

RABAN & RABAN

— LLC —

Attorneys at Law

REGINALD J. RABAN (1945-2024)

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

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June 24, 2025

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 LBI Commercial Properties, LLC Bulk Variance
Block 109 Lot 20
287 West 8^h Street, Borough of Ship Bottom

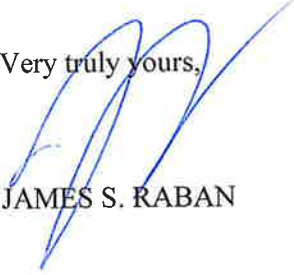
Dear Ms. Dela Cruz:

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

- (x) 18 copies of Land Use Development Application;
- (x) 18 copies of the survey of the property, prepared by John Lis of Land Line Surveyors;
- (x) Sign specifications prepared by Stewart Signs;
- (x) 18 copies of sign graphic prepared by Stewart Signs;
- (x) 18 copies of sign specifications prepared by Darren Antle, P.E. of Shore Builders Group;
- (x) Affidavit of Ownership;
- (x) W-9;
- (x) Public Notice;
- (x) Check No.: 4002 Amount \$500.00 Administrative Fee;
- (x) Check No. 4003 Amount \$2,000.00 Escrow Account Deposit;
- (x) Please consent and/or approve for public hearing on July 15, 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

June 24, 2025

Page 2

cc: LBI Commercial Properties, LLC (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 : 287 W. 8th Street
Tax Map: Page 20 Block 109 Lot 20
Dimensions: Width: 60 ft. Depth: 100 ft. Total Area: 6,000 sq. ft.

Zoning District: GC General Commercial District

2. APPLICANT

Name: LBI Commercial Properties LLC

Address: 175 Barracuda Rd, Manahawkin, NJ 08050

Telephone Number: Home: 609-709-8553 Local:

Work: Fax:

Applicant is a Corporation Partnership Individual

Other: Limited Liability Company X

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: Michelle Heins Interest: 100%

Address: 175 Barracuda Rd., Manahawkin, NJ 08050

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 the Ship Bottom Planning Board dated November 16, 1988. The Board approved the applicant's site plan application for a change of use to office space on the first floor and residential use on the second floor, along with bulk variances for setbacks, parking, and the loading zone requirement. The Resolution also restricted the commercial use to a type of professional use of low intensity, specifically excluding real estate offices and retail.

See attached Resolution of the Ship Bottom Land Use Board under Docket Number 00-14 V/SP dated October 17, 2000. The Board approved the applicant's request to permit the commercial space on the first floor to be utilized as a real estate office with certain conditions, where the prior Resolution specifically excluded real estate offices.

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: Mixed-Use

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: Land Line Surveyors

Address: 703 Mill Creek Road, Unit F1, Manahawkin NJ 08008

Telephone Number: 609-978-0073 Fax Number:

8. Applicant's Planning Consultant: N/A

Address:

Telephone Number: Fax Number:

9. Applicant's Architect: N/A

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]

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:

Chapter 16.52.130(A)(1) – Animated, Flashing Freestanding and Illusionary Signs: Signs using mechanical or electrical devices to revolve, flash or display movement or the illusion of movement and electronic message signs are prohibited.

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

The Applicant requests a waiver from the submission of a variance plan or architectural plans due to the fact that the requested variance pertains only to a sign in the front yard; there are no proposed changes to the existing building on the property.

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 install a new electronic sign in accordance with the sign specifications submitted with the application. The sign is to be located in the same location as the sign that the prior owner of the property utilized.

16. Is a public Water Line available? Yes

17. Is public Sanitary Sewer available? Yes

18. Does the application propose any lighting ? No additional 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.		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	Survey prepared by Land Line Surveyors
18 copies of	Sign Specifications prepared by Darren S. Antle, P.E.
18 copies of	Sign Specifications prepared by Stewart Signs
18 copies of	Sign Graphic prepared by Stewart Signs

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

SCHEDULE A

RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF SHIP BOTTOM
COUNTY OF OCEAN AND STATE OF NEW JERSEY

WHEREAS, the Planning Board of the Borough of Ship Bottom, County of Ocean and State of New Jersey, has before it an application and site plan for preliminary and final approval on behalf of Dennis Damascus, Block 109, Lot 20 (Docket No. 88-4), 287 West Eighth Street, in the Commercial Zone, proposing a change of use to office space on the first floor and residential use on the second floor, pursuant to plans prepared by Elroy L. Felch, P.E., G.E., originally dated May 20, 1988, last revised October 9, 1988, together with an application for variance relief from the rear yard setback requirement, parking requirement and loading zone requirement of the Ordinances of the Borough of Ship Bottom, Attorney Reginald Rabin appearing on behalf of the applicant, and

WHEREAS, the Board has jurisdiction as a result of the applicable ordinances of the Borough of Ship Bottom adopted pursuant to the Municipal Land Use Law, Chapter 291, Laws of 1975 as amended and supplemented and the applicant having given notice pursuant to same, and

WHEREAS, the Board considered the matter at public meetings and hearings on August 17, 1988, and October 19, 1988, and the Board having considered the testimony of the applicants and evidence submitted and having considered the report of the Board Engineer/Planner, including the reports August 15, 1988, and October 17, 1988, and the applicant agreeing to amend his application to permit only one (1) business or professional office on the first floor, restricting same to a type of professional use of a low intensity nature, specifically

COPY

DB 4729-0295

2.

excluding real estate offices or retail uses and the Board having considered the comments of its members.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Borough of Ship Bottom, County of Ocean and State of New Jersey, does hereby grant preliminary and final approval to the amended application and site plan on behalf of Dennis Damascus (88-4), Block 109, Lot 20, 287 West Eighth Street, for a change of use to permit a one (1) business or professional use only on the first floor restricted to a type of professional use of a low intensity nature, specifically excluding real estate offices or retail offices in the Commercial Zone subject to the revisions and conditions herein set forth. The Board finds from the proofs and testimony before it that approval of the site plan and use as proposed is generally consistent with the Land Use Ordinances and the Master Plan and only upon compliance with the following conditions made a continuing part of this approval shall the Chairman and Secretary be authorized to sign the site plan and only upon the signature of the site plan shall the Building Department and/or the Construction Code Official and/or any subcode official be authorized to issue any applicable permits and/or Building Permits with respect to this site plan:

1. Payment of taxes and other applicable assessments to date.
2. Ocean County Planning Board approval or receipt of communication indicating no interest in the subject application or passage of the appropriate time period pursuant to law.
3. The applicant acquiring a Soil Erosion and Sedimentation Control permit, if necessary and applicable.

CCP

DB 4729-0296

4. The applicant submitting any revisions to the site plan and application subsequent to the October 19, 1988, meeting to the Ocean County Board of Health and to the Subcode Fire Official as well as the Office of the Bureau of Fire Prevention of the Borough of Ship Bottom with the enforcement of any regulations and conditions with respect to those bodies to be the sole responsibility of those bodies within their jurisdiction. A copy of the cover letter submitting the revision to the Subcode Fire Official and the Office of the Bureau of Fire Prevention and the Board of Health subsequent to October 19, 1988, shall be filed with the Planning Board Secretary.

5. The applicant shall make revisions to the site plan as represented on the record and it is required by the Board to be submitted in the proper form for review and approval by the Board Engineer/Planner, specifically all items as set forth in the October 17, 1988, report of the Engineer, page 2, paragraphs I through 11. A note shall be placed on the plan that a change of use is restricted to one (1) business or professional office only for the first floor restricted to a type of professional office use of a low intensity nature, specifically excluding real estate and retail use.

6. The posting of applicable performance or maintenance guaranties relating to improvements of an on-site and/or off-site nature as may be required by local ordinances and/or the Board Engineer/Planner and/or Construction Official and/or this Board. The applicant shall comply with the Ordinances of the Borough of Ship Bottom with respect to bonding, guaranties, inspection costs and payment of such fees as may related thereto and to this application as may be required by the Board

COPY DB 4729-0297

4.

Engineer/Planner and/or Construction Official and/or Borough Clerk and same shall be in a form as approved by the Board Engineer/Planner and Borough Attorney's office.

7. The applicant is required as an express condition of this approval to record a copy of the approval Resolution with the Ocean County Clerk's office in conjunction with a new Deed to give all prospective purchasers notice of the limited approval of the application limited to one (1) business or professional office only which professional use shall be one of a low intensity nature, specifically excluding real estate and retail use. The applicant shall forward a copy of the Deed in the form as approved by the Board Engineer/Planner and Borough Attorney's office. The applicant shall also forward a copy of the cover letter filing the Deed and Resolution with the Ocean County Clerk's office to the Planning Board Secretary.

8. Acquiring variances as applied with respect to this application and the payment of any applicable fees to the Borough and as may be hereafter set forth.

BE IT FURTHER RESOLVED that based upon the proofs before it with respect to the variances sought in this matter concerning rear yard setback, the requirement of a loading zone and from parking, the Board does hereby determine and make its finding of fact the factual comments of its Board Engineer/Planner as well as the comments contained in the record of August 17, 1988, and October 19, 1988, before this Board and the Board noting that the rear yard setback is a presently existing non-conformity and the Board having determined that based upon the facts and the recommendation of its Engineer to grant the parking variance as

COPIED

DB 4729-0298

the parking presently proposed is consistent with the recommendations of the Engineer with regards to safe ingress and egress and for other reasons as set forth on the record and further, the Board makes a finding that the purposes of the Municipal Land Use Law substantially outweigh any detriments and further that the applicant has shown that any relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance and therefore the variance relief for rear yard setback, loading zone and parking be and the same are hereby granted subject to the site plan approval being complied and the conditions met as the variance relief herein granted is related solely to the site plan application for one (1) business or professional use only of a low intensity nature specifically excluding real estate and retail use.

BE IT FURTHER RESOLVED that as this application for development proceeds, the Construction Official may, upon the request of the applicant and with the written advice of the Board Engineer/Planner, grant such changes as are necessary with respect to the conditionally approved preliminary and final site plan herein granted that are not substantial and the Board does hereby authorize the Construction Official with the written advice of the Board Engineer/Planner to take such steps as are appropriate to protect the integrity of the site plan approval herein granted and to insure compliance with the Ordinances of the Borough of Ship Bottom. Any substantial deviation in the opinion of the Engineer/Planner and/or Construction Official shall require a revised application and site plan to be submitted to this Board for

COPY
084729-0299

review and approval. With respect to any minor or non-substantial changes permitted, same shall be placed upon a revised site plan, signed and dated by the applicant and the applicant's Engineer and/or Architect as well as the Board Engineer/Planner indicating the date of the revisions and minor or non-substantial changes made with copies of same filed with the Construction Official and the Planning Board Secretary. Any non-substantial or minor revisions pursuant to this procedure shall be considered not to extend any applicable time limits that may exist according to law.

BE IT FURTHER RESOLVED that pursuant to the request of the Soil Conservation District, it is requested that the Construction Official not issue any Certificate of Occupancy until there has been acquired a compliance report from the Soil Conservation District, indicating compliance with any and all conditions of any issued Soil Erosion and Sedimentation Control permit as may be applied to this lot and this application.

BE IT FURTHER RESOLVED that in the event the conditions set forth in this conditional preliminary and final site plan approval with variance relief are not met by November 1, 1989 with the final revised site plan having been executed by that date that this application shall be listed on the Planning Board Agenda for the meeting of the following month for dismissal without prejudice unless the applicant offers appropriate reasons for the delay all of which may be considered in the discretion of the Board.

BE IT FURTHER RESOLVED that prior to the signature of the final revised site plan herein conditionally approved and any revisions

084729-0300

7.

to same, the Board Engineer/Planner shall have indicated his approval in writing as to the form and content of the most recently revised site plan.

Kathryn Joanne Smith
KATHRYN JOANNE SMITH, Secretary

Adopted: 11/16/81
Moved By: *Kathryn Joanne Smith*
Seconded By: *David Feister*

DB 4729-0301

RESOLUTION OF MEMORIALIZATION OF THE
LAND USE REVIEW BOARD OF THE BOROUGH OF SHIP BOTTOM
COUNTY OF OCEAN AND STATE OF NEW JERSEY
DOCKET NUMBER: 00-14 V/SP

WHEREAS, Christopher J. Kreybig, Sr. has made Application to the Land Use Review Board of the Borough of Ship Bottom for a modification of the approval previously granted by the Planning Board of the Borough of Ship Bottom for preliminary and final minor site plan and variances for premises known as 287 West 8th Street, Lot 20, Block 109, Ship Bottom, Ocean County, New Jersey; and

WHEREAS, the Land Use Review Board has considered the Application filed, the letter from Robert J. Malloy, Esq., the principal of Reebadoorchee Rentals, Inc., dated October 11, 2000, the current owner of the property, the survey of the property submitted with the Application and Resolution of Memorialization, Docket No. 88-4, adopted November 16, 1988, Minutes of the Planning Board of August 17, 1988, September 21, 1988, October 19, 1988 and November 16, 1988; and

WHEREAS, a public hearing was held on October 17, 2000 at which time testimony was offered by the Applicant, Christopher J. Kreybig, Sr., testimony was offered by Robert J. Malloy, Esq., the principal of the owner, and the Board considered the October 16, 2000 letter of Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr., P.E., P.P., C.M.E., the Board Engineer, which was entered into evidence as Exhibit B-1. The Application was entered into evidence as Exhibit A-1, the letter of October 11, 2000 was entered into evidence as Exhibit A-2, and the survey

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of Horn, Tyson & Yoder, dated Septemer 27, 1999, revised November 18, 1999, was entered into evidence as Exhibit A-3 and public comment was given by Patricia Adair and Dorothy Jedzeniak and Frank Ernest; and

WHEREAS, the Board has made the following factual findings:

1. The Applicant is contract lessee/purchaser of the property. The property is currently owned by Reebadoorchee Rentals, Inc.

2. The property consists of a lot with dimensions of 60 x 100 feet, improved with a two story frame structure; the first floor being improved with an office area and the second floor containing an apartment. The property is located within the GC General Commercial Zone and was granted preliminary and final minor site plan approval, together with variances from yard set backs, parking (5 spaces provided where 9 are required) and loading zone requirements by action of the Planning Board of the Borough of Ship Bottom on November 16, 1988. All requirements of that approval have been met.

3. As a condition of that approval, the original Applicant agreed to limit the use of the property to one professional business office on the first floor, restricting same to a professional use of a low intensity. The second floor was approved for apartment use. Real Estate offices and retail uses were specifically excluded from that approval.

4. In accordance with the preliminary and final

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minor site plan approval, the property has been developed and improved with all conditions of the approving Resolution having previously been met.

5. The Applicant is seeking a modification of the prior approval to permit his utilization of the first floor professional office area for a real estate office.

6. The Applicant and Mr. Malloy indicated that the first floor office has been vacant for approximately ten (10) years.

7. Applicant has agreed to limit the amount of employees at the office to not more than five (5).

8. The Applicant's current business known as Parade of Homes Realtors, located at 810 Barnegat Avenue, Ship Bottom, New Jersey, is a low volume real estate sales and rental office; and

WHEREAS, the Land Use Review Board has determined that the relief requested by Applicant can be granted without substantial detriment to the public good and without impairing the intent and purposes of the Zone Plan and Zoning Ordinances of the Borough of Ship Bottom as the Applicant's proposal will consist of a low intensity use as was contemplated when this property was granted preliminary and final site plan and variance approvals in 1988; and

WHEREAS, this Resolution hereby modifies and amends the prior approval previously granted as found in Resolution 88-4, as recorded in the Ocean County Clerk's Office, in Deed Book 4729, at Pages 295-301.

- 4 -

NOW, THEREFORE, BE IT RESOLVED by the Land Use Review Board of the Borough of Ship Bottom that Application of Christopher J. Kreybig, Sr. to modify the restriction for real estate office usage at property located at 287 West 8th Street, Lot 20, Block 109, in the Borough of Ship Bottom, be, and hereby is, approved subject to the following conditions:

1. Applicant shall limit the number of employees in the office to five (5).

2. All other terms and conditions of the prior approval of the Planning Board under Resolution 88-4 adopted November 16, 1988, except as amended herein, shall remain in full force and effect.

3. The exclusion is limited to the real estate office and operation as testified to by the Applicant. Any change in ownership or occupant by any other real estate venture shall require presentation to the Board, as the Board finds that this Applicant's operation satisfies the low intensity requirement. Any other real estate offices to utilize the site must meet the criteria as set forth above by this Applicant.

4. The Applicant shall prepare and file a new Deed setting forth the terms and conditions of this Resolution and record same in the Ocean County Clerk's Office, as this Resolution modifies the restrictions to permit a real estate office with not more than five (5) employees, as that limitation satisfies the low intensity criteria set by the Planning Board; said Deed to be approved by the Board solicitor and Board Engineer prior to filing.

- 5 -

5. Payment of all taxes, fees and required escrow deposits to the Borough of Ship Bottom. Applicants shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days from the adoption of this Resolution.

Lillian Lorman
LILLIAN LORMAN, Secretary

Adopted: October 17, 2000

Moved By: Mr. Dunn

Seconded By: Mr. Butkus

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

I, LILLIAN LORMAN, Secretary of the Land Use Review Board of the Borough of Ship Bottom, County of Ocean, State of New Jersey, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Land Use Review Board of the Borough of Ship Bottom at a public meeting held on October 17, 2000.

Lillian Lorman
LILLIAN LORMAN, Secretary

PUBLIC NOTICE

BOROUGH OF SHIP BOTTOM

Public notice is hereby given that LBI Commercial Properties LLC (the “Applicant”) has applied to the Land Use Review Board of the Borough of Ship Bottom (the “Board”), Ocean County, New Jersey for a bulk variance relative to a proposed sign on the property designated as Lot 20 in Block 109 on the Tax Map of the Borough of Ship Bottom, located at 287 W. 8th Street. The property is currently developed with a mixed-use building. The first floor is occupied by a contractor’s office, with a single-family dwelling unit above. The Applicant is seeking to install a new electronic sign in accordance with the sign specifications submitted with the application. The sign is to be located in the same location as the sign that the prior owner of the property utilized for its sign.

Under Section 16.52.130(A)(1) of the Ship Bottom Zoning Ordinance, signs using mechanical or electrical devices to revolve, flash or display movement or the illusion of movement and electronic message signs are prohibited. The Applicant’s proposed sign does not comply with this Ordinance, and therefore seeks variance relief from the Board. 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 July 15, 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 # 3702

James S. Raban,
Attorney for Applicant

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF Ocean : SS

LBI Commercial Properties, LLC, of full age, being duly sworn according to law, on their oath deposes and says that they own 287 West 8th 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 20, Block 109 and that they hereby authorize and appoint James Raban, Esq. to make the within application in their behalf and that the statements contained in said application are true.

LBI Commercial Properties, LLC

Michelle Heins
Michelle Heins, Managing Member

Sworn and subscribed before
me this 24th day
of June, 2025

Denise Lawlor-Hamouda
Notary Public

