

RABAN & RABAN

LLC

Attorneys at Law

REGINALD J. RABAN (Retired)
JAMES S. RABAN*▲

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

MEMBER OF NJ BAR *
MEMBER OF PA BAR ▲

TEL (609) 492-0533
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April 25, 2024

Via Hand Delivery & Email Sdelacruz@shipbottom.org

Sara Dela Cruz, Secretary
Ship Bottom Land Use Review Board
1621 Long Beach Boulevard
Ship Bottom, NJ 08008

Re: Hayner Special Reasons and Bulk Variance
Block 114, Lot 23
237 W. 7th 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 variance plans prepared by East Coast Engineering, Inc.;
- (x) 18 copies of floor plans prepared by Ten 10 Architecture, LLC;
- (x) Affidavit of Ownership;
- (x) W-9;
- (x) Public Notice;
- (x) Check No.: 3361 Amount \$1,125.00 Administrative Fee;
- (x) Check No. 3362 Amount \$2,750.00 Escrow Account Deposit;
- (x) Please consent and/or approve for public hearing on June 18, 2024 at 7:00 p.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
Enc.

Sara Dela Cruz, Secretary

April 25, 2024

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Cc: Tanya Hayner (via email)
Dan Wheaton, P.A., P.P. (via email)
Jason Marciano, P.E., P.P (via email)
Frank Little Jr., P.E., P.P. (via email)
Joseph Coronato, Sr., Esq. (via email)
Joseph Coronato, Jr., Esq. (via email)

LAND USE DEVELOPMENT APPLICATION

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

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 : 237 W. 7th Street
Tax Map: Page 19 Block 114 Lot 23
Dimensions: Width: 30 ft. Depth: 100 ft. Total Area: 3,000 sq. ft.

Zoning District: R-1 Single-Family Residential District

2. APPLICANT

Name: Alice Sheppard and Tanya Hayner

Address: 237 W. 7th Street, Ship Bottom, NJ 08008

Telephone Number: Home: 856-296-4586 Local:

Work: Fax:

Applicant is a Corporation Partnership Individual X

Other:

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: 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 of Denial under Application #24-02 dated April 16, 2024.

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

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

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

7. Applicant's Engineer/Surveyor: East Coast Engineering, Inc.

Address: 508 Main Street, Toms River, NJ 08753

Telephone Number: 732-244-3030 Fax Number: 732-244-3044

8. Applicant's Planning Consultant: Same as Engineer

Address:

Telephone Number: Fax Number

9. Applicant's Architect: Ten 10 Architecture LLC

Address: 714 N. Main Street, Manahawkin, NJ 08050

Telephone Number: 609-549-0502 Email: info@ten10arch.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

Fax Number

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)

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 (SPECIAL REASONS) [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 16.24.010(D) – The minimum required lot area is 6,000 square feet. The existing and proposed lot area is 3,000 square feet. This is an existing nonconformity which is not changing.

Section 16.24.010(D) – The minimum required lot width is 60 feet. The existing and proposed lot width is 30 feet. This is an existing nonconformity which is not changing.

Section 16.24.010(D) – The minimum required combined side yard setback is 15 feet, with one side yard requiring a minimum setback of 10 feet. The existing easterly side yard setback is 7.8 feet; 5 feet is proposed. The existing westerly side yard setback is 1.9 feet; 5 feet is proposed. The proposed combined side yard setback is 10 feet.

Section 16.24.010 (D) – On any non-conforming lot of less than 40 feet in width no building shall be erected consisting of more than one habitable story or exceeding 24 feet in height. The existing dwelling has one story and the proposed number of stories is two. The existing building height is 15.9 feet; 28.98 feet is proposed.

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

The Applicant reserves the right to request any waivers at the hearing that the Board may deem appropriate.

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.

*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.

15. 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 Applicant is seeking to demolish the existing single-family home at the site and construct a new single-family dwelling. Since the Applicant was previously before the Board in March of 2024, the Applicant has revised the plan in attempt to reduce the overall scope of the project. The pool has been removed from the plan; the proposed lot coverage has been reduced from 69.6% to 48.8%; the proposed height has been reduced from 32 feet to 28.98 feet; and the number of proposed bathrooms has been reduced from 3.5 to 2.5.

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
SHIP BOTTOM FIRE PREVENTION BUREAU		X	
SHIP BOTTOM WATER & SEWER DEPT.		X	
SHIP BOTTOM 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 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)

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.

Quantity	Description of Item
18 copies of	Land Use Development Application
18 copies of	Variance Plan prepared by East Coast Engineering, Inc.
18 copies of	Floor Plans and Elevations prepared by Ten 10 Architecture LLC

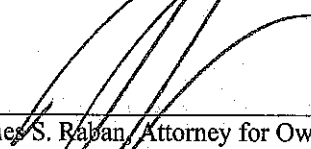
26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS:

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)

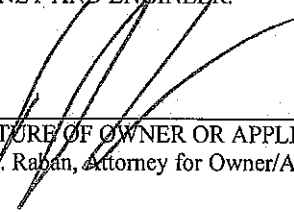


 James S. Raban, Attorney for Owner /Applicant

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.

 4/25/24

 DATE



 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

**RESOLUTION OF DENIAL
APPLICATION OF
ALICE SHEPPARD & TANYA HAYNER
APPLICATION #24-02**

IN THE MATTER OF : LANDUSE BOARD
ALICE SHEPPARD & TANYA : BOROUGH OF SHIP BOTTOM
HAYNER : APP NUMBER 24-02
: BLOCK 114; LOT 23
: 237 W.7th STREET

WHEREAS an application has been made to the Borough of Ship Bottom Land Use Board (the "Board") by Alice Sheppard & Tanya Hayner (the "applicant"), for a Special Reasons "D" and Bulk variance. The subject property is 3,000 sf in total lot area and currently improved with a one-story single-family dwelling. The Applicant proposes to demolish the existing dwelling and the reconstruction of a new two-story single-family dwelling. The property commonly located at 237 W.7th Street in the Borough of Ship Bottom, NJ, Block 114 Lot 23, as depicted on the Tax Maps of the Borough of Ship Bottom, Ocean County, New Jersey, and said premises being located in R-1 Single-Family Residential Zone; and

WHEREAS, the Applicant has satisfied the noticing requirements of the New Jersey Municipal Land Use Law and provided proof of same to the Borough of Ship Bottom, and

WHEREAS, the Applicant was represented by James S. Raban, Esquire; and

WHEREAS, the Borough of Ship Bottom Land Use Board reviewed the application, documents, plans, and exhibits as submitted, and listened to the Applicant and received information from its professional staff; and

WHEREAS the Board heard the testimony and the evidence presented by the Applicant and received comments from the public.

NOW, THEREFORE BE IT RESOLVED, that the Land use Board of the Borough of Ship Bottom, County of Ocean, and State of New Jersey, on the 19th day of March 2024, made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is requesting to demolish the existing single-family dwelling and reconstruct a new two-story single-family dwelling on an undersized lot.
 - A. The following variances are requested:

1. The existing Lot Area is 3,000 sf where 6,000 sf is required. This is an existing non-conforming condition.
 2. The existing Lot Width is 30 ft where 60 ft is required. This is an existing non-conforming condition.
 3. The existing Lot Depth is 79.72 ft where 80 ft is required. This is an existing non-conforming condition.
 4. The proposed Side Yard Setback is 5 ft one side/10 Ft combined where 10 Ft one side/15 Ft combined is required. A Variance is required.
 5. In all residential zoning districts in the Borough of Ship Bottom, on lots with a width of less than 40 f. no building shall be erected consisting of more than one (1) habitable story or exceeding 24 ft in height. The proposed building is two (2) stories and 32 ft, therefore, a Special Reasons /" D" variance is required for the height and number of stories of the proposed dwelling.
- B. The applicant has not requested any design waivers.
- C. The applicant has not requested any submission waivers.
3. In support of the application, the Applicant submitted the following documents:
 - A. Variance Plan, one (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP. The Plan is dated 12/21/23 with no revisions.
 - B. Survey Map with Topography, one (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jy F. Pierson, PLS and dated 8/17/2023.
 - C. Architectural floor Plans and Renderings, one (1) Sheet, prepared by Ten 10 Architecture, signed by Daniel Paul Wheaton, and dated 12/22/2023 with no revisions.
 4. During the public hearings held on March 19, 2024; the Land Use Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:

A. Review letter dated February 6, 2024, by the Land use Board Engineer, Frank J. Little, Jr., P.E., P.P., C.M.E.

5. The Land Use Board has received no review letters/memos from the Borough of Ship Bottom Officials.
6. During the public hearing no exhibits were marked into evidence.
7. The Applicant is requesting to demolish an existing single-family dwelling on an undersized lot and reconstruct a new two-story single-family dwelling.
8. On March 19, 2024, Applicants Engineer and Planner, Jason Marciano testified to the overall project. Mr. Marciano testified to the basics of the application. Mr. Marciano described that the lot was created in the 1930's and a structure was built around 1949. The applicant proposes a 1-car garage and a 2-car driveway providing 3 parking spaces where no parking spaces currently exist. A shed currently on the property will be eliminated and there will be 5ft setbacks on both sides of the property. The applicant is seeking a height variance proposing 32 ft where 24 ft is permitted. He testified that the positive criteria outweigh the negative criteria. The application does not impair the zoning plan and preserves the integrity of the neighborhood. The proposal provides for air, light, and open space, as well as a desired visual environment. Mr. Marciano stated that the height of 32 ft. would be in conformance with the neighboring properties.
9. The applicant's Architect Daniel Wheaton testified to the overall project. The applicant intends to tear down the existing building and construct a new two-story single-family dwelling. The new dwelling will have four bedrooms and 3 and ½ baths. The new dwelling will have an elevator and is a reverse living type of dwelling. The dwelling is being pushed back so that there will be additional parking and provide 3 parking spaces in total.
10. The Applicant Tanya Hayner testified. Ms. Hayner said the property has been with her family for years and she now wants to make this her permanent residence. She stated her family would reside in the dwelling and her mother would now come to live with her family. She testified that is the reason for the 4 bedrooms and 3 and ½ baths since six people will be living in the dwelling. There was discussion as to the final height of the building since the Ship Bottom Ordinance required the lot to be filled.

11. A member of the public expressed support for the application.

CONCLUSIONS OF LAW AND FACT

WHEREAS the Board determined that the Application of Alice Sheppard and Tanya Hayner pursuant to *N.J.S.A. 40:55D-46* and *N.J.S.A. 40:55D-50* were found to be insufficient, and the Board DENIED the Applicant's request; and

WHEREAS, the Ship Bottom Land Use Board has determined that the Applicant should be denied the requested relief for the following reasons:

1. The second story addition to the property is such that it violates the Borough of Ship Bottoms maximum height whereby 24 ft is permitted, and 32 ft is requested.
2. The Applicant did not sufficiently prove that the second story of the new dwelling could not be reduced or brought more into compliance with the Ship Bottom Height Ordinance.
3. The applicant did not meet the standard for granting a special reason's variance.

NOW, THEREFORE, BE IT RESOLVED, by the Ship Bottom Borough Land Use Board, in the County of Ocean and State of New Jersey, on the 19th day of March 2024, upon a motion made by Mr. Dixon and seconded by Ms. Tallon, that the Application of was DENIED for not receiving the required votes to approve the variance as requested.

ADOPTED this 19th day of March 2024.

VOTE ON ROLL CALL:

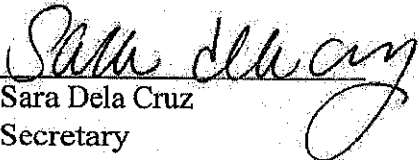
IN FAVOR: Mr. Dixon, Vice- Chairwoman Tallon, and Ms. Schmidt

OPPOSED: Mr. Czarzasty, Mr. Basile, Chairman Yankowski and Mr. Fenimore

NOT- PRESENT:

CERTIFICATION


It is hereby certified that the attached is a true copy of the Resolution for Application #P24-02, denied on March 19, 2024, and duly adopted as to form by the Land use Board of Ship Bottom Borough and memorialized at its meeting held on the April 16, 2024.


Sara Dela Cruz
Secretary
Borough of Ship Bottom
Land Use Board

AFFIDAVIT OF OWNERSHIP

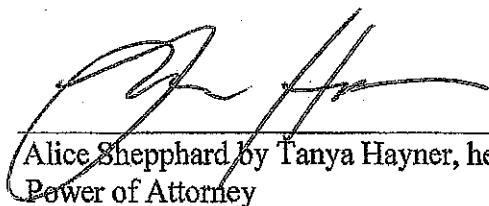
STATE OF NEW JERSEY :
COUNTY OF Burlington : SS

Tanya Hayner and Alice Sheppard, of full age, being duly sworn according to law, on their oath deposes and says that they own 237 W. 7th Street in the Borough 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 piece or parcel of land situated, lying and being in the Borough of Ship Bottom aforesaid, and known and designated as Lot 23, Block 114 and that they hereby authorize and appoint James Raban, Esq. to make the within application in his or her behalf and that the statements contained in said application are true.


Tanya Hayner

Sworn and subscribed before
me this 23rd day
of October, 2023

JUDYL BRADLEY
Notary Public, State of New Jersey
Comm. # 50197214
My Commission Expires 08/09/2027
Notary Public


Alice Sheppard by Tanya Hayner, her
Power of Attorney

Sworn and subscribed before
me this 23rd day
of October, 2023

JUDYL BRADLEY
Notary Public, State of New Jersey
Comm. # 50197214
My Commission Expires 08/09/2027
Notary Public

PUBLIC NOTICE

BOROUGH OF SHIP BOTTOM

Public notice is hereby given that Alice Sheppard and Tanya Hayner (collectively, the "Applicant") have applied to the Land Use Review Board of the Borough of Ship Bottom (the "Board"), Ocean County, New Jersey for variances relative to development on the property designated as Lot 23 in Block 114 on the Tax Map of the Borough of Ship Bottom, located at 237 W. 7th Street. The Applicant is seeking to demolish the existing single-family home and construct a new single-family dwelling. The following variances from the Ship Bottom Zoning Ordinance are requested:

1. Section 16.24.010(D) – The minimum required lot area is 6,000 square feet. The existing and proposed lot area is 3,000 square feet. This is an existing nonconformity which is not changing.
2. Section 16.24.010(D) – The minimum required lot width is 60 feet. The existing and proposed lot width is 30 feet. This is an existing nonconformity which is not changing.
3. Section 16.24.010(D) – The minimum required combined side yard setback is 15 feet, with one side yard requiring a minimum setback of 10 feet.. The existing easterly side yard setback is 7.8 feet; 5 feet is proposed. The existing westerly side yard setback is 1.9 feet; 5 feet is proposed. The proposed combined side yard setback is 10 feet.
4. Section 16.24.010 (D) – On any non-conforming lot of less than 40 feet in width no building shall be erected consisting of more than one habitable story or exceeding 24 feet in height. The existing dwelling has one story and the proposed number of stories is two. The existing building height is 15.9 feet; 28.98 feet is proposed.

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 June 18, 2024 at 6:30 p.m. in the Court Room of the Municipal Building, located at 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.