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July 8, 2025

**Ship Bottom Land Use Board**  
1621 Long Beach Blvd.  
Ship Bottom, NJ 08008

**Re: Docket # 2025-04 – Variance Application**  
**Applicant: LBI Commercial Properties, LLC**  
**Block: 109**  
**Lot: 20**  
**Location: 287 W. 8<sup>th</sup> Street**  
**Attorney: James Raban, Esq.**  
**OLA File No.: SBLU- 25- LBI**

Dear Chairman and Members:

Our office is in receipt of the following for review as it relates to the above-referenced application:

- A. Plan of Survey, One (1) Sheet, prepared by Land Line Surveyors, signed by John M. Lis, PLS, and dated 11/29/2024.
- B. Sign Graphic, One (1) Sheet, prepared by Stewart Signs, and undated.
- C. Sign Specs, Three (3) Sheets, signed by Darren S. Antile, PE and dated 5/1/2025.
- D. Sign Graphics, Seven (7) Sheets, prepared by Stewart Signs, and dated 4/24/2025.

The applicant seeks approval to permit the installation of a 16 feet tall Electronic LED Sign in the same location as the existing sign along W. 8<sup>th</sup> Street. The sign will be two sided with the screen area being 4'-2" x 7'-4" (30.5 SF +/-) and it appears that both sides of the signs will function independently and provide differing information.

The applicant requests a waiver from the submission of a variance plan or architectural plans, and instead, provided signage renderings as well as a map of survey, however, the survey does not include the signage location.

Based on our review of the submitted application, we offer the following for the Board's consideration:

1. **Zoning** – The subject site lies within the GC- General Commercial Zone.
  - a. Per the narrative explanation within the application, the subject sign will be installed at the location of the existing sign on the property and a variance is required as the proposed sign produces electronic messages whereas per

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- b. Ordinance Section 16.52.130(A)(1), “signs that using mechanical or electrical devices to revolve, flash, or display movement or the illusion of movement and electronic message signs” are prohibited.
  - c. No sign shall be erected so as to project over the property line, however, the sign location is not indicated on the Survey Map, therefore, testimony relayed to signage location and setbacks must be provided and variance relief may be required.
  - d. In the GC district, no freestanding sign shall be closer than 25 feet to another freestanding sign measured along the side line of the street nearest to which the signs are located. Since the sign location is not indicated on the Survey Map, testimony must be provided and variance relief may be required.
  - e. In accordance with Ordinance Section 16.52.130(A) & (A) (2), “no sign shall exceed 32 square feet in area” whereas the proposed sign area is 30.5 SF +/- . Variance relief from the size of the sign is not required. Also, no freestanding sign shall be higher than 25 feet whereas the proposed sign is 16 feet. Variance relief from sign height is not required.
2. **Site Plan** – The applicant requests a waiver from the submission of a variance plan or architectural plans as the requested variance pertains to a sign only and no changes are proposed to the existing building onsite.
3. **Outside Agencies** – Should the Board approve this application, additional approvals/requirements may be required.

It is therefore recommended that should the Board approve this application, it be conditional upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Very truly yours,



Frank J. Little, Jr., P.E.,P.P.,C.M.E.

FJL:ASI:blg

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