

REGINALD J. RABAN (1945-2024)
JAMES S. RABAN*▲

MEMBER OF NJ BAR *
MEMBER OF PA BAR▲

RABAN & RABAN
— LLC —
Attorneys at Law
**11710 Long Beach Blvd.
Haven Beach, NJ 08008**

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September 30, 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: Laracca Estates LLC Preliminary and Final Major Site Plan and Bulk Variance
Block 30, Lot 11
2304 Long Beach Blvd., Ship Bottom, NJ

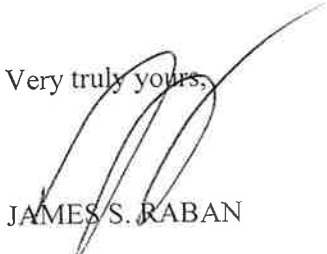
Dear Ms. Dela Cruz:

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

- (x) 18 copies of Land Use Development Application;
- (x) 18 copies of Floor plans prepared by Frank Mileto, AIA, PP;
- (x) 18 copies of Site Plans prepared by James Brzozowski, P.E., P.P., of Horn, Tyson & Yoder, Inc.;
- (x) Affidavit of Ownership;
- (x) W-9;
- (x) Public Notice;
- (x) Check No.: 3901 Amount \$2,950.00 Administrative Fee;
- (x) Check No.: 3902 Amount \$5,500.00 Escrow Account Deposit;
- (x) Please consent and/or approve for public hearing on October 21, 2025 at 6:30 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
Enc.

Sara Dela Cruz, Secretary

September 30, 2025

Page 2

Cc: Laracca Estates LLC (via email)
Frank Mileto, AIA (via email)
James Brzozowski, P.E., 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)

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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 : 2304 Long Beach Blvd.

Tax Map Page 5 Block 30 Lot 11

Dimensions Frontage 118 feet Depth 118 feet Total Area 3,363 sq. ft.

Zoning District: SC – Shore Commercial District

2. APPLICANT

Name Laracca Estates LLC

Address 12 Howell St., Whippany, NJ 07981

Telephone Number: ~~908-650-8670~~ Home: Local:

Work:

Applicant is a Corporation

Other: Limited Liability Company X

Fax:

Partnership

Individual

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 Vincent Laracca Interest 100%

Address 12 Howell St., Whippany, NJ 07981

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 LJC 47 LLC

Address 465 Madison Ave., New York, NY 10021

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:

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

See attached Resolution of the Ship Bottom Land Use Board under Docket Number 2017:15 SP/V granting preliminary and final site plan approval and variances to permit the construction of a second-story apartment above the existing one-story commercial building. The approvals were never acted upon by the applicant or any subsequent owner.

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: Vacant commercial space

6. Applicant's Attorney JAMES S. RABAN

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

Telephone Number (609) 492 - 0533 Fax Number (609) 492 - 0464

7. Applicant's Engineer / Surveyor Horn, Tyson & Yoder, Inc.

Address 8510 Long Beach Blvd., Long Beach Township, NJ 08008

Telephone Number: 609-492-5050 Fax Number

8. Applicant's Planning Consultant: Same as Engineer

Address

Telephone Number

Fax Number

9. Applicant's Architect: Frank D. Mileto, AIA, PP

Address 17 S. Long Beach Blvd., Surf City, NJ 08008

Telephone Number 908-334-8667

Email: fmileto@comcast.net

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:

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)]

X Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet): 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 (USE) [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 16.44.010(D): The minimum required lot area for the proposed uses is 4,800 square feet. The existing and proposed lot area is 3,363 square feet, which is a preexisting nonconformity that is not changing.

Section 16.44.010(D): The minimum required lot width is 60 feet. The existing and proposed lot width is 28.5 feet, which is a preexisting nonconformity that is not changing.

Section 16.44.010(D): Being that this is a corner lot, there are two front yards: Long Beach Boulevard and E. 24th Street. The minimum required front yard setback is 15 feet. The existing front yard setback to Long Beach Boulevard is 2.7 feet; the proposed front yard setback to Long Beach Boulevard is also 2.7 feet. The existing front yard setback to E. 24th Street is 0.4 feet; the proposed front yard setback to E. 24th Street is also 0.4 feet.

Section 16.44.010(D): The minimum required side yard setback is 5 feet. Being that this is a corner lot, there are two front yards, with the northerly yard being a side yard and the easterly yard being the rear yard. The existing side yard setback is 0.1 feet; the proposed side yard setback is also 0.1 feet.

Section 16.44.010(D): The maximum permitted building coverage is 35%. The existing building coverage is 52.1%; the proposed building coverage is 55.5%.

Section 16.44.010(D): The maximum permitted lot coverage is 90%. The existing lot coverage is 94.6%; the proposed lot coverage is 91.8%.

Section 16.44.010(F): There is a minimum of 11 total parking spaces required at the site. There are currently 4 parking spaces at the property; 4 parking spaces are proposed.

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

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.

15. 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.

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 one-story commercial building that is currently vacant. The Applicant is proposing to renovate the existing building and add a second story. The Applicant proposes to utilize the ground floor, and a portion of the new second floor, as a fitness center. The remaining portion of the second story would be utilized as a single-family apartment.

16. Is a public Water Line available? Yes

17. Is public Sanitary Sewer available? Yes
18. Does the application propose any lighting ? Building mounted lighting is 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.			
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)

18 copies of Site Plan prepared by Horn, Tyson & Yoder, Inc.
18 copies of architectural drawings prepared by Frank Mileto, AIA, PP

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.

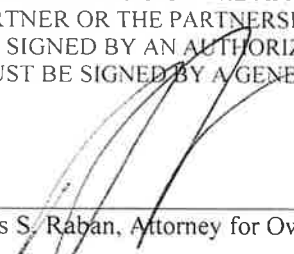
26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS:

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> x </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)

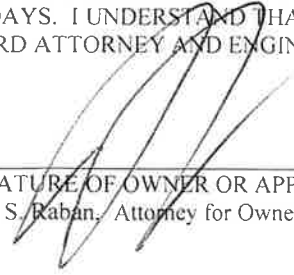


James S. Raban, Attorney for Owner /Applicant

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.

Dated:

9/29/25



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 OF MEMORIALIZATION OF THE
LAND USE REVIEW BOARD OF THE BOROUGH OF SHIP BOTTOM
COUNTY OF OCEAN AND STATE OF NEW JERSEY
DOCKET NO. 2017:15 SP/V**

WHEREAS, the Estate of Lawrence J. Corneek by Norman Field, Executor has made application to the Land Use Review Board of the Borough of Ship Bottom for variances and for Preliminary and Final Site Plan Approval together with variances to permit the construction of a second story apartment to the existing one story commercial building located at 2304 Long Beach Boulevard, known and designated as Lot 11 Block 30 in the Borough of Ship Bottom, County of Ocean and State of New Jersey,

WHEREAS, the Land Use Review Board considered this application at a public hearing conducted on September 20, 2017. The applicant was represented by Richard P. Visotcky, Esq. The application dated August 7, 2017 was entered into evidence as Exhibit A-1; the plan prepared by Horn, Tyson & Yoder, Inc. titled "Site Plan Lot 11 Block 30 Tax Map Sheet #5 Borough of Ship Bottom, Ocean County, New Jersey" dated May 18, 2012 under signature and seal of James D. Brzozowski, Professional Engineer, Professional Planner and Hayes A. Hewitt, PLS was entered into evidence as Exhibit A-2; architectural plans prepared by the Creative Minds Group Assoc. LLC dated June 21, 2017, titled "2304 Long Beach Blvd Block 30 Lot 11 Borough of Ship Bottom Ocean County, NJ" under signature and seal of Frank D. Mileto, AIA containing three (3) sheets, A4, A5 & A6; was entered into evidence as Exhibit A-3; two (2) photographs of the property, one of the front and north face; and the other of south side of the building were entered into evidence as Exhibit A-4 and a photograph of the building and 24th Street was entered into evidence as Exhibit A-5. The review letter from Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr., PE, PP, CME, and dated September 11, 2012 was entered into evidence as Exhibit B-1. Testimony was offered by James D. Brzozowski, the applicant's engineer and planner; Frank D. Mileto, applicant's architect and by Norman Field the applicant. There was not any public comment offered; and

WHEREAS, the Land Use Review Board after considering the Application, testimony of the witness, documentation entered into evidence, argument of counsel and public comment has made the following factual findings:

1. All jurisdictional requirements have been met.
2. Applicant acquired the property in April 2017; it is a vacant commercial building, having been previously occupied and used as a shoe store.
3. The property is located on the northeast corner of 24th Street and Long Beach Boulevard; it consists of a lot with dimensions of 28.50 x 118.00 feet; improved with a one story building and gravel parking area to the rear, which is accessible from 24th Street.
4. The site is located in the SC Shore Commercial Zone. The lot area is nonconforming at 3,363 square feet where a minimum of 4,800 square

feet is required; the lot width of 28.5 feet is nonconforming as 60.00 feet lot width is required. The setback to Long Beach Boulevard is 2.7 feet where 15 feet is required; the lot frontage to 24th Street is 0.4 feet where 15 feet is required and the side yard setback to the north is 0.1 feet where 5 feet is required. The lot coverage is 94% where 90% is permitted; and the building coverage is 55.5% where 35% is permitted. Applicant does not have adequate parking for the prior retail use, seven (7) spaces were required and four parking (4) spaces exist. The addition of an apartment at the site creates a requirement for nine (9) parking spaces with four (4) spaces being provided.

5. The Board adopts the contents of the September 11, 2017 letter from Owen, Little & Associates, Inc. entered into evidence as Exhibit B-1; as if set forth herein at length.
6. Applicant proposes to construct a two (2) bedroom two (2) bath apartment on the second floor of the building as set forth on the architectural plans entered into evidence as Exhibit A-3. As part of the construction roof overhangs at the front and rear of the building will be removed to reduce the building coverage to 52.1 %; and the lot coverage to 91.4%.
7. Applicant proposes to flood proof the first floor to Elevation 9 feet; and will construct the second story not to exceed a building height of 24 feet.
8. Applicants are requesting a waiver to permit the continued use of the 44.5' depressed curb at 24th Street for access and egress to the parking area. Applicant will repair or replace all curbs at the site in disrepair or below current design standards.
9. The mixed use is permitted in the zone. The property to the north is developed with condominiums and the property to the east is improved with parking for the aforementioned condominiums. The use and development as proposed will not have any impact upon the neighbors.
10. Applicant will maintain all lighting at the site in accordance with Borough Ordinances and will assure that all light is shielded from the adjoining properties.
11. The designation of "Phase 2" on the plans is in error, there is not a Phase 2, and the designation shall be removed from the plan.
12. Applicants architect testified that the existing building can structurally support the proposed addition.
13. The ground level will be used for commercial purposes, only as permitted under Ordinance 16.44.010 B. 7.
14. Applicant will side the entire building, provide an ADA bathroom at the first floor; provide storage for the apartment under the stairs; and provide for trash storage and removal as designated on the plan.

15. The apartment will be set back with a deck in front and walkway on the side, over the roof of the first floor, and will contain 1,034 square feet of living area; and

WHEREAS, the Land Use Review Board of the Borough of Ship Bottom has determined that the relief requested by the applicant, the Estate of Lawrence J. Corneek by Norman Field, Executor for Site Plan Approval together with variances to permit the construction of a second story apartment to the existing one story commercial building located at 2304 Long Beach Boulevard, known and designated as Lot 11 Block 30 in the Borough of Ship Bottom, County of Ocean and State of New Jersey 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 proposed use at this site is permitted under ordinance; the nonconforming conditions are preexisting, the building and land coverage will be slightly decreased; the development will not have any impact upon adjoining properties, and the building will be aesthetically improved. There is off-site parking available on Long Beach Boulevard and the parking variance may be granted; many of the commercial uses in the Borough do not provide any onsite parking.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Review Board of the Borough of Ship Bottom that the application of the Estate of Lawrence J. Corneek by Norman Field, Executor has made application to the Land Use Review Board of the Borough of Ship Bottom for variances and for Site Plan Approval together with variances to permit the construction of a second story apartment to the existing one story commercial building located at 2304 Long Beach Boulevard, known and designated as Lot 11 Block 30 in the Borough of Ship Bottom, County of Ocean and State of New Jersey, be and hereby is, conditionally approved.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr., P.E., P.P., and C.M.E., dated September 11, 2017, as entered into evidence as Exhibit B-1; and applicant complying with all other technical revisions as may be required by the Board engineer.

BE IT FURTHER RESOLVED that that applicant is granted variance relief from preexisting conditions and a waiver to retain the 44.5 feet depressed curb for access and egress to the parking area.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicant conforming to all ordinances pertaining to the use of the property and lighting, with all lighting being directed away for the adjoining residential uses, and in conformance with Borough Ordinances. All signage shall conform to Borough ordinances.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon all construction at the property conforming to FEMA requirements, with the first floor being flood proofed to elevation 9 feet; and all building, fire and safety Codes.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant obtaining all requisite permits and Applicant complying with all Federal, State and Local rules regulations and statutes and ordinances effecting this development.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development, including but not limited to Ocean County Planning Board and approval from the Ship Bottom Water and Sewer Departments.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant's payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required. Applicant shall also pay and post all inspection fees, performance guarantees and maintenance bonds as may be required, in amounts established by the Borough Engineer, and in such form as required by the Borough Solicitor.

BE IT FURTHER RESOLVED that the Applicant is required to comply with all ordinances of the Borough of Ship Bottom, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Board with respect to Borough Ordinances, including the Zoning Ordinances.

BE IT FURTHER RESOLVED that this approval is subject to all conditions and representations by applicant and its representatives as set forth herein and as placed on the record at the public hearing conducted on September 20, 2017 when this matter was considered.

BE IT FURTHER RESOLVED that applicant will repair/replace and install curbs, sidewalks and the driveway apron permitted at 44.5 feet. in accordance with Borough Ordinances and as directed by the Borough Engineer. Applicant will also replace and/or repair the water and sewer lines and laterals along the frontage of the property; as may be required by the Water and Sewer Department and Board Engineer. Applicant shall also address any deficiencies to provide adequate access and egress to the parking area; and provide a handicap accessible parking space as reflected on the plan.

Date Approved: October 18, 2017

Motion: Mr. Hay

Second: Mr. Dixon

Roll Call Vote: Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Vice Chairman Tallon and Chairman Cooper, all aye.

-CERTIFICATION-

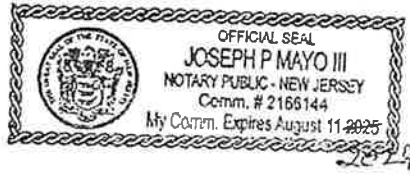
I, **Sara Gresko**, Secretary of the Land Use Review Board of the Borough of Ship Bottom, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution adopted by the Land Use Review Board of the Borough of Ship Bottom at a public meeting held on October 18, 2017.



SARA GRESKO, SECRETARY

AFFIDAVIT OF OWNERSHIP

NEW JERSEY
STATE OF NEW YORK)
: ss.:
COUNTY OF KINGS)
OCEAN



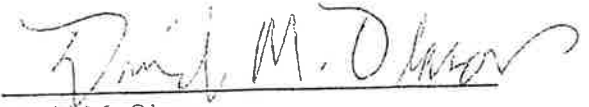
Joseph P Mayo III
9/23/2025

DAVID M. OLASOV, a member of the Bar of the State of New York, hereby affirms under the penalties of perjury pursuant to CLPLR Rule 2106, as follows:

1. I am the sole manager of LJC 47 LLC, a limited liability company organized under New Jersey law, and the president and director of The Corneck Family Foundation, Inc., a non-for-profit corporation organized under New York law and the sole member of LJC 47 LLC. I have personal knowledge of the matters set forth herein, and am authorized to make the directions contained herein.

2. LJC 47 LLC owns 2304 Long Beach Blvd. in the Municipality of Ship Bottom in the County of Ocean and State of New Jersey and 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 11 Block 30.

3. LJC 47 LLC hereby authorizes and appoints James S. Raban as its attorney in fact for the limited purpose of making the within application on its behalf to the Land Use Review Board of the Borough of Ship Bottom, Ocean County, New Jersey.


David M. Olasov

Dated: Brooklyn, NY
September 23, 2025

PUBLIC NOTICE

BOROUGH OF SHIP BOTTOM

Public notice is hereby given that Laracca Estates LLC (the “Applicant”) has applied to the Land Use Review Board of the Borough of Ship Bottom (the “Board”), Ocean County, New Jersey for preliminary and final major site plan approval and variances relative to development on the property designated as Lot 11 in Block 30 on the Tax Map of the Borough of Ship Bottom, located at 2304 Long Beach Boulevard. The property is currently developed with a one-story commercial building that is currently vacant. The Applicant is proposing to renovate the existing building and add a second story. The ground floor, and a portion of the new second floor, would be utilized as a fitness center. The remaining portion of the second story would be utilized as a single-family apartment. The following variances from the Ship Bottom Zoning Ordinance are requested:

1. Section 16.44.010(D): The minimum required lot area for the proposed uses is 4,800 square feet. The existing and proposed lot area is 3,363 square feet, which is a preexisting nonconformity that is not changing.
2. Section 16.44.010(D): The minimum required lot width is 60 feet. The existing and proposed lot width is 28.5 feet, which is a preexisting nonconformity that is not changing.
3. Section 16.44.010(D): Being that this is a corner lot, there are two front yards: Long Beach Boulevard and E. 24th Street. The minimum required front yard setback is 15 feet. The existing front yard setback to Long Beach Boulevard is 2.7 feet; the proposed front yard setback to Long Beach Boulevard is also 2.7 feet. The existing

front yard setback to E. 24th Street is 0.4 feet; the proposed front yard setback to E. 24th Street is also 0.4 feet.

4. Section 16.44.010(D): The minimum required side yard setback is 5 feet. Being that this is a corner lot, there are two front yards, with the northerly yard being a side yard and the easterly yard being the rear yard. The existing side yard setback is 0.1 feet; the proposed side yard setback is also 0.1 feet.
5. Section 16.44.010(D): The maximum permitted building coverage is 35%. The existing building coverage is 52.1%; the proposed building coverage is 55.5%.
6. Section 16.44.010(D): The maximum permitted lot coverage is 90%. The existing lot coverage is 94.6%; the proposed lot coverage is 91.8%.
7. Section 16.44.010(F): There is a minimum of 11 total parking spaces required at the site. There are currently 4 parking spaces at the property; 4 parking spaces are proposed.

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 October 21, 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:

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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 # 3707

James S. Raban,
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