

# **RABAN & RABAN**

— LLC —

*Attorneys at Law*

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN\*▲

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

MEMBER OF NJ BAR \*

MEMBER OF PA BAR ▲

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**Email: [jraban@regraban.com](mailto:jraban@regraban.com)**

April 29, 2025

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     Borland Bulk Variance  
         Block 50 Lot 1  
         300 W. 19th Street, Borough of Ship Bottom

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 Dan Wheaton, R.A. of Ten 10  
         Architecture, LLC;
- (x)     Affidavit of Ownership;
- (x)     W-9;
- (x)     Public Notice;
- (x)     Check No.: 3716   Amount   \$500.00   Administrative Fee;
- (x)     Check No. 3717   Amount   \$1,250.00   Escrow Account Deposit;
- (x)     Please consent and/or approve for public hearing on June 17, 2025 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  
Encl.

Sara Dela Cruz, Secretary

April 29, 2025

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cc: Frank and Donna Borland (via email)  
Dan Wheaton, R.A., 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**

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 : 300 W. 19<sup>th</sup> Street

Tax Map: Page 11 Block 50 Lot 1

Dimensions: Width: 40 ft. Depth: 150 ft. Total Area: 4,022 sq. ft. (upland)

Zoning District: R-2 Single-Family Residential District

#### **2. APPLICANT**

Name: Frank Borland & Donna Borland

Address: 38 Madison Avenue, Demarest, NJ 07627

Telephone Number: Home: 201-376-5552 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 #24-09 dated August 20, 2024. The Board denied the applicant's request for variance relief to allow the applicant to construct a second-story addition and attic addition on the existing home.

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) 978-1624

7. Applicant's Engineer/Surveyor: Harris Surveying, Inc.

Address: 2465 Old York Road, Suite B, Bordentown, NJ 08505

Telephone Number: 609-259-3007 Fax Number: 609-259-7189

8. Applicant's Planning Consultant: Ten 10 Architecture LLC (Daniel Paul Wheaton, RA)

Address: 714 North Main Street, Manahawkin, NJ 08050

Telephone Number: 609-549-0502 Fax Number:

9. Applicant's Architect: Same as Planner

Address:

Telephone Number: Fax Number:

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)]

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 16.28.010 (D) – The minimum required front yard setback to W. 19<sup>th</sup> Street and Barnegat Avenue is 15 feet. The existing front yard setback to Barnegat Avenue is 5.1 feet. The proposed front yard setback to Barnegat Avenue is 10 feet.

Section 16.08.020 – Under the definition of corner lot, every corner lot shall have two front yards, one side yard, and one rear yard. The side yard on corner lots is required to have a minimum setback of 10 feet. The existing side yard setback, which is the westerly setback, is 4.5 feet. The proposed side yard setback is 5 feet.

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 property is currently developed with a single-family dwelling. The Applicant is seeking to demolish the existing dwelling and to construct a new two-story wood-framed single-family dwelling.

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 and Architectural Drawings prepared by Ten 10 Architecture LLC

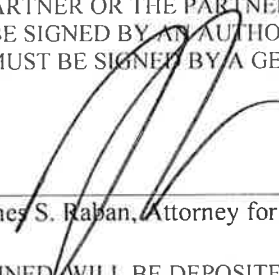
26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS:

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>      </u>	Engineer	<u>All Reports</u>
<u>  x  </u>	Architect	<u>All Reports</u>

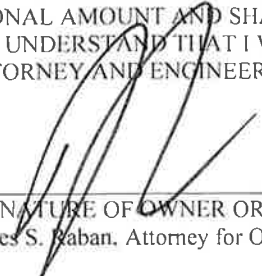
### CERTIFICATIONS

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.

4/29/25  
\_\_\_\_\_  
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# 24-09 RESOLUTION OF  
DENIAL APPLICATION OF  
MARIO & LISA BATISTA  
APPLICATION #24-09**

IN THE MATTER OF	: LANDUSE BOARD
MARIO & LISA BATISTA	: BOROUGH OF SHIP BOTTOM
	: APP NUMBER 24-09
	: BLOCK 50; LOT 1
	: 300 W. 19 <sup>th</sup> STREET

**WHEREAS** an application has been made to the Borough of Ship Bottom Land Use Board (the "Board") by Mario & Lisa Batista (the "applicant"), for Bulk variances. The subject property is currently improved with a one-story single-family dwelling on a corner lot along the Manahawkin Bay. The Applicant proposes to construct a second story addition and attic addition on the existing home as well as a partially roofed terrace above the portion of the proposed second story addition. No part of the planned additions will extend beyond the current footprint of the home. The property is commonly located at 300 W. 19<sup>th</sup> Street in the Borough of Ship Bottom, NJ, Block 50 Lot 1, as depicted on the Tax Maps of the Borough of Ship Bottom, Ocean County, New Jersey, and said premises being located in R-2 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 16th day of July 2024, made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is requesting to construct a second story addition and attic addition on the existing home as well as a partially roofed terrace above a portion of the proposed second story addition.

A. The following variances are requested:

1. A corner lot shall have two (2) front yards, one side yard and one rear yard per the Borough Zoning definition. Whereas the Applicant proposes the side setback on this corner lot shall be 10 Ft where the proposed side setback is 4.5 Ft. This is an expansion of a non-conforming side yard setback. A variance is required.
2. The proposed Front Yard Setback to 19<sup>th</sup> Street is 14.8 where 15 ft is required. This is an expansion of a non-conforming front yard setback. A variance is required.
3. The proposed Front Yard Setback to Barnegat Avenue is 5.1 Ft where 15 ft is required. A Variance is required.
4. The Maximum Building Coverage, the existing and proposed building coverage is 43.1% where 35% is the maximum permitted. This is an existing non-conforming condition as the proposed addition will not extend beyond the existing footprint of the 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. Plot Plan for an Attic Addition with Variance, one (1) Sheet, prepared by Morgan Engineering and Surveying., signed by Donna M. Bullock, PE. The Plan is dated 12/7/23 and last revised 4/19/24.
- B. Architectural floor Plans and Elevations, three (3) Sheets, prepared by Minkler Architecture & Design.

4. During the public hearings held on July 16, 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 June 27, 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 the following exhibits were marked into evidence.
  - A. A-1 (2) color photos on one sheet of the existing dwelling.
  - B. A-2 current Aerial Photo of the lot in question
  - C. A-3 Aerial Photo of the property (2002)
  - D. A-4 Aerial Photo of the property (1986)
7. The Applicant owns a single-family dwelling on a corner lot along the Manahawkin Bay. The Applicant proposes to construct a second story addition and attic addition on the existing home and a partially roofed terrace above a portion of the proposed second story addition. The planned additions will not extend beyond the current footprint of the existing home. requesting to
8. On July 16, 2024, Applicants Engineer Donna M. Bullock, PE testified to the overall project. Ms. Bullock testified to the basics of the application. Ms. Bullock explained that the Applicant proposes to construct a second story addition and attic addition as well as a partially roofed terrace above the second story addition. In addition, the Applicant proposed to increase the bedroom count from 3 to 5. No site improvements were proposed. The Applicant is also seeking a site triangle waiver. In addition, Applicant is seeking a waiver to lift the home an additional 20 inches as required. The Ms. Bullock stated the addition does not impair the zoning plan and preserves the integrity of the neighborhood.
9. The applicant's Architect Vincent Minkler, testified to the overall architecture of the building. He stated the design proposes a second story addition with 5 bedrooms and 3 1/2 baths. The application proposes an open roof terrace on the third floor with only mechanicals on the third floor and livable area. The architect states 2-cars will fit in the existing garage.
10. The applicant Mario Batista testified proposes to use the property for his family's recreational use only. He needs the addition for his growing family needs.
11. A member of the public questioned application claimed the third-floor addition would block her view. In addition, had concerns that the roof terrace would be closed in sometime in the future and further block the view.

### CONCLUSIONS OF LAW AND FACT

WHEREAS the Board determined that the Application of Mario & Lisa Batista 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 Bottom is an expansion of a non-conforming front set back and side yard setback and should not be granted.
2. The Applicant did not sufficiently prove that the second story addition could not be reduced or brought more into compliance with the Ship Bottom Ordinances.
3. The applicant purchased the property knowing full well the restrictions on the lot and now seeks a substantial variance and has not established a hardship.
4. The applicant did not try to bring the application for the addition more in compliance with Ship Bottom Ordinances.

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 16th day of July 2024, upon a motion made by Ms. Tallon and seconded by Mr. Basile, that the Application of was DENIED for not receiving the required votes to approve the variance as requested.

ADOPTED this 16th day of July 2024.

VOTE ON ROLL CALL:

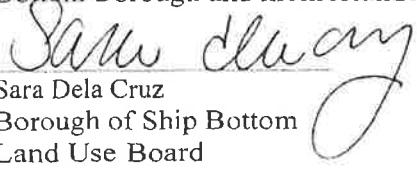
IN FAVOR: Mr. Basile, Mr. Czarzasty, Councilman English, Mr. Fenimore, Councilman Butkus, Ms. Schmidt, Vice Chairwoman Tallon, Chairman Yankowski

OPPOSED: Mr. Dixon

NOT- PRESENT:

### CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #P24-09, denied on July 16, 2024, and duly adopted as to form by the Land use Board of Ship Bottom Borough and memorialized at its meeting held on the August 20, 2024.

  
Sara Dela Cruz  
Borough of Ship Bottom  
Land Use Board

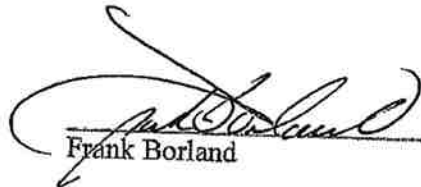
**AFFIDAVIT OF OWNERSHIP**

**STATE OF NEW JERSEY**


**COUNTY OF** Monmouth

;  
: SS

Frank and Donna Borland, of full age, being duly sworn according to law, on his or her oath deposes and says that he or she owns 300 W. 19<sup>th</sup> Street in the Borough 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 piece or parcel of land situated, lying and being in the Borough of Ship Bottom aforesaid, and known and designated as Lot 1, Block 50 and that he or she hereby authorizes and appoints James Raban, Esq. to make the within application in his or her behalf and that the statements contained in said application are true.


  
Frank Borland

Sworn and subscribed before  
me this 25<sup>th</sup> day  
of February, 2025

  
Notary Public

  
Donna Borland

Sworn and subscribed before  
me this 25<sup>th</sup> day  
of February, 2025

  
Notary Public

## **PUBLIC NOTICE**

### **BOROUGH OF SHIP BOTTOM**

Public notice is hereby given that Frank Borland and Donna Borland (collectively, the “Applicant”) have applied to the Land Use Review Board of the Borough of Ship Bottom (the “Board”), Ocean County, New Jersey for bulk variances relative to proposed development on the property designated as Lot 1 in Block 50 on the Tax Map of the Borough of Ship Bottom, located at 300 W. 19<sup>th</sup> Street. The property is currently developed with a single-family dwelling. The Applicant is seeking to demolish the existing dwelling and to construct a new two-story wood-framed single-family dwelling. The following variances from the Ship Bottom Zoning Ordinance are requested:

1. Section 16.28.010 (D) – The minimum required front yard setback to W. 19th Street and Barnegat Avenue is 15 feet. The existing front yard setback to Barnegat Avenue is 5.1 feet. The proposed front yard setback to Barnegat Avenue is 10 feet.
2. Section 16.08.020 – Under the definition of corner lot, every corner lot shall have two front yards, one side yard, and one rear yard. The side yard on corner lots is required to have a minimum setback of 10 feet. The existing side yard setback, which is the westerly setback, is 4.5 feet. The proposed side yard setback is 5 feet.

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 May 20, 2025 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.

File # 3684

James S. Raban,  
Attorney for Applicant