

**RABAN & RABAN**

— LLC —

*Attorneys at Law*

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**11710 Long Beach Blvd.  
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October 2, 2023

Via Hand Delivery & Email [Sdelacruz@shipbottom.org](mailto:Sdelacruz@shipbottom.org)

Sara Dela Cruz, Secretary

Ship Bottom Land Use Review Board

1621 Long Beach Boulevard

Ship Bottom, NJ 08008

Re: HSR Company, Inc. Amended Preliminary and Final Site Plan and Variance  
Block 109 Lot 24.01  
237 West 8<sup>th</sup> Street, Ship Bottom, NJ 08008

Dear Ms. Dela Cruz:

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

- (x) 18 copies of Land Use Development Application;
- (x) 18 copies of Site Plans prepared by Kevin Fruck, P.E. of Cornerstone Consulting Engineers & Design Services, Inc.
- (x) 18 copies of Floor Plans of proposed convenience store prepared by Christopher Stress, RA, of Cornerstone Consulting Engineers & Design Services, Inc.;
- (x) Affidavit of Ownership;
- (x) W-9;
- (x) Public Notice;
- (x) Check No. : 3110 Amount \$1,725.00 Administrative Fee;
- (x) Check No. 3111 Amount \$2,625.00 Escrow Account Deposit;
- (x) Please consent and/or approve for public hearing on November 15, 2023 at 7.00 p.m.

Sara Dela Cruz, Secretary  
October 2, 2023  
Page 2

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  
Enc.

cc: HSR Company, Inc. (via email)  
Kevin Fruck, P.E. (via email)  
Christopher Stress, RA (via email)  
Frank Little Jr., P.E., P.P. (via email)  
Joseph Coronato, Sr., Esq. (via email)  
Joseph Coronato, Jr., Esq. (via email)  
James Brzozowski, P.E., P.P. (via email)

**LAND USE DEVELOPMENT APPLICATION**

**BOROUGH OF SHIP BOTTOM**  
17<sup>TH</sup> & LONG BEACH BOULEVARD  
SHIP BOTTOM, NEW JERSEY 08008  
(609) 494-2171

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**TO BE COMPLETED BY BOROUGH STAFF ONLY**

Date Filed \_\_\_\_\_ Docket No. \_\_\_\_\_  
Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_  
Scheduled for: Review of Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

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**1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT**

Location : 229-237 W. 8<sup>th</sup> Street  
Tax Map Page 19 Block 109 Lot 24.01  
Dimensions Frontage 160 feet Depth 100 feet Total Area 16,000 sq. ft.  
Zoning District: GC – General Commercial District

**2. APPLICANT**

Name HSR Company, Inc.

Address 15 Canter Drive, Burlington, NJ

Telephone Number: 215-478-7778 Home: Local:

Work: Applicant is a Corporation  Partnership  Individual   
Other: Fax:

Social Security Number / Federal ID Number

**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 Riar Harbir Singh Interest 50%

Address 101 Parsons Lane, Newtown, PA 18940

Name Singh Gagandeep Interest 50%

Address 15 Canter Dr., Burlington, NJ 08016

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 Brennan Fuel, LLC

Address 11801 Long Beach Blvd., Long Beach Township, NJ 08008

Telephone Number: Home: 609-548-8827 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:

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

See attached Resolution of the Ship Bottom Zoning Board under Docket Number 81-17 dated June 11, 1981, which permitted the construction of an addition to the already existing service station.

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: Service Station

6. Applicant's Attorney JAMES S. RABAN

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

Telephone Number (609) 492 - 0533 Fax Number (609) 492 - 0464

7. Applicant's Engineer / Surveyor Cornerstone Consulting Engineers & Design Services, Inc.

Address 213 West Main Street, Lansdale, PA 19446

Telephone Number: 215-362-2600 Fax Number 215-362-8400

8. Applicant's Planning Consultant: Horn, Tyson & Yoder, Inc.

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

Telephone Number 609-492-5050

Fax Number 609-492-4163

9. Applicant's Architect: Cornerstone Consulting Engineers & Design Services, Inc.

Address 1176 N. Irving Street, Allentown, PA 18109

Telephone Number 610-820-8200

Fax Number 610-820-3706

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

Fax Number

**11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

**SUBDIVISION:**

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:**

Minor Site Plan Approval

Preliminary Site Plan Approval [Phases (if applicable)]

Final Site Plan Approval [Phases (if applicable)]

X Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet): square feet

Total number of proposed dwelling units

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)]

- X 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 16.48.010(D): The maximum permitted lot coverage is 80%. The existing lot coverage is 91.7%; 90.1% is proposed.

Under Section 16.56.010(H)(9) of the Zoning Ordinance, food marts are not permitted as part of a service station. Service stations are defined as follows under the Zoning Ordinance: “[l]ands and buildings providing for the sale of automotive fuel, lubricants and automotive accessories. Maintenance and minor repairs for motor vehicles may be provided, but no body repairs or painting or the storage of inoperable, wrecked or unregistered vehicles shall be permitted. Additionally, no car wash operation, car or truck rental, parking for a fee or other activity not specifically a part of the service station use shall be permitted.” Being that vehicles will no longer be serviced at the site under the current Application, it is unclear whether the retail fuel use is still considered a “service station.” To the extent the use is still considered a service station, a special reasons variance is requested for the food mart use.

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

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)

The property is currently developed with a service station containing retail fueling and service bays. The Applicant is seeking to convert the existing commercial space to a convenience store and to construct one residential apartment above the convenience store. The area of the existing service bays will be converted to a utility area, restrooms, and an office. Vehicles will no longer be serviced at the site.

The convenience store is proposed to be open all hours of the day, with the exception of 2:00 a.m. to 5:00 a.m. pursuant to Section 16.56.010(D)(6) of the Zoning Ordinance. There are a maximum of 4 employees proposed for the convenience store and gas station combined.

16. Is a public Water Line available? Yes

17. Is public Sanitary Sewer available? Yes

18. Does the application propose any lighting ? No new lighting proposed
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
SHIP BOTTOM FIRE PREVENTION BUREAU		X	
SHIP BOTTOM WATER & SEWER DEPT.		X	
SHIP BOTTOM PUBLIC WORKS DEPT.		X	
LONG BEACH ISLAND HEALTH DEPT.			
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 ELECTRIC		X	
N.J. NATURAL GAS		X	

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)

18 copies of Minor Site Plan prepared by Cornerstone Consulting Engineers & Design Services, Inc.  
18 copies of Floor Plans and Elevations prepared by Cornerstone Consulting & Design Services, Inc.

THE DOCUMENTATION 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.

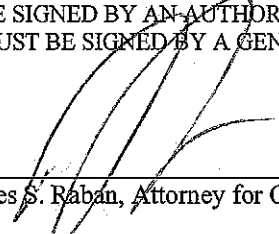
26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS:

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>

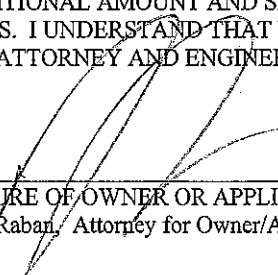
**CERTIFICATIONS**

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 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 Owner /Applicant

28. 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.

Dated: 10/2/23

  
 \_\_\_\_\_  
 SIGNATURE OF OWNER OR APPLICANT  
 James S. Raban, Attorney for Owner/Applicant



**BOROUGH OF SHIP BOTTOM PROFESSIONAL CONSULTANTS**

**LAND USE BOARD ATTORNEY**

Joseph D. Coronato, Sr.  
680 Hooper Avenue,  
Building C, Second Floor, Suite 304  
Toms River, NJ 08754

(732) 240-4600

**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

- R E S O L U T I O N -

(Docket # 81-17)

WHEREAS, William Cristine and Barbara Christine, his wife have applied to the Zoning Board of Adjustment of the Borough of Ship Bottom, Ocean County, New Jersey for a variance to permit the construction of an addition with dimentionts of 20.5 x 20 x 30 x 16 x 3 to be attached to an existing service station located at Lot 24, Block 109 commonly known as Eighth Street, Ship Bottom,, New Jersey. Application is also made for a site plan to permit this addition; and

WHEREAS, all jurisdictional requirements including publication and notice have been met; and

WHEREAS, the Board having considered the application and testimony presented by applicant, applicant's engineer, and the general public, has made the following factual findings:

1. The property is presently owned by the applicants.
2. The property is presently utilized as a full service gasoline and service station with six gasoline pumps.
3. The present use is non conforming and is a prohibited use in the Borough of Ship Bottom and the applicant requires a use variance.
4. Three full service gas stations have discontinued providing mechanical services to residents and the work load for the existing service stations have increased.
5. There is a need in the community for the services provided by the applicant.
6. The applicant proposes to change his existing lighting to mercury vapor and does not propose to create any new signs.
7. The applicant proposes to utilize the new building

to provide adequate storage for parts and to provide interior space to perform mechanical repairs.

8. The applicant has no intention to perform any body work or painting upon automobiles.

9. The neighbor directly adjacent to the subject property testified that the improvement and addition will help upgrade the neighborhood.

10. The addition will match the existing buildings.

11. The addition will provide applicant the opportunity to perform various functions inside and will provide him the space to store equipment and supplies which presently are being stored outside of the present station.

12. The six foot proposed rear yard will be in substantial conformity to the property adjacent to the applicants' property and will not encroach upon the adjacent residential zone.

13. There is fencing between the applicants' property and the adjacent residential properties.

WHEREAS, the Zoning Board of Adjustment has determined that the relief requested by applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of the zone plan and zoning ordinance of the Borough of Ship Bottom for the following reasons:

1. The location of the subject property is a very heavy commercial area.

2. The applicant has been providing mechanical and gasoline services to the public and is in need of additional space to further service the public.

3. The residents of the Borough of Ship Bottom have a need for the services provided by applicant.

4. The addition will substantially conform with the existing structure upon the property and will not interfere with the access and egress utilized for applicants' business.

nor will the addition interfere with the traffic flow on Eighth Street; and

WHEREAS, the Board of Adjustment has determined that site plan approval for the additional proposed by applicant be granted subject to all state and local building codes.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Borough of Ship Bottom on this *11<sup>th</sup>* day of June, 1981 that approval of the application of William Christine and Barbara Christine, his wife, for a use variance to permit an addition upon property known as Lot 24, Block 109 and the location of the addition within six feet of the rear property line be granted and that site plan approval for said addition be granted subject to compliance with all state and local building codes.

*Frank J. Bennett*  
Secretary of Zoning Board  
of Adjustment

- C E R T I F I C A T I O N -

I hereby certify that the above is a true copy of the Resolution adopted by the Borough of Ship Bottom at a meeting of the Zoning Board of Adjustment held on *June 11<sup>th</sup>*, 1981.

*Frank J. Bennett*  
Secretary of Zoning Board of  
Adjustment

**PUBLIC NOTICE**  
**BOROUGH OF SHIP BOTTOM**

Public notice is hereby given that HSR Company, Inc. (the "Applicant") has applied to the Land Use Review Board of the Borough of Ship Bottom, Ocean County, New Jersey for amended preliminary and final site plan approval and variances relative to proposed development at the property designated as Lot 24.01 in Block 109 on the Tax Map of the Borough of Ship Bottom, located at 229-237 W. 8<sup>th</sup> Street. The property is currently developed with a service station containing retail fueling and service bays. The Applicant is seeking to convert the existing commercial space to a convenience store and to construct one residential apartment above the convenience store. The area of the existing service bays will be converted to a utility area, restrooms, and an office. Vehicles will no longer be serviced at the site. The convenience store is proposed to be open all hours of the day, with the exception of 2:00 a.m. to 5:00 a.m. pursuant to Section 16.56.010(D)(6) of the Zoning Ordinance. There are a maximum of 4 employees proposed for the convenience store and gas station combined. The following variances from the Ship Bottom Zoning Ordinance are requested:

1. Section 16.48.010(D): The maximum permitted lot coverage is 80%. The existing lot coverage is 91.7%; 90.1% is proposed.
2. Under Section 16.56.010(H)(9) of the Zoning Ordinance, food marts are not permitted as part of a service station. Service stations are defined as follows under the Zoning Ordinance: "[l]ands and buildings providing for the sale of automotive fuel, lubricants and automotive accessories. Maintenance and minor repairs for motor vehicles may be provided, but no body repairs or painting or the storage of inoperable, wrecked or unregistered vehicles shall be permitted. Additionally, no car wash operation, car or truck rental, parking for a fee or other activity not specifically

a part of the service station use shall be permitted.” Being that vehicles will no longer be serviced at the site under the current Application, it is unclear whether the retail fuel use is still considered a “service station.” To the extent the use is still considered a service station, a special reasons variance is requested for the food mart use.

Any other variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

A public hearing has been scheduled for November 15, 2023 at 7:00 p.m. in the Court Room of the Municipal Building, located 1621 Long Beach Boulevard, Ship Bottom, New Jersey. The Court Room will be set up following all social distancing guidelines, in adherence with the Governor’s adopted Executive Order.

The meeting format will be posted on the Borough’s website and may change the day of the meeting. Interested parties are encouraged to check the website to confirm the meeting format. Subject can change at any time prior to the actual meeting date.

If a meeting is in-person there will not be a virtual means to attend, anyone wanting to participate will have to attend the meeting in person.

Should government-imposed restrictions change prior to the meeting that would prevent an in-person meeting, this meeting will proceed virtually under the following circumstances:

Join Zoom Meeting

<https://zoom.us/j/97260536124?pwd=dmJ6MTVlKzhrc0pBcVJXcitpaWFKdz09>

**Meeting ID:** 972 6053 6124, **Passcode:** 087822

**One tap mobile:** +13017158592,,97260536124#,,,,\*087822# US (Washington D.C)

+13126266799,,97260536124#,,,,\*087822# US (Chicago) **Dial by your location:**

+1 301 715 8592 US (Washington D.C) +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 9128 US (San Jose)

**Meeting ID:** 972 6053 6124 **Passcode:** 087822 Find your local number:

<https://zoom.us/j/97260536124?pwd=dmJ6MTVlKzhrc0pBcVJXcitpaWFKdz09>

The Meeting Agenda and all documents pertaining to the applications and all other matters to be considered are available for public inspection on the Borough of Ship Bottom Land Use Review Board website or during business hours of the Borough Hall at 1621 Long Beach Boulevard. If there are any questions, comments or concerns, please call the Land Use Review Board Secretary, Sara Dela Cruz at (609)-494-2171 Ext. 122.

File # 3584

James S. Raban,  
Attorney for Applicant

**AFFIDAVIT OF OWNERSHIP**

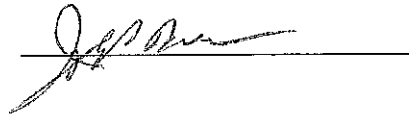
**STATE OF NEW JERSEY** :

: **SS**

**COUNTY OF OCEAN**

**Brennan Fuel, LLC**, of full age, being duly sworn according to law, on oath deposes and says that they own **237 West 8<sup>th</sup> Street** in the Municipality of **Ship Bottom** in the County of **Ocean**, and State of **New Jersey** that they are the owners in fee of all that certain lot, tract, or parcel of land, situated, lying and being in the Borough of Ship Bottom, Ocean County, New Jersey, and known and designated at **Lot 24.01, Block 109** and that he or she hereby authorizes and appoints **James S. Raban** as his or her attorney in fact to make the within application on his or her behalf to the Land Use Review Board of the Borough of Ship Bottom, Ocean County, New Jersey.

Sworn and subscribed before  
me this 2nd day  
of June, 2023



Denise Lawlor Hamouda  
Notary Public

