

LAND USE DEVELOPMENT APPLICATION

BOROUGH OF HARVEY CEDARS
7606 LONG BEACH BLVD.
HARVEY CEDARS, NJ 08008
(609) 494-2843

TO BE COMPLETED BY BOROUGH STAFF ONLY	
Date Filed _____	Docket No. _____
Application Fees _____	Escrow Deposit _____
Scheduled for: Review for Completeness _____	Hearing _____

1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT

Location : 8103 Long Beach Boulevard
Tax Map Page 7 Block 81 Lot(s) 1 & 12
Page _____ Block _____ Lot(s) _____
Dimensions Frontage 200' Depth 90' Total Area 1,800 sq. ft.
Zoning District: LC (Limited Commercial)

2. APPLICANT

Name 8103 Long Beach Boulevard LLC
Address 8103 Long Beach Boulevard, Harvey Cedars, NJ 08008
Telephone Number: Home: [REDACTED] Work: _____
FAX: _____ E-Mail: [REDACTED]
Applicant is a Corporation _____ Partnership _____ Individual _____
Other (Please Specify) LLC

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (Attach pages as necessary to fully comply).

Name Michael Giacobelli Address 8 Florio Street, Chatham, NJ 07928 Interest 50%
Name Daniel DiDonato Address 60 Friar Lane, Watchung, NJ 07069 Interest 50%

APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEERING AND ATTORNEY. ALL ENGINEERING AND LEGAL FEES MUST BE PAID BEFORE CONSTRUCTION OR ZONING PERMITS CAN BE ISSUED.

4. If owner (s) is other than the applicant, provide the following information on the Owner (s) :

Owner's Name Applicant is Owner

Address _____

Contact Info: Cell: _____ E-Mail: _____

Relationship of the applicant to the property in question:

Owner Lessee _____ Purchaser Under Contract _____ Other _____

5. PROPERTY INFORMATION:

Deed Restrictions, Covenants, Easements, Rights of way, Association By-Laws, or other dedication existing or proposed on the property:

Yes (Attach copies) _____ No Proposed _____

Note: All Deed Restrictions, Covenants, Easements, Rights of way, Association By-Laws, or other dedication existing or proposed must be submitted for review.

Site Plan and/or conditional use applicants:

Proposal for : New structure Expanded area _____ Alteration _____

Expansion of structure _____ Change of use Sign _____

Other (please specify) _____

Has property been the subject of any prior applications to the Planning Board or Zoning Board of

Adjustment? Yes No _____

If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution(s).

-Please see the attached Resolutions

Is the subject property located on

A county road: Yes No _____; A State road: Yes _____ No _____;
within 200 feet of a municipal boundary: Yes _____ No _____

Present use of the premises: former site of the HCH Real Estate Office

6. Applicant's Attorney John J. Jackson
Address Highway 34 Suite 205 Manasquan
Telephone 732-769-8351 E-Mail john@jjjlawfirm.com & jackie@jjjlawfirm.com

7. Applicant's Engineer Challoner Associates
Address 201 Main Street 2nd Floor Toms River, NJ 08753
Telephone _____ E-Mail schalloner@challonerassociates.net
spulvirenti@challonerassociates.net

8. Applicant's Planning Consultant N/A
Address _____
Telephone _____ E-Mail _____

9. Applicant's Architect Jay Madden
Address 7607 Long Beach Boulevard Harvey Cedars, NJ 08008
Telephone 609-494-0909 E-Mail jaymaddenarchitect@comcast.net

10. List any other Expert who will submit a report or will testify for the Applicant:
Name N/A
Field of Expertise _____
Address _____
Telephone _____ E-Mail _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

Minor Subdivision Approval
 Subdivision Approval *
Number of Lots to be created _____ Number of proposed Dwelling Units _____
Area and Dimensions of each Proposed Lot _____

SITE PLAN:

Minor Site Plan Approval
 Preliminary Site Plan Approval
 Final Site Plan Approval
 Amendment of Revision to an Approved Site Plan
Area to be disturbed (square feet) _____

*Applicant is seeking a revised/reconsideration of the application for preliminary and final major site plan approval along with d5 variance approval.

Request for Waiver from Site Plan Review and Approval

Reason for Request: _____

____ INFORMAL REVIEW

____ APPEAL DECISION OF AN ADMINISTRATIVE OFFICER [N.J.S.40:55 D-70A]

____ MAP OR ORDINANCE INTERPRETATION OR SPECIAL QUESTION [N.J.S. 40:55D-70B]

VARIANCE RELIEF (HARDSHIP) [N.J.S. 40:55D-70C (1)]

VARIANCE RELIEF (SUBSTANTIAL BENEFIT) [N.J.S. 40:55D-70C (2)]

VARIANCE RELIEF (USE) [N.J.S. 40:55D-70D]

____ CONDITIONAL USE APPROVAL [N.J.S. 40:55D-67]

____ DIRECT ISSUANCE OF A PERMIT FOR A STRUCTURE IN BED OF A MAPPED STREET, PUBLIC

DRAINAGE WAY, OR FLOOD CONTROL BASIN [N.J.S.40:55D-34]

____ DIRECT ISSUANCE OF A PERMIT FOR A LOT LACKING STREET FRONTAGE [N.J.S.40:55D-35]

12. Section(s) of Ordinance from which a variance is requested:

Lot area 13-13.3.b: 4,500 sq. ft. proposed, whereas 5,000 sq. ft. required;

Lot width 13-13.3.a: 45' proposed, whereas 50' required;

side yard setback 13-13.3.b.3 8' proposed, whereas 10' required

D5 variance approval requested

13. Waivers Requested of development Standards and/or Submission Requirements: [attach additional pages as needed]

N/A

14. ATTACH A COPY OF THE PROPOSED NOTICE TO APPEAR IN THE OFFICIAL NEWSPAPER OF THE MUNICIPALITY AND TO BE MAILED TO THE OWNERS OF ALL REAL PROPERTY, AS SHOWN ON THE CURRENT TAX DUPLICATE, LOCATED WITHIN THE STATE AND WITHIN 200 FEET IN ALL DIRECTIONS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION. THE NOTICE MUST SPECIFY THE SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS SOUGHT, IF APPLICABLE.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Secretary for the hearing.

15. An Affidavit of Service on all property owners and a Proof of Publication must be filed before the Application will be complete and the hearing can proceed. _____ will be provided once notice has been sent to property owners.

Explain in detail the exact nature of the Application and the changes to be made at the premises, including the proposed use of the premises: (Attach pages as needed)

Applicant seeks reconsideration to subdivide the existing lots 1 & 2 and readjust the lot lines to create 4 new lots (1.01, 1.02, 12.01 & 12.02). Applicant also proposes to construct a single-family home with swimming pool on each lot.

16. Is a public water line available? yes
17. Is public sanitary sewer available? yes
18. Does the application propose any lighting? _____
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block number? _____
20. Are any Off-Tract Improvements required or proposed? no
21. Is the Subdivision to be filed by Deed or Plat? plat
22. What form of security does the applicant propose to provide as performance and maintenance guarantees?

23. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED:

	YES	NO	DATE PLANS SUBMITTED
_____ LOCAL FIRE PREVENTION	_____	_____	_____
_____ HARVEY CEDARS WATER & SEWER DEPT.	_____	_____	_____
_____ HARVEY CEDARS PUBLIC WORKS DEPT.	_____	_____	_____
_____ LONG BEACH ISLAND HEALTH DEPT.	_____	_____	_____
<input checked="" type="checkbox"/> OCEAN COUNTY PLANNING BOARD	_____	_____	_____
<input checked="" type="checkbox"/> OCEAN COUNTY SOIL CONSERVATION DEPT.	_____	_____	_____
_____ N.J. DEPT. ENVIRONMENTAL PROTECTION	_____	_____	_____
_____ SANITARY SEWER CONNECTION PERMIT	_____	_____	_____
_____ SEWER EXTENSION PERMIT	_____	_____	_____
_____ WATERFRONT DEVELOPMENT PERMIT	_____	_____	_____
_____ WETLANDS PERMIT	_____	_____	_____
_____ TIDAL WETLANDS PERMIT	_____	_____	_____
_____ F.E.M.A.	_____	_____	_____

	YES	NO	DATE PLANS SUBMITTED
<u> </u> N.J. DEPT OF TRANSPORTATION	<u> </u>	<u> </u>	<u> </u>
<u> </u> ATLANTIC CITY ELECTRIC	<u> </u>	<u> </u>	<u> </u>
<u> </u> N.J. NATURAL GAS	<u> </u>	<u> </u>	<u> </u>
<u> </u> OTHER	<u> </u>	<u> </u>	<u> </u>
<u> </u> OTHER	<u> </u>	<u> </u>	<u> </u>

24. CERTIFICATION FROM THE TAX COLLECTOR THAT ALL TAXES DUE ON THE SUBJECT PROPERTY HAVE BEEN PAID.
25. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING THE APPLICATION (ATTACH ADDITIONAL PAGES AS REQUIRED FOR COMPLETE LISTING)

THE DOCUMENTS MUST BE RECEIVED BY THE BOARD SECRETARY AT LEAST TWENTY-ONE [21] DAYS PRIOR TO THE MEETING AT WHICH THE APPLICATION IS TO BE CONSIDERED. A LIST OF THE PROFESSIONAL CONSULTANTS IS ATTACHED TO THE APPLICATION FORM.

Quantity	Description of Item
<u>18</u>	<u>Subdivision Plans</u>
<u>18</u>	<u>Architectural Plans</u>

26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION ARE PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS.

SPECIFY WHICH REPORTS ARE REQUESTED FOR EACH OF THE APPLICANT'S PROFESSIONALS OR WHETHER ALL REPORTS SHOULD BE SUBMITTED TO THE PROFESSIONAL LISTED.

	Applicants Professionals	Reports Requested
<u>X</u>	<u>Attorney</u>	<u> </u>
<u>X</u>	<u>Engineer</u>	<u> </u>
<u>X</u>	<u>Architect</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

CERTIFICATIONS

27. I CERTIFY THAT THE FOREGOING STATEMENTS AND THE MATERIALS SUBMITTED ARE TRUE, AND WAIVE ALL APPLICABLE TIME LIMITS UNTIL THE FIRST PUBLIC HEARING OF THIS APPLICATION. I FURTHER CERTIFY THAT I AM THE INDIVIDUAL APPLICANT OR THAT I AM AN OFFICER OF THE CORPORATE APPLICANT AND THAT I AM AUTHORIZED TO SIGN THE APPLICATION FOR THE CORPORATION OR THAT I AM A GENERAL PARTNER OF THE PARTNERSHIP APPLICANT. (IF THE APPLICANT IS A CORPORATION, THIS MUST BE SIGNED BY AN AUTHORIZED CORPORATE OFFICER. IF THE APPLICANT IS A PARTNERSHIP, THIS MUST BE SIGNED BY A GENERAL PARTNER.

SIGNATURE OF APPLICANT

SIGNATURE OF OWNER

28. I UNDERSTAND THAT A SUM, TO BE DETERMINED BY THE BOARD SECRETARY WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF HARVEY CEDARS. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF THE PROFESSIONAL SERVICES INCLUDING ENGINEERING, PLANNING, LEGAL AND/OR OTHER EXPENSES ASSOCIATED WITH THE REVIEW OF SUBMITTED MATERIALS. SUMS NOT UTILIZED IN THE REVIEW PROCESS SHALL BE RETURNED. IF ADDITIONAL SUMS ARE DEEMED NECESSARY, I UNDERSTAND THAT I WILL BE NOTIFIED OF THE REQUESTED ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS.

DATE

SIGNATURE OF OWNER OR APPLICANT

BOROUGH OF HARVEY CEDARS PROFESSIONAL CONSULTANTS

LAND USE BOARD ATTORNEY

Kevin S. Quinlan, Esquire
207 W. Main Street
Tuckerton, NJ 08087

609 / 296-6400

ENGINEER

Frank J. Little, Jr., P.E., P.P.
Owen, Little & Associates
443 Atlantic City Blvd.
Beachwood, NJ 08722

732 / 244-1090
FAX 732 / 341-3412

BOROUGH ATTORNEY

Tennant D. Magee
400 Union Avenue
Brielle, NJ 08730

732 / 223-2413

FILING FEES

CHECK OFF APPROPRIATE FEES

APPLICATION	REVIEW/ HEARING FEES	ESCROW FEES
“A” Appeal Zoning Officer’s Decision:	_____ \$ 500.00	_____ \$ 650.00
“B” Variance Interpretation:	_____ \$ 500.00	_____ \$ 650.00
“C” Variance(s): (per application)	<u> X </u> \$ 500.00	<u> X </u> \$ 650.00
“D” Variance:	<u> X </u> \$ 400.00	<u> X </u> \$ 650.00
Minor Site Plan:	_____ \$ 300.00	_____ \$ 650.00
Minor Subdivision:	<u> X </u> \$ 400.00	<u> X </u> \$1,000.00
Total	FEES: \$ <u> 1,300 </u>	ESCROW: \$ <u> 2,300 </u>

Please submit two separate checks; one for application fees; the other for the escrow amount. Both checks must be made payable to the Borough of Harvey Cedars.

**RESOLUTION OF MEMORIALIZATION OF THE
LAND USE REVIEW BOARD OF THE BOROUGH OF HARVEY CEDARS
COUNTY OF OCEAN AND STATE OF NEW JERSEY
DOCKET NO. 2025-03**

WHEREAS, 8103 Long Beach Blvd, LLC, has made an application to the Land Use Review Board of the Borough of Harvey Cedars for Minor Site Plan approval with bulk variances for Lots 2 & 12 in Block 81. The applicant proposes to convert the property to a mixed-use, 88-seat restaurant on the ground floor and residential apartment on the second floor. The applicant is proposing renovations of the structure to accommodate the mixed-use as well as reorientation of the parking lot. The following variances are sought:

1. Minimum Lot Width of 200 ft. *
2. Minimum Lot Area of 18,000 sq. ft. *
3. Minimum Front Yard Setback – Long Beach Boulevard:
 - a. To knee wall where 12.4 ft. is proposed, and 15 ft. is required.
 - b. To roof overhang where 10.9 ft. exists, and 10.9 ft. is required. **
 - c. To the decorative wall/sign where 14 ft. exists, and 15 ft. is required. **
4. Minimum Front Yard Setback – 82nd Street:
 - a. To roof overhang where 10.8 ft. exists, and 15 ft. is required. **
 - b. To deck where 10.9 ft. exists, and 15 ft. is required. **
 - c. To the building wall where 14.9 ft. exists, and 15 ft. is required. **
5. Minimum Side Yard Setback:
 - a. To roof overhang where 10 ft. exists, and 15 ft. is required. **
 - b. To the building wall where 9 ft. exists, and 15 ft. is required. **
6. Minimum off-street Parking Space where 21 spaces are proposed and 25 are required.

*variance triggered by parking variance.

**pre-existing non-conformities.

WHEREAS, the site lies within the LC-Limited Commercial Zone where the proposed mixed-use as a restaurant and residential apartment are permitted uses.

WHEREAS, the Application has been deemed complete.

WHEREAS, proper notice was given in accordance with the requirements of the

Municipal Land Use Laws and the Board has Jurisdiction.

WHEREAS, the Land Use Review Board considered this application at a public hearing on May 15, 2025.

WHEREAS, the applicant was represented by John J. Jackson, Esq.

WHEREAS, the Board received the report of its professional, Frank J. Little, Jr. P.E.,P.P., C.M.E. dated May 6, 2025.

WHEREAS, the following exhibits were entered into evidence:

- A-1 Application.
- A-2 Architectural Plans prepared by Jay Madden Architecture dated 1/20/25 and last revised 4/24/25.
- A-3 Preliminary and Final Major Site Plan prepared by Horn Tyson and Yoder dated 12/10/24 and last revised 4/23/25
- A-4 Boundary and Topographic Survey prepared by Leon J. Tyska and James Brzozowski dated 1/29/25 and last revised 4/24/25.
- A-5 Tax Map
- A-6 Statement of Operations.
- A-7 Power Point Presentation.
- A-8 (Skipped)
- A-9 Alternate Parking Plan.
- A-10 Sketch locating bike rack and additional pavement removal.
- B-1 Board Engineer Review Letter by Frank J. Little, P.E.,P.P.,C.M.E. dated 5/6/25.
- O-1 Color Photos (13).
- O-2 Color Google Earth Photo.
- O-3 Color Google Earth Photo.

WHEREAS, the Board heard the testimony and considered the application and evidence presented for minor site plan approval with variances.

WHEREAS, Jay Madden, AIA who was sworn and qualified as an expert in architectural design testified as follows:

1. The previously proposed Harvey's Yard has been removed and replaced with an enclosed area that will contain an employee break room with a deck for the tenants above.

2. The enclosed spaces will minimize any noise disturbance to the adjoining properties.
3. The proposed deck for the apartment will be covered thereby reducing noise.
4. The proposed apartment will contain 3 bedrooms and 3 bathrooms.
5. No roof deck on the main building is proposed.
6. Only residents of the apartment will have access to the apartment roof deck. No public access will be provided. Access stairs will be locked to prevent public access.
7. A total of 88 seats are proposed with 18 on the front porch and 70 inside. No outside dining is proposed.
8. The proposed knee wall is an aesthetic feature which requires a variance which is di minimis. The knee wall serves to delineate the entrance to the restaurant.
9. The building will occupy the existing footprint except for squaring off the corner to accommodate the employee break area.
10. The safety bollards will conform to the town's streetscape standards.
11. The rooftop deck will have either cable or glass rails.
12. Landscape and lighting plans will be provided and revised per the Board and/or Township Engineers' requirements.
13. The proposed 6 ft. fence shall be cedar and run the entire length of the property line.
14. All signage to comply with Borough ordinances.
15. Exhaust fans to be filtered to minimize odors.

WHEREAS, James B. Brzozowski, P.E. P.P. who was sworn and qualified as an expert in professional engineering and planning testified as follows:

1. The proposed mixed-use is permitted use in the Limited Commercial Zone.
2. The pre-existing non-conformities are not being expanded.
3. The only expansion to the footprint is the one-story addition for the employee breakroom.
4. 21 Parking spaces are provided where 25 are required. 16 spaces on site, 2 spaces offsite, 1 space credit for 2 EV spaces, and 2 space credit for bike racks.
5. Parking spaces to be 10 ft. x 18 ft. and comply with borough parking stall requirements.

6. Two parking spaces shall be designated for tenants only.
7. Two bike racks to be provided as shown on A-10 and will count as two parking spaces toward the required number of parking spaces.
8. Two non-public EV charging stations to be provided.
9. Two employee off-site parking spaces are to be provided on 86th Street.
10. Two spaces within the Borough sight triangles to be removed.
11. Exhibit A-10 shows relocation of bike rack and blacktop to be removed from the northerly corner of the parking area. Removal of pavement will result in an 11% decrease in impervious coverage.
12. Lighting and landscape plans to be provided and conform to requirements of the Board and/or Borough Engineers.
13. A six foot Fence along the rear property line shall run the entire property line and be constructed of cedar.
14. Bollards to comport with the Borough's Street Scape Detail.
15. The parking lot shall be paved with the exception of the six spaces located in between the ingress and egress points. Those spaces to be pervious material approved by the Board Engineer.
16. Directional signs, curb stops and parking stall striping subject to the Board Engineer's approval.
17. Between the removal of the pavement at the northerly corner of the property and the pervious coverage for the six interior spaces a variance for impervious coverage is not necessary. The Applicant will comply with the 75% impervious coverage requirement bringing the property more into conformity.

WHEREAS, Mauce Rached, PE., PTOE who was sworn and qualified as an expert in professional engineering testified as follows:

1. Performed a comparative analysis between Azzuri and the proposed site and determined the ratios were comparable.
2. The parking spaces along 82nd Street lie 24% within the public right-of-way and 76% on the subject property. Those spaces have been used for decades and their elimination would not advance safety and would eliminate needed parking in the area.
3. The proposed circulation within the parking lot does not raise any safety

concerns. The one-way circulation pattern is preferable whereas it provides for a more orderly flow.

4. If the AASHTO sight triangle is met there is no concern regarding the minimal encroachment into the Borough sight triangle.
5. A use of the type proposed, a sit-down dining establishment, typically has a lower turnover rate than other permitted uses.
6. The availability of walkers, bikers, shuttle buses, and private ride share providers are in abundance at the location.
7. The proposed parking is adequate for the proposed use.

WHEREAS, Andrew Janiw, AICP, PP. who was sworn and qualified as an expert in professional planning testified as follows:

1. The proposed use is permitted in the Limited Commercial Zone and would have less impact on the neighborhood than other permitted uses.
2. Under a C2 analysis the proposed application represents a better zone plan than other alternatives.
3. The reduction of impervious coverage brings the site significantly more into conformity and removes a pre-existing non-conforming condition and need for an impervious coverage variance.
4. The pre-existing non-conformities are not being increased.
5. The proposed development is consistent with the Master Plan whereas it meets a demand of the public in providing a dining option for residents and visitors alike.
6. The proposed use is permitted in the Limited Commercial Zone and is consistent with existing and permitted uses.
7. The Governing Body recognized the benefits of this type of mixed-use in amending the Borough ordinances to make the use a permitted use.
8. Ample parking is provided both onsite and off-site.
9. Customers have alternative means of getting to the site through walking, biking, shuttle buses and ride-sharing companies.
10. The proposal satisfies the Public Benefit in that it provides:
 - a. A variety of uses.
 - b. Creates a desirable visual element.

- c. Encourages development which is an efficient use of land.
 - d. Repurposes an existing building.
 - e. It is permitted within the Zone.
 - f. Retains a historical structure.
 - g. Creates a new commercial use.
11. The variances can be granted under C1 and/or C2 for the following reasons:
- a. The relief requested applies to this specific piece of property.
 - b. The existing improvement on the site creates hardship under C1.
 - c. The development advances the purpose of the MLUL.
 - d. The benefits of granting the requested relief outweigh any detriments.
 - e. Bringing the impervious coverage into compliance is a significant improvement.
 - f. The aesthetic improvements to the existing building are significant.
 - g. There are no substantial detriments caused by the granting of the requested relief.
 - h. The proposed use was contemplated and permitted.
 - i. There are no impairments to the intent of the zone plan, ordinances or master plan.

WHEREAS Andrea Marino was sworn and testified as follows:

1. The break room area contains an entrance and exit to the outside for employee use only.
2. There will be no more than 12 employees per shift.
3. The apartment is for employees only.

WHEREAS, the meeting was opened to the public and numerous members of the public testified in favor or against the Application. Those testifying against raised concerns about parking, noise, odor, safety, density and traffic.

WHEREAS, the Land Use Board after considering the Application, exhibits entered in evidence, testimony of the witnesses, argument of counsel and public comment has made the following factual findings:

1. Proper notice and publication of the relief sought and meeting date having been made pursuant to the MLUL, and the Board has jurisdiction to hear the

Application.

2. The Application is a substantial change to the previous Application and Res Judicata does not apply.
3. The applicant is the owner of the subject property and has standing to make this application.
4. The proposed benefits of granting the relief requested outweigh any detriments to the Zone Plan, Master Plan and Ordinances of Harvey Cedars Borough. Specifically, the Board finds that proposed use was contemplated and encouraged by the Governing Body when it revised the ordinances to make this type of use a permitted use within the zone.
5. The proposal does not expand the existing non-conformities and brings the property more into conformity by complying with the impervious coverage requirement.
6. Improvements in aesthetics and retention of long-time existing building, adding a commercial use within the commercial zone and creating desirable visual element are all benefits.
7. The property is uniquely suited for the proposed use and is contemplated under the ordinances.
8. The proposed use is an appropriate density for the property.
9. Adequate parking is provided.
10. Safe ingress, egress and traffic circulation is provided.
11. The proposed use serves a public need for more dining options within the Borough.
12. The proposed development and use represent a better zone plan than other permitted uses which could occupy the site.
13. The existing building, corner lot, and pre-existing non-conformities are hardships not created by the Applicant.
14. The pre-existing non-conformities are not being expanded, and impervious coverage is being brought into conformity.
15. There are no substantial detriments. The benefits of granting the variances outweigh any detriments.

NOW, THEREFORE, BE IT FURTHER RESOLVED the conditions imposed by the Board are as follows:

1. The Applicant shall provide revised plan depicting changes to the site as placed on the record and memorialized herein and as required by the Board and/or Township Engineers.
2. There is no outside seating nor outside table service
3. The roof deck is for apartment tenants only. No public access to be allowed.
4. Applicant to submit lighting and landscape plans shall comply with Borough Ordinances and subject to approval by the Board and/or Township Engineers.
5. No more than 12 employees at one time.
6. In the event the 2 off-site parking spaces become unavailable the number of seats shall be reduced by 8. The Applicant shall notify the zoning officer if the off-street parking spaces become unavailable.
8. Wheel stops, directional signage and lot stripping shall be approved by the Board Engineer.
9. Bike racks to be installed per revised plan.
10. Two EV charging stalls to be installed with signage indicating use by patrons only.
11. Six-foot cedar fence to be installed along the south easterly property line.
12. Pavement to be removed as per Exhibit 3 and Exhibit 10 and replaced with landscaping/stoning/shells as per the Board Engineer's recommendations.
13. Bollards to comport to the Street Scape Standard.
14. Borough sight-triangle to be adhered to.
15. Two spaces to be designated for tenant use only.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned to Applicant's compliance with all terms and conditions of the review letters of the Board Engineer, Frank J. Little, Jr. P.E., P.P., and C.M.E., dated May 6, 2025, as entered into evidence as Exhibit B-1 as amended at the hearing.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon all construction on the property conforming to FEMA requirements and all buildings, fire and safety Codes.

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

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

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

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

BE IT FURTHER RESOLVED that this approval is subject to all conditions and representations as set forth herein and as placed on the record at the public hearing conducted on May 15, 2025 when this matter was considered.

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

Kristen Christofora, Secretary

CERTIFICATION

I, CHRISTINE LISIEWISKI, Secretary of the Land Use Review Board of the Borough of Harvey Cedars, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution adopted at the May 15, 2025 regular meeting and memorialized at a public meeting held on June 19, 2025.

Kristen Christofora, Secretary

**BOROUGH OF HARVEY CEDARS
LAND USE BOARD**

Public Notice is hereby given that the applicant, 8103 Long Beach Boulevard, LLC has been granted variance relief for a Minor Site Plan and Bulk Variances to convert the property to a mixed-use, 88-seat restaurant on the ground floor and residential apartment on the second floor as well as reorientation of the parking lot at Lots 2 and 12 in Block 81 in the Borough of Harvey Cedars , County of Ocean, and State of New Jersey at the meeting of the Harvey Cedars Land Use Board held on June 19, 2025.

Kristen Christofora
Land Use Board Secretary

**RESOLUTION OF MEMORIALIZATION OF THE
LAND USE REVIEW BOARD OF THE BOROUGH OF HARVEY CEDARS
COUNTY OF OCEAN AND STATE OF NEW JERSEY
DOCKET NO. 2025-03**

WHEREAS, 8103 Long Beach Boulevard, LLC has made application to the Land Use Review Board of the Borough of Harvey Cedars for Minor Site Plan and Bulk Variances to renovate the existing structure and convert it into a mixed-use building with a 108 seat restaurant on the first floor and an apartment on the second floor. Other improvements include the construction of green roof spaces and a new residential deck, an outdoor dining area on the front porch and separate deck and bar spaces as well as re-paving and re-stripping the existing parking lot on premises known and designated at Lots 2 and 12, Block 81, 8103 Long Beach Boulevard in the Borough of Harvey Cedars, County of Ocean and State of New Jersey.

WHEREAS the Application was initially heard at a Public Meeting on March 20, 2025. After extensive testimony the Applicant requested the matter be carried over to the April 17, 2025 meeting so that amendments to the Application and plans could be made. The Application was amended and revised plans were submitted which reduced or eliminated some of the variances which were originally required and addresses some issues which come up at the March 20th meeting. Additionally, while the Application initially needed a Use Variance whereas mixed use structures were not permitted in the Limited Commercial Zone, an Ordinance change which permitted mixed use structures was enacted thereby removing the need for a Use Variance. The Amended Application sought the following variances:

1. **Minimum Lot Width** is determined by off-street parking and loading provisions. Existing lot width of 200 ft. in not adequate.
2. **Minimum Lot Area** is determined by off-street parking and loading provisions. Existing Lot Area of 18,000 sq. ft. is not adequate.
3. **Minimum Front Yard Setback:**
 - a. **Minimum Front Yard Setback** of 15 ft. is required where 12.4 ft. is proposed to the new Knee Wall.
 - b. **Minimum Front Yard Setback** of 15 ft. is required where 10.9 ft. exists to the roof overhang.

- c. Minimum Front Yard Setback of 15 ft. is required where 14 ft. exists to the decorative wall with sign.*
4. Minimum Front Yard Setback on 81st Street where 15 ft. is required and 8 ft. is proposed to the new trash enclosure.
5. Minimum Front Yard Setback on 82nd Street:
 - a. Minimum Front Yard Setback of 15 ft. is required where 13.1 ft. is proposed to the new stairs.
 - b. Minimum Front Yard Setback of 15 ft. is required where 10.8 ft. exists to the roof overhang.*
 - c. Minimum Front Yard Setback of 15 ft. is required where 10.9 ft. exists to the deck.*
 - d. Minimum Front Yard Setback of 15 ft. is required where 14.9 ft. exists to the building.*
6. Minimum Side Yard Setbacks:
 - a. Minimum Side Yard Setback of 15 ft. is required where 5 ft. exists.*
 - b. Minimum Side Yard Setback of 15 ft. is required where 9 ft. exists.*
7. Maximum Impervious Coverage of 83.6% where 75% is permitted.
8. Minimum Off-Street Parking Spaces where 27 parking spaces are required and 18 spaces and 8 bike slots are proposed.
9. Parking Stall size of 9 ft. x 18 ft. is proposed, and 10 ft. x 18 ft. is required.

*denotes a pre-existing non-conformity.

WHEREAS, the Land Use Review Board considered this application at two public hearings held on 3/20/25 and 4/17/25. The applicant was represented by Richard Visotcky, Esq. The following Exhibits were marked and moved into evidence:

- A-1 Application.
- A-2 Architectural Plans prepared by Jay Madden Architect dated 1/30/25 and last revised 4/4/25.
- A-3 Site Plan prepared by Horn Tyson and Yoder, Inc., dated 12/10/25 and last revised 4/3/25.

- A-4 Boundary and Topographic Survey and Details prepared by Leon J. Tyska, P.L.S. and James D. Brzozowski P.E., P.P. dated 1/29/25 and last revised 4/3/25.
- A-5 Tax Map sheet #7.
- A-6 Color Rendering.
- A-7 Statement of Operations.
- A-8 1955 Schematic Drawing.
- A-9 Three-dimensional photo exhibit.
- O-1 Letter from Alan Zorn.
- O-2 Letter from Gerry Hanson.
- O-3 Color Photos (9).
- O-4 Color Photo.
- B-1 Board Engineer's Review Letters dated 3/3/25 and 4/11/25.

WHEREAS, the Applicant's Attorney summarized the changes to the Application and

Plans as follows:

1. Due to an ordinance change a Use Variance is no longer required.
2. Number of seats has been reduced to 108 total.
3. Parking requirement has been reduced.
4. The seven Easterly parking spaces have been removed from the parking calculation.
5. Bollards to be provided.
6. Pastry Shop removed. Area will be food preparation and storage.
7. Elevator removed.
8. No public access to roof decks. No tables will be located on roof decks nor will there be events held on roof decks. Stair access to be gated and locked to prevent non-resident access.
9. Trash enclosure has been relocated.
10. Impervious coverage has been reduced from 90.6% existing to 83.6% originally proposed to 81.2% now proposed.
11. Apartment will contain 3 bedrooms.

12. No outside 'farmers' will used on roof top green areas.

WHEREAS, James D. Brzozowski, P.E., P.P. was sworn and qualified as an expert in professional planning and professional engineering and testified as follows:

1. The plan was significantly revised to reduce or eliminate several of the previously requested variances for Parking in the Side Yard, Minimum Parking Area to Residential Areas and Loading Zone.
2. Mixed Uses are now permitted in the Limited Commercial Zone and a D Variance is no longer needed.
3. The second-floor apartment will be for employees.
4. Number of seats has been reduced to 108. 15 seats will be in Harvey's Yard and 18 seats in the patio area to the west of the building.
5. The parking area will be re-paved and stripped.
6. Impervious coverage is being reduced from 90.6% existing to 81.2 percent where 75% is permitted, bringing it more into conformity.
7. Requesting use of the ASSTO Sight Triangle. Fence within Borough Sight Triangle will not exceed 30 inches in height.
8. Driveway on 81st Street to be removed to comport with intent of Limited Commercial Zone and reduce traffic on ocean side streets.
9. 27 parking spaces are required. 20 spaces are provided. 7 spaces off 82nd Street are non-conforming but to remain. 8 bike slots account for 2 additional spaces.
10. Parking lot drive aisle will be one-way.
11. Driveway aprons to comply with Ocean County Planning Board specifications.
12. Bollards to comport to street scape design standard.
13. Proposed parking stall size is common but requires a variance.
14. Loading zone to be provided.
15. Easterly two parking spaces will be designated for the residential use.
16. Parking spaces located on 82nd Street are not within the property lines and therefore are not legal spaces. Applicants propose to retain those spaces whereas they have been in use since at least the 1970s.

17. A six-foot fence to be extended to 82nd Street. No vegetation is proposed as the area is not amenable to vegetation.
18. Bar stools located in Harvey's Yard are not included in seat calculations.
13. Lighting and landscaping plans will be provided.
14. All signage will conform.

WHEREAS, Jay Madden, AIA who was sworn and qualified as an expert in architectural design testified as follows:

1. The plans have been revised to reduce the number of bedrooms to three.
2. The outside bathroom has been relocated.
3. The proposed roof over Harvey's Yard is intended to reduce noise.
4. A louvered wall is proposed to act as a buffer to adjacent residential property.
5. Stairs to the roof deck will be gated and locked.
6. The proposed renovations are an aesthetic improvement.
7. The proposal retains a historical structure.
8. The side entrance/take out area is removed.
9. There will be no table service to benches. They are provided simply for waiting customers use.

WHEREAS Daniel DiDonato was sworn and testified as follows:

1. She is a partner and owner of the Applicant.
2. The Statement of Operations was read on the record and admitted as an Exhibit.
3. The site was re-imagined as a full service indoor and outdoor restaurant with 108 seats.
4. Hours of operation are 8 a.m. to 9 p.m. Memorial Day to Labor Day with adjusted hours in the off-season.
5. The second-floor apartment is for employees only.
6. They are trying to retain a historical building.
7. Roof decks to grow flowers, vegetables and herbs for use in the restaurant.

WHEREAS Barbara Ehlen, P.P. AICP who was sworn and qualified as a professional planner testified as follows:

1. The proposed use is now a permitted use and consistent with other permitted uses within the zone.
2. The proposed development creates a viable business in the Limited Commercial Zone.
3. The proposed restaurant will draw patrons to the area.
4. Since Covid there is a desire and need for outside seating.
5. The northerly parking spaces while not legal spaces have been utilized for more than fifty years. Removal of those spaces would render the area unavailable to the site or the public.
6. The MLUL provides for granting variance relief for special reasons.
7. The property is adequately sized for the proposed use.
8. The proposed residential apartment supports the business rather than a completely different use.
9. The proposed development creates a desirable visual appearance.
10. The proposed use preserves an existing, historical structure.
11. The proposed use is an efficient use of the site.
12. The existing non-conforming conditions to remain are not being expanded.
13. The proposed parking, including the off-site spaces and availability of the Shuttle Service reduces parking demand on-site.
14. The variances for lot width and lot area are triggered by the parking requirement and not for open air and light.
15. The front yard setback to the knee wall is not an additional encroachment but matches the existing overhang.
16. The patio area is not fully enclosed and is therefore less intrusive.
17. The stairwell location is less intrusive than being in the rear and improves safety by providing a second means of ingress and egress.
18. Impervious coverage being brought more into conformity.
19. The trash enclosure is fenced and buffered, and the height makes less of a visual impact.

20. The positive criteria of the proposed development are the retention of a historical building, retention of commercial use in the LC Zone, provision of staff housing on-site, revitalization of an existing site, provides a needed service, and is an aesthetic improvement.
21. There are no substantial detriments caused by the granting of the requested variances.
22. The configuration of the parking lot drive aisle and ingress and egress provide for adequate and safe circulation.

WHEREAS, the meeting was open to the public and sixteen members of the public were given an opportunity to address the Board and to cross-examine the witnesses and provide their own witnesses. The comments raised concerns about noise, increased traffic, the adequacy of the parking provided, safety of the ingress and egress, density, impairment of open air and light and pedestrian safety.

WHEREAS, the Land Use Board after considering the Application, documentation entered in evidence, testimony of the witnesses, argument of counsel and public comment has made the following factual findings:

1. All jurisdictional requirements have been met.
2. The applicants are the owners of the property and have standing to make the Application.
3. The property is in the Limited Commercial Zone.
3. The proposed use is a permitted use.
4. The applicant seeks relief under C(1) and C(2).

WHEREAS, the Land Use Review Board of the Borough of Harvey Cedars has determined that the applicant has failed to satisfy the requirements for granting of variance relief under C(1) or C(2).

WHEREAS, the Board finds that the applicants have failed to establish a hardship under C(1). The Applicant failed to introduce any testimony that a conforming use and structure could not be built on the subject property. The hardship is unique and personal to the applicants and not due to unique conditions of the property. Additionally, the applicants have failed to establish

that the benefits of granting the variance outweigh any detriment to the granting of the variance. The benefit is solely to the applicant and not the public in general. Additionally, the Board finds that impairments to open air and light, aesthetics, parking and density are significant. The car park as proposed is inadequate for the proposed uses on the site. Additionally, the configuration of the parking area and inadequate parking raise concerns regarding safety.

WHEREAS, the Board finds that the applicants have failed to establish the elements necessary for relief under C(2). Specifically, the Board finds that the granting of the variance relief requested would not advance the purposes of the MLUL in that the benefits do not outweigh the detriments. The granting of the variances would create a substantial detriment to the public good in reduction in open air and light to the adjacent properties. The increased density would create additional traffic, noise and safety concerns. The proposed variance would substantially impair the intent and purpose of the zone plan and zoning ordinances wherein the proposed use is not consistent with the intent of the Limited Commercial zone and is too intense of use for the zone. The Board finds benefits of preserving a historical structure, retaining commercial use and improvements in aesthetics do not outweigh the substantial detriments.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Review Board of the Borough of Harvey Cedars that the application of 8103 Long Beach Blvd for minor site plan approval with variances **denied**.

Kristen Christofora, Secretary
CERTIFICATION

I, Kristen Christofora, Secretary of the Land Use Review Board of the Borough of Harvey Cedars, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the March 20, 2025 meeting and memorialized at the meeting held on May 15, 2025.

Kristen Christofora, Secretary

BOROUGH OF HARVEY CEDARS

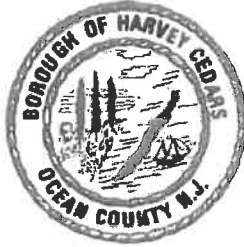
PO BOX 3185
HARVEY CEDARS, NEW JERSEY 08008-0319

BOARD OF COMMISSIONERS

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DEPT. OF PUBLIC WORKS AND PUBLIC PROPERTY

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JOHN M. IMPERIALE
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REBECCA WESSLER
CFO/ TAX COLLECTOR

{609} 361-6000 #6
FAX {609} 494-2335
EMAIL rwessler@harveycedars.org
www.harveycedars.org

February 4, 2026

John J. Jackson & Associates
Attn: Jacqueline Scarpelli
239 Hwy 34, Suite 205
Manasquan, NJ 08736

RE: Property: Block 81, Lots 1 and 12
a/k/a: 1 E 81st St and 8103 Long Beach Blvd
Harvey Cedars, NJ

Dear Sir/Madam:

The property taxes on Block 81, Lots 1 & 12, 1 E 81st St and 8103 Long Beach Blvd, are current through the 1st quarter of 2026. The next quarter is due May 1, 2026.

Please call me if you have any questions.

Sincerely,

Rebecca Wessler
Tax Collector/ Chief Finance Officer

File

Ocean County

VARIANCE REPORT (200 Ft)
Block 81, Lot 12

1510 Harvey Cedars
01/15/25 Page: 1

Block Lot Queue	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
65 5	8014 LONG BEACH BLVD	4A	COMPASS NORTH ASSOCIATES HLDGS LLC 8014 LONG BEACH BLVD HARVEY CEDARS NJ	08008
68 1	8102 LONG BEACH BLVD	2	ARETZ, ROBERT J & JOANNE 939 N 4TH ST PHILADELPHIA, PA	191232217
68 2	8108 LONG BEACH BLVD	2	BRADY, JAMES T & SHERRY ANN 8108 LONG BEACH BLVD HARVEY CEDARS NJ	08008
68 3	2 W 82ND STREET	2	BERCARI, FREDDIE & JOAN D 2 W 82ND ST HARVEY CEDARS, NJ	080086003
68 4	4 W 82ND ST	2	VISCARDI, ANTHONY D & JANICE A 555 PROSPECT AVE ORADELL NJ	07649
68 5	4-A W 82ND ST 5.01	2	MULLIGAN, PETER TRUST 601 MANOR RD CINNAMINSON NJ	08077
68 6	4-B W 82ND ST 6.01	2	JAMES, AMY E & KLEIN, ELIZABETH 134 N HADDON AVE HADDONFIELD NJ	08033
68 8	5 W 81ST ST	2	SAS FUTURE LLC PO BOX 1432 MEDFORD, NJ	080556432
73 2	3 W 82ND ST	2	STOLLEN, KAREN 28 VAIL LN WATCHUNG NJ	07069
73 3	1 W 82ND ST	2	FRITZ, JAMES J & ELIZABETH M 1 W 82ND ST HARVEY CEDARS NJ	08008
73 4	8206 LONG BEACH BLVD	2	DEVENNEY, ROBERT F & MARYLEE M 8206 LONG BOARD BLVD HARVEY CEDARS NJ	08008
73 6	8210 LONG BEACH BLVD	2	GALETTA, JOHN 80 JOHN ST APT 12C NEW YORK NY	10038
80 11	10 E 81ST ST	2	CORTINA, GARY A 2510 NOTTINGHAM WAY MERCERVILLE NJ	08619

Ocean County

VARIANCE REPORT (200 Ft)
Block 81, Lot 12

1510 Harvey Cedars
01/15/25 Page: 2

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
80 12	8 E 81ST ST	2	LAZZARI FAMILY REVOC LIVING TRUST 205 AMBER STREET STATEN ISLAND NY	10306
80 13	6 E 81ST ST	2	LANDIS, MARC A & JUDITH S 337 W 85TH ST #1-B NEW YORK NY	10024
80 14	8007 LONG BEACH BLVD	4A	GEISERICA LLC 1218 KNOX RD WYNEWOOD, PA	190962238
80 14.01	4 E 81ST ST	2	ZARROLI INCOME ONLY TRUST 381 WINDSOR DRIVE CHURCHVILLE PA	18966
81 1	1 E 81ST ST	1	HARDENBERGH, CANETTI & HILL INC 8301 LONG BEACH BLVD HARVEY CEDARS NJ	08008
81 1.01	5 E 81ST ST	2	UPTON, MARILYN & UPTON FAMILY TRUST 5 E 81ST ST HARVEY CEDARS, NJ	080085929
81 2	7 E 81ST ST	2	FOX, SUSAN L & STEVEN N 200 WEST WASHINGTON SQ PHILADELPHIA PA	19106
81 3	9 E 81ST ST	2	PIRES, JOSE & ANN MARIE 301 CHERRY HILL RD MOUNTAINSIDE NJ	07092
81 4	11 E 81ST ST	2	GERLEIT, STEVEN R & PATRICIA K 2 CANTERBURY RD S HARRISON NY	10528
81 7	12 E 82ND ST	2	BANKS, KEITH & DEBBIE 20 HOLTON LANE ESSEX FELLS NJ	07021
81 8	14 E 82ND ST	2	IACOUZZI, GERALD & MARIETTA PO BOX 295 NEW VERNON, NJ	079760295
81 9	10 E 82ND ST	2	ELKINS, S GORDON & ETHEL B 1003 SHARPLESS RD MELROSE PARK PA	19027
81 10	8 E 82ND STREET	2	IMPERIALE, JOHN M & FITTS, B M 8 E 82ND ST HARVEY CEDARS, NJ	080086001

Ocean County

VARIANCE REPORT (200 Ft)
Block 81, Lot 12

1510 Harvey Cedars
01/15/25 Page: 3

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
81 11	6 E 82ND ST	2	HANSON, GERARD H & JOANNE ETAL 3 NEDSHIRE DR MIDDLETOWN, NJ	07748
82 1	1 E 82ND ST	2	ZORN, ALAN H & MOLLY O 102 SAINT ANGELA DR HAZLE TOWNSHIP PA	18202
82 2	5 E 82ND ST	2	NAISBY, WALTER H & THERESA G 5 E 82ND ST HARVEY CEDARS NJ	08008
82 3	7 E 82ND ST	2	SPINNER, THOMAS L JR & MARIA A 16 GETTYSBURG CT ALLENTOWN NJ	08501
82 4	9 E 82ND ST	2	ELLMAN, SUSAN TRUST 9 E 82ND ST HARVEY CEDARS NJ	08008
82 5	11 E 82ND ST	2	WILMOT, ANDREW J & DANA L 413 WYCKOFF AVE WYCKOFF NJ	07481
82 10	10 E 83RD ST	2	QUINN, NOAH A & JAMIE J 21 MONROE ST PHILADELPHIA PA	19147
82 11	8 E 83RD ST	2	LOUDON, ELVIRA & JAMES F 8 E 83RD ST HARVEY CEDARS NJ	08008
82 12	4 E 83RD ST	2	CARROLL, JOHN M & SHARON C 25 CHESTERFIELD DR WARREN NJ	07059
82 13	2 E 83RD ST	2	LA BELLA SPIAGGIA LLC 4 PENHALE PSGE MEDFORD, NJ	080553357

LETTER OF TRANSMITTAL

CHALLONER & ASSOCIATES, LLC
201 Main Street, 2nd Floor
Toms River, New Jersey 08753
P: (732) 818-9980 F: (732) 818-9981

Date: 2/6/2026	Project No. 26002
Attn:	
Re: 8103 Long Beach Blvd	

TO:
 Ocean County Planning Board
 129 Hooper Avenue / First Floor
 Toms River, NJ 08754
 Hand Delivery

We are sending you herewith the following items:

COPIES	DESCRIPTION
3	Subdivision Plan
3	Traffic Generation Report
3	Application Form
1	Checklist
3	Stormwater Management Report
1	Fee Schedule
1	Waiver Request List
1	USB Drive
1	Check in the amount of \$700.00

THESE ARE TRANSMITTED as checked below:

- For approval
 For your use
 As requested
 For review and comment

REMARKS:

SIGNED: Sebastiano G. Pulvirenti P.E.