Joshua Kline – 50%

262 W. 15th St., Ship Bottom, NJ 08008

Scott Barry – 50%

2 Coleman Court, Southampton, NJ 08088

TOWNSHIP OF LONG BEACH
LAND USE BOARD
TECHNICAL CHECKLIST



Owner: LBI Signature Builders LLC Phone # 609-384-0637 Email: joshkline50@comcast.net

Applicant: Same as Applicant Phone #: Email:

Address: 13 Anderson Drive

Block: 5.03 Lot(s): 5 Date:

****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

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	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

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
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

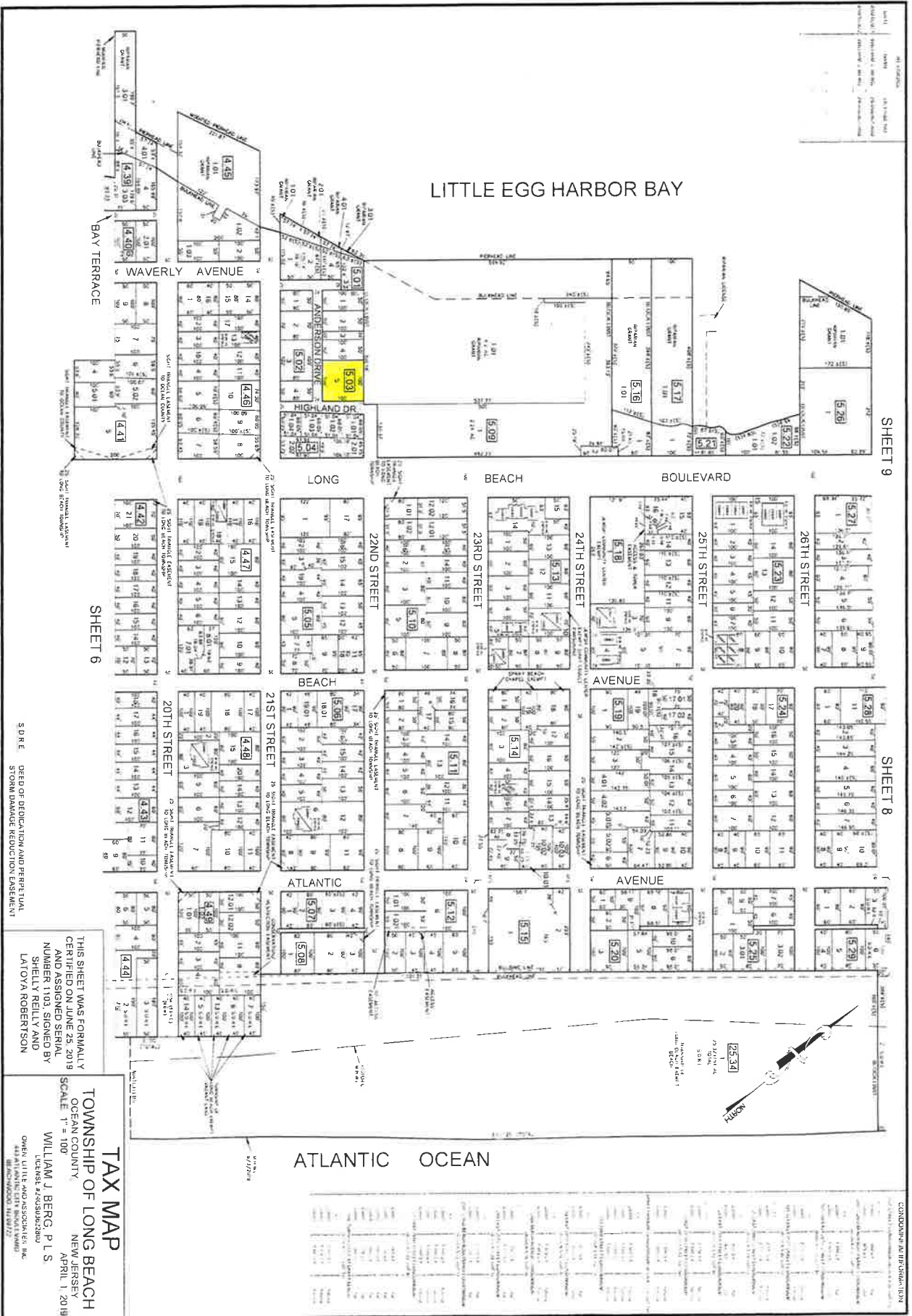
KEY: X= REQUIRED P= PROVIDED W= WAIVER N/R= NOT REQUIRED or APPLICABLE

	VARIANCE APPLICATION		MINOR APPLICATION		MAJOR SITE PLAN		MAJOR SUBDIVISION		CIRCLE ONE
DESCRIPTION	BULK	USE	SITE PLAN	SUBDIVISION	PRELIMINARY	FINAL	PRELIMINARY	FINAL	MUST BE COMPLETED
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)

SHEET 9

SHEET 8

LITTLE EGG HARBOR BAY





Long Beach Township Land Use Board

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

STATE OF _____ :
COUNTY OF Ocean : ss.

I, LBI Signature Builders 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 13 Anderson Drive,
(Street Address)
Long Beach Twp., Ocean County, New Jersey known as :

Block	<u>5.03</u>	Lot	<u>5</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. LBI Signature Builders LLC

Dated: 7/21/26

X [Signature]
Signature of Owner/Managing Member

Joshua J. Kline
Print Name above/Managing Member

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

[Signature]
Notary Public

Signature of Owner

Print name above

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

Long Beach Township Land Use Board

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

STATE OF New Jersey
COUNTY OF Burlington ss.

I, LBI Signature Builders 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 13 Anderson Drive,
(Street Address)

Long Beach Twp., Ocean County, New Jersey known as :

Block	<u>5.03</u>	Lot	<u>5</u>
Block	<u> </u>	Lot	<u> </u>
Block	<u> </u>	Lot	<u> </u>

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. LBI Signature Builders LLC

Dated: 7/20/2024

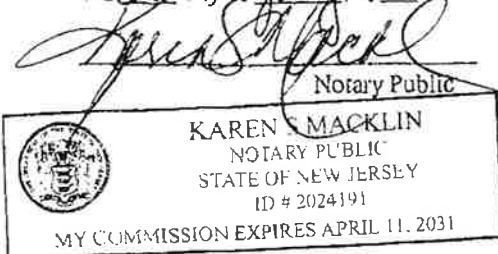
X

Signature of Owner/Managing Member

Scott Barry

Print Name above/Managing Member

Sworn and Subscribed to before me
this 20 day of July, 2026.



Signature of Owner

Print name above

PUBLIC NOTICE

LONG BEACH TOWNSHIP

PLEASE TAKE NOTICE that LBI Signature Builders LLC (the “Applicant”) has made application to the Long Beach Township Land Use Board (the “Board”) for minor subdivision approval relative to proposed development at the property designated as Lot 5 in Block 5.03 on the Tax Map of the Township of Long Beach, located at 13 Anderson Drive in the Spray Beach Section of Long Beach Township. Currently, the lot is vacant. The Applicant is proposing to subdivide Block 5.03, Lot 5 into two single-family residential building lots as shown on the minor subdivision plan submitted with the application. Each of the proposed lots has dimensions of 50 feet by 100 feet and an area of 5,000 square feet. The building envelopes of the proposed dwellings will conform to all bulk zoning requirements.

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

This matter is on the Clerk’s Docket and a hearing has been ordered for 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 during normal business hours Monday through Thursday 9:00 a.m. to 3:00 p.m.

File #3769

James S. Raban
Attorney for the Applicant