

RABAN & RABAN

— LLC —

Attorneys at Law

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

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN*▲

MEMBER OF NJ BAR *

MEMBER OF PA BAR▲

TEL (609) 492-0533

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Email: jraban@regraban.com

March 26, 2026

Via Hand Delivery and Email Kchristofora@harveycedars.org

Kristen Christofora
Borough of Harvey Cedars
7606 Long Beach Boulevard
Harvey Cedars, NJ 08008

Re: Stefani Bulk Variance
Block 20, Lot 16
5703 Long Beach Blvd, Harvey Cedars, NJ 08008

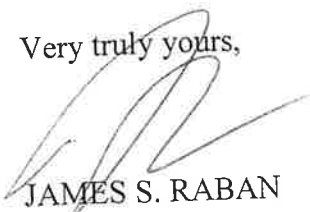
Dear Ms. Christofora:

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

- (x) 18 copies of Land Use Development Application;
 - (x) 18 copies of Variance Plans prepared by Linda Montanile-Smith, R.A. of Phitown Design;
 - (x) 18 copies of color Photos (4)
 - (x) 18 copies of Highlighted Tax Map
 - (x) Public Notice;
 - (x) Affidavit of Ownership
 - (x) Application Fee check 210 Amount: \$500.00;
 - (x) Attorney Escrow check 211 Amount: \$650.00;
- Please consent and/or approve for public hearing on April 16, 2026, at 7:00p.m;

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

Very truly yours,


JAMES S. RABAN

JSR/dh

Encl.

Kristen Christofora

March 26, 2026

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cc: Glenn Stefani (via email)
Linda Montanile-Smith, P.E., P.P. (via email)
Frank Little, P.E., P.P. (via email)
Kevin Quinlan, Esq. (via email)

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 of Completeness _____ Hearing _____

1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT

Location : 5703 Long Beach Blvd.
Tax Map Sheet #3 Block 20 Lot 16
Dimensions: Width: 50 feet Total Area: 6,375 Square Feet
Zoning District: R-A Single Family Residential District

2. APPLICANT

Name Glenn J. Stefani & Virginia E. Stefani

Address 26 De Camp Drive, Boonton, NJ 07005

Telephone Number: Home: Cell: 

Work: Fax:

Applicant is a Corporation Partnership Individual X

Other:

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 application 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 N/A Interest

Address

Name Interest

Address

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 Same as Applicant

Address

Telephone Number: Home: Work: Local:

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

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

Site Plan and / or conditional use applicants: N/A

Proposed for: New Structure Expanded Area Alteration
Expansion of Structure Change of Use Sign
Other (please specify)

Has this property been the subject of any prior application (s) 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).

See attached Resolution dated December 19, 2019 under Docket Number 2019-09 granting variances to permit the construction of a one-story addition to the existing single-family home on pilings with a rooftop deck, together with the installation of a swimming pool.

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: Single-family dwelling

6 Applicant's Attorney: James S. Raban, Esq.

Address: 11710 Long Beach Blvd., Haven Beach, NJ 08008

Telephone Number: 609-492-0533 E-Mail jraban@regraban.com

7. Applicant's Engineer: Horn, Tyson & Yoder, Inc.

Address: 8510 Long Beach Blvd., Long Beach Township, NJ 08008

Telephone Number: 609-492-5050

E-Mail: jimb.hty@gmail.com

8. Applicant's Planning Consultant : Same as Engineer

Address

Telephone Number

E-Mail

9. Applicant's Architect: Phitown Design (Linda Montanile-Smith, R.A.)

Address: 908 Bent Lane, Glenside, PA 19038

Telephone Number: 215-870-8913

Email: linda.phitowndesign@gmail.com

10. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name

Field of Expertise

Address

Telephone Number

E-Mail

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION: N/A

Minor Subdivision Approval

Subdivision Approval (Preliminary)

Subdivision Approval (Final)

Number of Lots to be created

Number of proposed Dwelling Units

(if applicable)

Area and Dimensions of each Proposed Lot

SITE PLAN: N/A

Minor Site Plan Approval

Preliminary Site Plan Approval [Phases (if applicable)]

Final Site Plan Approval [Phases (if applicable)]

Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet)

Request for Waiver from Site Plan Review and Approval

Reason for Request:

INFORMAL REVIEW

APPEAL DECISION OF AN ADMINISTRATIVE OFFICER [\[N.J.S. 40:55d-70A\]](#)

MAP OR ORDINANCE INTERPRETATION OR SPECIAL QUESTION [\[N.J.S. 40:55D-70B\]](#)

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

X 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:

Section 13-9.4(b)(3): In the R-A Single-Family Residential District, two side yards are required, each with a minimum distance of 10 feet. The existing northerly side yard setback is 8.2 feet. A portion of the proposed addition is located within the 10-foot side yard setback, but maintains the existing side yard setback of 8.2 feet. The footprint of the existing home is not changing.

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

The Applicant reserves the right to request any waivers that may be required.

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 Administrative Officer for the hearing.

15. An Affidavit of Service on all property owners and a Proof of Publications must be filed before the Application will be complete and the hearing can proceed.

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)

Proposed renovations consist of reconfiguration of the existing upper level within the current building footprint, including enclosure of previously open and covered deck areas to create additional bedrooms and living space. A non-habitable attic space with limited headroom is proposed above the existing kitchen, within a new roof form, to screen mechanical equipment and enhance the street-facing façade. The project maintains the existing approved nonconforming setback condition, with no increase in encroachment.

16. Is a public Water Line available? Yes

17. Is public Sanitary Sewer available? Yes

18. Does the application propose any lighting? Normal residential lighting

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block number? N/A

20. Are any Off-Tract Improvements required or proposed? No

21. Is the Subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

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

	YES	NO	DATE PLANS SUBMITTED
LOCAL FIRE PREVENTION		X	
HARVEY CEDARS WATER & SEWER DEPT.		X	
HARVEY CEDARS PUBLIC WORKS DEPT.		X	
LONG BEACH ISLAND HEALTH DEPT.		X	
OCEAN COUNTY PLANNING BOARD		X	
OCEAN COUNTY SOIL CONSERVATION DEPT.		X	
N.J. DEPT. ENVIRONMENTAL PROTECTION		X	
SANITARY SEWER CONNECTION PERMIT		X	
SEWER EXTENSION PERMIT		X	
WATERFRONT DEVELOPMENT PERMIT		X	
WETLANDS PERMIT		X	
TIDAL WETLANDS PERMIT		X	
F.E.M.A.		X	
N.J. DEPT. OF TRANSPORTATION		X	
ATLANTIC CITY ELECTRIC		X	
N.J. NATURAL GAS		X	

OTHER

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
18	Land Use Development Application
18	Architectural drawings and variance plan prepared by Phitown Design

26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION 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.

	Applicant's Professional	Reports Requested
<u> x </u>	Attorney	<u>All Reports</u>
<u> x </u>	Engineer	<u>All Reports</u>
<u> x </u>	Architect	<u>All Reports</u>

CERTIFICATIONS

28. 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 OR 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)

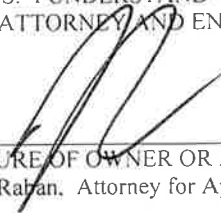


James S. Raban, Attorney for Applicant

29. I UNDERSTAND THAT A SUM, TO BE DETERMINED, WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF BEACH HAVEN. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF 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 REQUIRED ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS. I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR PAYING FEES DUE TO THE LAND USE BOARD ATTORNEY AND ENGINEER.

DATE

3/26/20



SIGNATURE OF OWNER OR APPLICANT
James S. Raban, Attorney for Applicant

BOROUGH OF HARVEY CEDARS PROFESSIONAL CONSULTANTS

LAND USE BOARD ATTORNEY

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

609-296-6400
FAX 609-296-7237

ENGINEER

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

732-244-1090
FAX 732-341-3412

**RESOLUTION OF MEMORIALIZATION OF THE LAND USE
BOARD OF THE BOROUGH OF HARVEY CEDARS COUNTY OF
OCEAN AND STATE OF NEW JERSEY
DOCKET NO. 2019-09**

WHEREAS, Glenn J. Stefani and Virginia E Stefani has made application to the Land Use Board of the Borough of Harvey Cedars for variances to permit the construction of a one story additional on pilings with rooftop deck, together with a 20 x 10 foot in-ground swimming pool with building coverage of 37.5% and a distance of 5.7 feet between the building and the swimming pool; at property known and designated as Lot 16 Block 20, 5703 Long Beach Boulevard in the Borough of Harvey Cedars, County of Ocean and State of New Jersey; and

WHEREAS, the Land Use Board considered this application at a public hearing on November 21, 2019. The applicant was represented by James S. Raban, Esq. The application dated October 31, 2019 was entered into evidence as Exhibit A-1; the variance plan prepared by Horn Tyson and Yoder, Inc. titled "Variance Map Lot 16, Block 20 Tax Map Sheet # 3, Borough of Harvey Cedars, Ocean County, New Jersey" dated October 7, 2019 under signatures and seals of James Brzozowski, P.L.S. and Robert G. de Blois, P.L.S. was entered into evidence as Exhibit A-2; architectural plans prepared by the Creative Minds Group Architecture, LLC under signature and seal of Edward S. Gorleski, RS, titled the Stefani Residence 5703 Long Beach Blvd. Bor. of Harvey Cedar, Ocean Cty, Block 20 Lot 16 consisting of seven(7)) sheets was entered into evidence as Exhibit A-3 A series of four (4) photographs of the property was entered into evidence as Exhibit A-4; and a series of four (4) photographs of the property was entered into evidence as Exhibit A-5. The review letter from Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr. P.E., P.P., and C.M.E., dated November 12, 2019 was entered into evidence as Exhibit B-1. Testimony was offered by James Brzozowski, applicants Professional Engineer and Professional Planner; and by Edward Gorleski, applicants' architect. Glenn Stefani the applicant also offered testimony. There was not any public comment offered; and

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

1. All jurisdictional requirements have been met.
2. The property is located in the RA Single Family Residential Zone; and consists of a lot with dimensions of 75 x 85 feet located on the easterly side of Long Beach Boulevard between Cape May Avenue and Gloucester Avenue improved with a single family raised house.
3. Applicants propose to construct a one story addition on pilings, with dimensions of 18 x 20 foot to the south side of the building, to enlarge the family room and dining room; and to install an in-ground swimming pool with dimensions of 10.x 20 feet. In conjunction with the project applicants propose to remove the existing deck at the front of the house, facing Long Beach Boulevard.
4. The existing side yard setback to the north is nonconforming at 8.2 feet to the building, with 7.2 feet to the air conditioning platform. The rear yard setback to the existing deck is nonconforming at 5.9 feet. The existing total building coverage is nonconforming at 36.9% and the driveway width is nonconforming at 57 feet.
5. Applicants are requesting variance relief for the existing nonconforming side yard setback of 8.2 feet, 7.9 feet to the air conditioner platform, and for the existing rear yard setback of 5.9 feet to the rear deck, which will not be impacted by the proposed development. Applicants propose a distance of 5.7 feet from the stairs and landing to the swimming pool, which does not meet the required 8 foot distance between the building and a swimming pool; whereupon a variance is required and requested; and the total building coverage will increase from 36.9% to 37.5% requiring variance relief.
6. During the hearing the Board informed applicant that Ordinance 2018-04 amended the permitted lot coverage for a property with a swimming pool, inclusive of the three (3) foot wide required coping along three sides of the

pool to 43%. Applicants are providing coverage of 43.9% including the swimming pool and required coping; and have requested variance relief.

7. Applicant testified that the second stairway to the east provides access to a penned in grade area he uses for his dogs; due to the proximity to Long Beach Boulevard the fence is required to keep the animals from entering onto Long Beach Boulevard; the stairs, located within the fenced area, provide the dogs access and egress from the house to the fenced in pen.
8. The Board expressed concern with the proximity of the stairs and landing to the swimming pool. Applicant testified that they will install and maintain a barrier of five (5) feet by raising the railings to limit access to the pool from the stairs and landing.
9. Applicant further testified that the existing driveway permits them to park numerous cars on their property. He also testified that the rear of the property abuts the rear yards of neighboring properties, Lot 15 and Lot 1 whereupon there is sufficient distance between the structures on the adjoining properties.
10. The Board adopts the contents of the November 12, 2019 letter from Owen, Little & Associates, Inc., entered into evidence as Exhibit B-1, as if set forth herein at length; and

WHEREAS, the Land Use Board of the Borough of Harvey Cedars has determined that the relief requested by the applicants Glenn J. Stefani and Virginia E Stefani for variance relief to permit the construction of a one story 18 x 10 foot addition on pilings with a rooftop deck expanding their family and dining rooms; together with installing a 20 x 10 foot in-ground swimming pool; providing building coverage of 37.5% ; a distance of 5.7 feet between the building and the swimming pool; and providing total lot coverage of 43.9% inclusive of the swimming pool at property known and designated as Lot 16 Block 20; 5703 Long Beach Boulevard in the Borough of Harvey Cedars, County of Ocean and State of New Jersey can be granted without substantial detriment to the public good and without impairing the intent and purposes of the zone plan and zoning ordinances of the Borough of Harvey Cedars; and applicant has demonstrated sufficient criteria for a hardship under NJSA 40:55D-70 (c) 2 as the

development as proposed will not impair the light air, or open spaces of any adjoining properties; will not have negative impact upon adjoining properties; the development will be aesthetically pleasing; will continue to provide adequate parking on the property and with the expanded railings will address the concerns of the proximity of the swimming pool to the stairs and landing. The existing nonconforming rear and side yard setback is not being impacted by this development. Applicant is removing a portion of decking to limit the increase in building coverage; and

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Harvey Cedars that the application of Glenn J. Stefani and Virginia E Stefani for variances to permit the construction of a one story 18 x 10 foot addition on pilings with a rooftop deck expanding their family and dining rooms; together with installing a 20 x 10 foot in-ground swimming pool; providing building coverage of 37.5% ; a distance of 5.7 feet between the building and the swimming pool; and providing total lot coverage of 43.9% inclusive of the swimming pool; and to maintain the nonconforming rear yard setback to the deck of 5.9 feet and the nonconforming side yard setback 8.2 feet to the building and 7.2 feet to the air conditioner platform; at property known and designated as Lot 16 Block 20, 5703 Long Beach Boulevard in the Borough of Harvey Cedars, County of Ocean and State of New Jersey, in accordance with the plans entered into evidence as Exhibits A-2 and A-3 on November 21, 2019, be and hereby is, conditionally approved.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr., P.E., P.P., and C.M.E., dated November 12, 2019, as entered into evidence as Exhibit B-1.

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

BE IT FURTHER RESOLVED that this approval is subject to all conditions as contained herein and as placed on the record at the public hearing conducted on November 21, 2019; together with all representations made by applicants and their witnesses.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicants compliance with the terms and conditions of all ordinances regarding fencing and swimming pools, except as provided herein. Applicant is granted variance relief to maintain the rear yard setback of 5.9 feet; the side yard setback of 8.2 feet to the building and 7.2 feet to the air conditioner platform; and the 57 foot driveway opening. Applicant is granted variance relief to maintain a distance between the stairs and landing to the swimming pool of 5.7 feet; subject to applicant providing a barrier by installing rails of at least five (5) feet; and variance relief to permit building coverage of 37.5%; to be accomplished by applicant eliminating the front deck as set forth on the plans submitted and entered into evidence as Exhibits A-2 and A-3; and lot coverage of 43.9% inclusive of the swimming pool and required coping.

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 and statutes and ordinances effecting this development.

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.

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 Zoning Board with respect to Borough Ordinances, including the Zoning Ordinances.

Christine Lisiewski
CHRISTINE LISIEWSKI, SECRETARY

-CERTIFICATION-

I, Christine Lisiewski, Secretary of the Land Use 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 by the Land Use Board of the Borough of Harvey Cedars at a public meeting held on December 19, 2019.

Christine Lisiewski
CHRISTINE LISIEWSKI, SECRETARY

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)

COUNTY OF ~~OCEAN~~) *Middlesex*

Glenn and Virginia Stefani, of full age, being duly sworn according to law, on oath deposes and says that ~~he or she resides at~~ they own 5703 Long Beach Blvd. in the Borough of Harvey Cedars, County of Ocean and State of New Jersey, that he or she is the owner, in fee simple, of all that certain lot, tract, or parcel of land, situated, lying, and being in the BOROUGH OF HARVEY CEDARS, OCEAN COUNTY, STATE OF NEW JERSEY, AND KNOWN AND DESIGNED AS LOT 16, BLOCK 20 and that he or she hereby authorizes and appoints James Raban, Esq. as his or her attorney, in fact, to make the within Application on his or her behalf to the LAND USE BOARD OF THE BOROUGH OF HARVEY CEDARS, OCEAN COUNTY, STATE OF NEW JERSEY.

x *Glenn Stefani* 3-21-26
Glenn Stefani

x *Virginia Stefani* 3/21/26
Virginia Stefani

Owner also assures Zoning Officer, other pertinent Borough officers, and members of the Land Use Board the right to inspect the property under consideration, at reasonable times.

SWORN AND SCRIBED
BEFORE ME THIS 21
DAY OF 03
2026

RUPALI PATEL
Notary Public, State of New Jersey
My Commission Expires May 9, 2027

Rupali Patel

PUBLIC NOTICE

BOROUGH OF HARVEY CEDARS

Public notice is hereby given that Glenn J. Stefani and Virginia E. Stefani (collectively the “Applicant”) have applied to the Land Use Board of the Borough of Harvey Cedars (the “Board”), Ocean County, New Jersey for a variance from Borough Ordinances relative to proposed development on the property designated as Lot 16 in Block 20 on the Tax Map of the Borough of Harvey Cedars, located at 5703 Long Beach Boulevard. The property is currently developed with a with a single-family dwelling. The Applicant is seeking to renovate the existing dwelling, with the proposed renovations consisting of reconfiguration of the existing upper level within the current building footprint, including enclosure of previously open and covered deck areas to create additional bedrooms and living space. A non-habitable attic space with limited headroom is proposed above the existing kitchen, within a new roof form, to screen mechanical equipment and enhance the street-facing façade. The project maintains the existing approved nonconforming setback condition, with no increase in encroachment.

Under Section 13-9.4(b)(3) of the Harvey Cedars Zoning Ordinance, in the R-A Single-Family Residential District, two side yards are required, each with a minimum distance of 10 feet. The existing northerly side yard setback is 8.2 feet. A portion of the proposed addition is located within the 10-foot side yard setback, but maintains the existing side yard setback of 8.2 feet. The footprint of the existing home is not changing.

If the Land Use Board determines that any other variances, exceptions or waivers are necessary or appropriate at the hearing, then such variances, waivers or exceptions will be requested.

A public hearing has been scheduled for April 16, 2026 at 7:00 p.m. in the Harvey Cedars Municipal Building, 7606 Long Beach Boulevard, Harvey Cedars, New Jersey, at which time any interested persons may appear and have an opportunity to be heard on this application.

Documents pertaining to this application are available for inspection by the public during normal business hours Monday through Friday in the office of the Land Use Board at the Harvey Cedars Municipal Building.

James S. Raban

Attorney for the Applicant

File #3750