



## BOROUGH OF SHIP BOTTOM

GATEWAY TO LONG BEACH ISLAND

1621 Long Beach Boulevard

Ship Bottom, Ocean County, N.J. 08008

(609) 494-2171 or 2172 Fax (609) 361-8484

# LAND USE DEVELOPMENT APPLICATION

-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: 201-267 West 20th Street

Tax Map: Page \_\_\_\_\_ Block 48 Lot(s) 1

Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_

Zoning District: Public (P) Zoning District

### 2. APPLICANT

Name: Fortuna Park LLC

Address: 342 West 9th Street, Ship Bottom, NJ 08008

Telephone No.: Home: \_\_\_\_\_ Local: \_\_\_\_\_

Work: 609-361-0011 Fax: \_\_\_\_\_

Applicant is a: Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual \_\_\_\_\_

Other (Please Specify) New Jersey Limited Liability Company

### 3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 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.A. 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).

See Disclosure Statement attached.

Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

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

Owner's Name Long Beach Island Board of Education

Address 201-267 West 20th Street, Ship Bottom, NJ 08008

Telephone No. Home: \_\_\_\_\_ Work: 609-494-8851 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 bylaws or other dedication existing or proposed on the property:

Yes (Attach copies) \_\_\_\_\_ No. X \_\_\_\_\_ Proposed \_\_\_\_\_

**Note:** All deed restrictions covenants, easement, rights of way association bylaws, or other dedications existing and proposed must be submitted for review.

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

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

**Is the subject property located on:**

A county road: Yes \_\_\_\_\_ No X \_\_\_\_\_; A State Road: Yes \_\_\_\_\_ No X \_\_\_\_\_;

Within 200 feet of a municipal boundary: Yes \_\_\_\_\_ No X \_\_\_\_\_

**Present use of the premises:** School

6. **Applicant's Attorney** Nicholas F. Talvacchia, Esquire

Address Cooper Levenson, P.A., 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401

Telephone No. 609-572-7544

Fax No. 609-572-7545

7. **Applicant's Engineer** Jim Brzozowski, PE, PP

Address Horn, Tyson & Yoder, Inc., 8510 Long Beach Boulevard, Long Beach Township, NJ 08008

Telephone No. 609-492-5050

Fax No. \_\_\_\_\_

8. **Applicant's Planning Consultant** Same as No. 7 above.

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

Fax No. \_\_\_\_\_

9. **Applicant's Architect** Michael Pagnotta Architects

Address 342 West 9th Street, Ship Bottom, NJ 08008

Telephone No. 609-361-0011

Fax No. \_\_\_\_\_

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 See list attached.

Field of Expertise \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

Fax No. \_\_\_\_\_

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

**SUBDIVISION:**

☐ Minor subdivision Approval  
☒ Subdivision Approval (Preliminary)  
☒ Subdivision Approval (Final)  
Number of lots to be created 23 Number of proposed dwelling units 21 (If applicable)  
Area and dimensions of each proposed lot See attached Subdivision Plan.

**SITE PLAN:**

recreational and open space).

☐ 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.A. 40:55D-70a]  
☐ Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]  
☐ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]  
☐ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]  
☐ Variance Relief (use) [N.J.S.A. 40:55D-70d]  
☐ Conditional Use Approval [N.J.S.A. 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.A. 40:55D-34]  
☐ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

**12. Section(s) of Ordinance from which a variance is 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 Administrative Officer for the hearing.**

**\*An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and 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]**

See Project Narrative attached.

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16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose any lighting? Yes
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? No
20. Are any off-tract improvements required or proposed? New Curbing and widening of road.
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? N/A
23. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Ship Bottom Fire Prevention Bureau	<u>X</u>		<u>TBD</u>
Ship Bottom Water & Sewer Department	<u>X</u>		<u>TBD</u>
Ship Bottom Public Works Department			
Long Beach Island Health Department			
Ocean County Planning Board	<u>X</u>		<u>TBD</u>
Ocean County Soil Conservation District	<u>X</u>		<u>TBD</u>
NJ Dept. of Environmental Protection	<u>X</u>		<u>TBD</u>
Sanitary Sewer Connection Permit			
Sewer Extension Permit			
Waterfront Development Permit			
Wetlands Permits			
Tidal Wetlands Permit			
FEMA			
NJ Department of Transportation			
Atlantic Electric	<u>X</u>		<u>TBD</u>
NJ Natural Gas	<u>X</u>		<u>TBD</u>
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 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, or as otherwise required in Section 16.80.010 of the Land Development Ordinance. A list of the professional consultants is attached to the application form.

Quantity	Description of Item
	<u>See Application Cover Letter.</u>

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.

<u>X</u>	<b>Applicant's Professional</b>	<b>Reports Requested</b>
<u>X</u>	Attorney	<u>All reports.</u>
	Engineer	<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 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].

See attached Pages for Owner and Applicant Certifications.

DATE

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

28. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Borough of Ship Bottom. 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, the Developer/Applicant, as signed below acknowledge familiarity with the procedures set forth in the Ship Bottom Borough Land Development Ordinance for submittals and required action and agree to be bound by it.

Fortuna Park LLC

DATE

By:

SIGNATURE OF OWNER OR APPLICANT

#### BOROUGH OF SHIP BOTTOM PROFESSIONAL CONSULTANTS

##### **Land Use Board Attorney**

Joseph D. Coronato, Sr., Esq.  
Coronato Law  
680 Hooper Avenue, Suite 304  
Toms River, NJ 08753

Office: (732) 240-4600  
Fax: (732) 557-0063

##### **Land Use Board Engineer/Planner**

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

Office: (732) 244-1090  
Fax: (732) 341-3412

\*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**

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
Engineer

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2-20-25  
DATE

  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER

28. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Borough of Ship Bottom. 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, the Developer/Applicant, as signed below acknowledge familiarity with the procedures set forth in the Ship Bottom Borough Land Development Ordinance for submittals and required action and agree to be bound by it.

2-20-25  
DATE

  
SIGNATURE OF OWNER OR APPLICANT

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**Applicant's Professional**

**Reports Requested**

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
Engineer

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\_\_\_\_\_  
DATE

2/20/25

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF APPLICANT

Collette Speth

\_\_\_\_\_  
SIGNATURE OF OWNER

28. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Borough of Ship Bottom. 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, the Developer/Applicant, as signed below acknowledge familiarity with the procedures set forth in the Ship Bottom Borough Land Development Ordinance for submittals and required action and agree to be bound by it.

2/20/25

\_\_\_\_\_  
DATE

Collette Speth

\_\_\_\_\_  
SIGNATURE OF OWNER OR APPLICANT

**BOROUGH OF SHIP BOTTOM PROFESSIONAL CONSULTANTS**

**Land Use Board Attorney**

Joseph D. Coronato, Sr., Esq.  
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680 Hooper Avenue, Suite 304  
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## AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :  
: SS

COUNTY OF Ocean

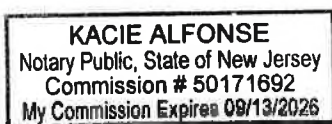
Long Beach Island Board of Education, of full age, being duly sworn according to law, on oath deposes and says that he or she resides at 201-267 West 20th Street  
in the Municipality of Ship Bottom  
in the County of Ocean, and State of New Jersey  
that he or she is the owner in fee of all that certain 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 1, Block 48 and that he or she hereby authorizes and appoints Nicholas Talvacchia, Esq. Cooper Levenson 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.

*Collette J. Hank*  
Signature

Sworn and subscribed before  
me this 20<sup>th</sup> day  
of February, 2025

*Kacie Alfonse*

**PUBLIC NOTARY**





## **PROJECT NARRATIVE**

201-267 West 20<sup>th</sup> Street  
Block 48, Lot 1  
Borough of Ship Bottom, County of Ocean, State of New Jersey

Fortuna Park, LLC ("Applicant") is the contract purchaser of 201-267 West 20<sup>th</sup> Street, Block 48, Lot 1, Borough of Ship Bottom, County of Ocean and State of New Jersey (the "Property"). The Property is currently a school and is located in the Public (P) zoning district and is subject to the LBI Grade School – Block 48, Lot 1 Redevelopment Plan (the "Redevelopment Plan") which was adopted by the Borough of Ship Bottom via Ordinance 2024-18. The Borough of Ship Bottom and Applicant have also entered into a Redevelopment Agreement concerning this project.

Applicant seeks preliminary and final major subdivision approval to create twenty-three (23) lots. Applicant will be dedicating proposed Lot 1.01 which is 30,000 sq. ft. to the Borough of Ship Bottom. Additionally, the Borough of Ship Bottom will be purchasing proposed Lot 1.02 which is also 30,000 sq. ft. These two lots are contiguous and will be used by the Borough of Ship Bottom for recreational open space.

The remainder twenty-one (21) lots will be used for the development of detached single-family homes. Under the Redevelopment Plan detached single-family homes are a permitted use.

Each proposed lot and single-family home will meet the bulk requirements contained within the Redevelopment Plan.

Each home will contain 4-5 bedrooms, a 2-car garage and 2 additional parking spaces in the driveway. The project will reduce the existing impervious coverage (flood-contributing surfaces) and all stormwaters would be retained on site utilizing gutters, downspouts and bio-swales designed to combat run-off at each home site.

The Applicant also requests any other variances, waivers or exceptions that the Land Use Board may deem necessary and/or appropriate.

**DISCLOSURE STATEMENT**

**LIST OF NAMES AND ADDRESSES OF OFFICERS, DIRECTORS,  
AND INDIVIDUALS OR ENTITIES  
OWNING 10% OR MORE INTEREST IN THE APPLICANT  
(N.J.S.A. 40:50D-48.1)**

**FORTUNA PARK LLC**

The persons or entities with a 10% or greater interest in applicant, Fortuna Park LLC:

Nautilus Custom Construction LLC - 100%  
342 W. 9th Street  
Ship Bottom, New Jersey 08008

The persons or entities with a 10% or greater interest in Nautilus Custom Construction LLC:

Michael Pagnotta, Sole Member - 100%  
342 W. 9th Street  
Ship Bottom, New Jersey 08008

## LIST OF ADDITIONAL PROFESSIONALS

### Engineer/Planner

Jim Brzozowski, PE, PP  
Horn, Tyson & Yoder, Inc.  
Consulting Engineers, Surveyors & Planners  
8510 Long Beach Boulevard  
Long Beach Township, NJ 08008  
Phone: 609-492-5050  
[jimb.hty@gmail.com](mailto:jimb.hty@gmail.com)

### Traffic Report

David R. Shropshire, PE, PP  
Shropshire Associates LLC  
277 White Horse Pike, Suite 203  
Atco, NJ 08004  
Office: 609-714-0400 Ext. 103  
Mobile: 609-923-1596  
Fax: 609-714-9944  
[dshropshire@sallc.org](mailto:dshropshire@sallc.org)

### Geotechnical Investigation Report

Alison Zywalewski, Project Coordinator  
Whitestone Assoc.  
New Britain Corporate Center  
1600 Manor Drive, Suite 220  
Chalfont, PA 18914  
215-712-2700  
[azywalewski@whitestoneassoc.com](mailto:azywalewski@whitestoneassoc.com)

### Environmental Impact Statement

Kristin Wildman, PWS  
Sr. Environmental Consultant/Project Manager  
DuBois & Associates  
190 N. Main Street  
Manahawkin, NJ 08050  
609-488-2857  
[kwildman@denviro.com](mailto:kwildman@denviro.com)