



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: 1012 Central Avenue
Tax Map: Page 14 Block 95 Lot(s) 3
Page _____ Block _____ Lot(s) _____
Dimensions: Frontage 125 Depth 125 Total Area 12,500
Zoning District: OR- Office Residential

2. APPLICANT

Name: JS Pro LLC
Address: XX
Telephone No.: Home: XXXXXXXXXX Local: XXXXXXXXXX
Work: _____ Fax: _____
Applicant is a: Corporation _____ Partnership _____ Individual _____
Other (Please Specify) 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).

Name See attached 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 Same as Applicant

Address _____

Telephone No. 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 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:

Proposal for: New structure X _____ Expanded area _____ Alteration _____

Expansion of structure _____ Change of Use X _____ 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 X _____ No _____; A State Road: Yes _____ No X _____;

Within 200 feet of a municipal boundary: Yes _____ No X _____

Present use of the premises: 2 Story Dwelling

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

Address 1125 Atlantic Ave., 3rd Floor, Atlantic City, NJ 08401

Telephone No. 609-572-7544

Fax No. 609-572-7455

7. **Applicant's Engineer** Insite Engineering, LLC

Address 20 N. Main St., Suite 2B, Manahawkin, NJ 08050

Telephone No. 732-531-7100

Fax No. _____

8. **Applicant's Planning Consultant** _____

Address Insite Engineering, LLC

Telephone No. 732-531-7100

Fax No. _____

9. **Applicant's Architect** Plan Architecture

Address 267 Pascack Road, Township of Washington, NJ

Telephone No. 201-664-7526

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 _____

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 _____ Number of proposed dwelling units _____ (If applicable)
Area and dimensions of each proposed lot _____

SITE PLAN:

☐ 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:

See attached project narrative

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

Waiver from Land Use Ordinance 16.76.060- Use Variance checklist

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 attached project narrative

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? 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? Municipal bond as required by ordinance
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 Department		X	
Ship Bottom Public Works Department		X	
Long Beach Island Health Department		X	
Ocean County Planning Board	X		
Ocean County Soil Conservation District		X	
NJ Dept. of Environmental Protection		X	
Sanitary Sewer Connection Permit		X	
Sewer Extension Permit		X	
Waterfront Development Permit		X	
Wetlands Permits		X	
Tidal Wetlands Permit		X	
FEMA		X	
NJ Department of Transportation		X	
Atlantic Electric			
NJ Natural Gas			
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
18	Preliminary and Final Major Site Plan For Proposed Office Building prepared by Insite Engineering, LLC dated July 24, 2025
18	Conceptual Renderings prepared by Plan Architecture dated July 23, 2025

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</u>
<u>X</u>	Engineer	<u>All</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].

DATE

7/25/23

SIGNATURE OF APPLICANT

Nicholas F. Talvacchia, Attorney for Applicant

DATE

7/25/23

SIGNATURE OF OWNER

Nicholas F. Talvacchia, Attorney for 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.

DATE

7/25/23

SIGNATURE OF OWNER OR APPLICANT

Nicholas F. Talvacchia, Owner for Applicant

BOROUGH OF SHIP BOTTOM PROFESSIONAL CONSULTANTS

Land Use Board Attorney

Joseph D. Coronato, Sr., Esq.
Coronato Law
121 Washington Street
Toms River, NJ 08753

Office: (732) 808-4600
Fax: (732) 808-0449

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

PROJECT NARRATIVE

Block 95 Lot 3

July 25, 2025

JS Pro LLC, a New Jersey limited liability company ("Applicant"), is the owner of the property known as 1012 Central Avenue also identified as Block 95, Lot 3 on the tax map for the Borough of Ship Bottom. Applicant has applied to the Land Use Board of the Borough of Ship Bottom for preliminary and final site plan approval and variance relief for the construction of a two-story office building on the above referenced property. The property is located in the OR- Office Residential zone where professional office uses are permitted.

Applicant proposes to remove the existing commercial building and construct a two (2) story office building in its place. A professional office use for interior design services is proposed for the first floor and office use for a licensed contractor on the second floor. The proposed uses meet the definition of professional offices. In the alternative, Applicant requests d-1 or use variance approval for the office uses.

Together with preliminary and final major site plan approval, bulk variance relief is requested for a number of parking spaces. Applicant proposes a total of fifteen (15) parking spaces and requests relief from the parking requirement of twenty-six (26) spaces. Applicant requests a waiver from the requirements from Land Use Ordinance 16.76.060- Use Variance checklist items. Applicant requests any variances, waivers or relief that the Land Use Board deems necessary and/or appropriate for the project.