

**RABAN & RABAN**

— LLC —

*Attorneys at Law*

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

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN\* ▲

MEMBER OF NJ BAR \*

MEMBER OF PA BAR ▲

TEL (609) 492-0533

FAX (609) 492-0464

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

February 24, 2026

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: Mundy Consulting Inc. Amended Preliminary and Final Major Site Plan and  
Special Reasons Variance  
Block 29, Lots 14, 15 & 16  
2400 Long Beach Blvd., Ship Bottom, NJ

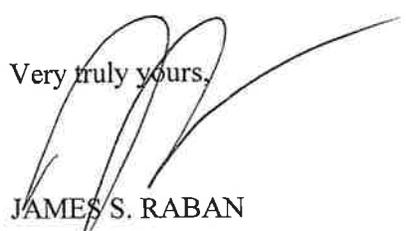
Dear Ms. Dela Cruz:

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 Steven Savino, R.A. ;
- (x) 18 copies of Survey prepared by FRD Surveying, LLC;
- (x) Affidavit of Ownership;
- (x) W-9;
- (x) Public Notice;
- (x) Check No.: 187 Amount \$1,850.00 Administrative Fee;
- (x) Check No.: 188 Amount \$2,875.00 Escrow Account Deposit;
- (x) Please consent and/or approve for public hearing on March 17, 2026 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.

Cc: Christine Mundy (via email)

Sara Dela Cruz, Secretary

February 24, 2026

Page 2

Steven Savino, R.A. (via email)

FRD Surveying, LLC(via email)

Frank Little Jr., P.E., P.P. (via email)

Joseph Coronato, Sr., Esq. (via email)

Joseph Coronato, Jr., Esq. (via email)

F

**LAND USE DEVELOPMENT APPLICATION**

**BOROUGH OF SHIP BOTTOM**  
17<sup>TH</sup> & 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 : 2400 Long Beach Boulevard  
Tax Map Page 5 Block 29 Lot 14, 15, & 16  
Dimensions Frontage 160 feet Depth 90 feet Total Area 14,400 sq. ft.  
Zoning District: SC – Shore Commercial Zone

**2. APPLICANT**

Name Mundy Consulting, Inc.

Address 124 Batchelor Lane, Hammonton, NJ 08037

Telephone Number: ~~XXXXXXXXXX~~ Home: Local:

Work: Applicant is a Corporation X Partnership Individual  
Other: Limited Liability Company

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 Christine Mundy Interest: 99%

Address 124 Batchelor Lane, Hammonton, NJ 08037

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 Ship Bottom Retail LLC

Address 141 Ayers Ct Suite 1A, Teaneck, NJ 07666

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) internal modifications

Has this property been the subject of any prior application (s) to the Planning Board or Zoning Board of Adjustment? Yes No

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 Building (Previously Dollar General)

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 FRD Surveying, LLC

Address 697 Mill Creek Road, Suite 8, Manahawkin, NJ 08050

Telephone Number: 732-986-4630 Fax Number 732-415-0924

8. Applicant's Planning Consultant: To be determined

Address

Telephone Number

Fax Number

9. Applicant's Architect: Steven R. Savino, R.A.

Address 12 Macfarlane Circle, Monroe, NJ 08831

Telephone Number 732-656-7877

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:**

Minor Subdivision Approval

Subdivision Approval (Preliminary)

Subdivision Approval (Final)

Number of Lots to be created  
(if applicable)

Number of proposed Dwelling Units

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)]

X 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:

The proposed golf simulation facility is not listed as a permitted use within the SC Shore Commercial District. Therefore, a special reasons variance is required. Using a retail use to provide parking calculations under 16.44.010(F)(1) of the Ship Bottom Zoning Ordinance, and using an approximate floor area of 8,500 square feet of commercial space, 34 parking spaces would be required at the site. There are 17 existing parking spaces at the site, and 17 parking spaces are proposed. There are no proposed changes to the existing footprint of the building, and no proposed changes to the existing parking configuration.

There are preexisting nonconformities relative to the existing building at the property. If required, the Applicant requests variance relief relative to these preexisting nonconformities.

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

The Applicant requests a waiver from the requirement to submit a formal site plan based upon the fact that the site is fully developed. The Applicant reserves the right to request any additional waivers that may be required by the Board at the hearing.

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 Applicant is proposing to utilize the property as a golf simulation facility. See the attached Statement of Operations prepared by the Applicant. There are no proposed changes to the footprint of the existing building, and there are no proposed changes to the existing parking configuration at the site.

16. Is a public Water Line available? Yes

17. Is public Sanitary Sewer available? Yes

18. Does the application propose any lighting ? No new 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			To be determined
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 Survey of Property with Topography prepared by FRD Surveying, LLC
- 18 copies of Architectural Drawings prepared by Steven R. Savino, R.A.

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>      </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:

2/24/26

\_\_\_\_\_  
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

## STATEMENT OF OPERATIONS

Shot Shaver LBI is proposing the transformation of a former retail space (Dollar General) in Ship Bottom, Long Beach Island, NJ, into a state-of-the-art, 8,500 sq ft luxury golf simulation facility. This facility will feature 11 golf simulators, including executive and junior suites, designed to offer a high-end, year-round recreational experience for both residents and visitors to Long Beach Island.

The facility will primarily operate on a membership and rental model, supplemented by event hosting and retail sales. It is expected to serve the 20,000 year-round residents of LBI, along with over 100,000 seasonal visitors, and will draw additional customers from the surrounding Stafford Township. With no comparable competitors within a 30-minute radius, Shot Shaver LBI fills a critical gap in the local recreational market, providing an unmatched indoor golf experience.

Our team's connection to Long Beach Island runs deep. Several members of our group are also investors in Dockside Diner, and through our experience there, we've learned that the memories created by locals and visitors year after year are the cornerstone of what makes LBI such a unique and cherished destination. As vendors and purveyors, we believe it is our responsibility to help preserve and enhance these experiences, ensuring that LBI remains a place where people can continue making lifelong memories. We are committed to doing just that, whether through memorable meals at Dockside or exciting experiences at Shot Shaver LBI.

In addition to the recreational benefits, Shot Shaver LBI is expected to bring significant revenue to Ship Bottom and the surrounding area. With a projected first-year revenue of \$3.35 million, the business will contribute to the local economy, create seasonal and full-time employment opportunities, and generate valuable tax revenue. This influx of economic activity will directly benefit Ship Bottom's businesses and services, making it an important asset to the community.

Our team includes experts in diverse areas such as Charity & Fundraising, Golf, Restaurant Management, Property Management, and more. Together, we bring the skills necessary to ensure Shot Shaver LBI's success and its positive impact on the community.

Regarding operating hours, we request approval to operate 24/7 for members, understanding that extended hours may be subject to local regulations. We are more than willing to work within the hours the regulatory body finds most appropriate for the area and are happy to accommodate any reasonable restrictions. Additionally, we will ensure that member access is traceable and scheduled to maintain a safe and controlled environment.

Shot Shaver LBI is poised to be a significant asset to Long Beach Island, providing a unique year-round recreational venue and a gathering space for both locals and tourists.

**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW JERSEY :

: SS

COUNTY OF Middlesex

Ship Bottom Retail LLC, of full age, being duly sworn according to law, on oath deposes and say that it owns 2400 E. Long Beach Blvd. in the Municipality of Ship Bottom in the County of Ocean, and State of New Jersey that the they are 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 14, 15 & 16 Block 29 and that they hereby authorize and appoint James S. Raban as their attorney in fact to make the within application on their behalf to the Land Use Review Board of the Borough of Ship Bottom, Ocean County, New Jersey.

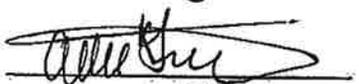
**Ship Bottom Retail LLC**



**, Managing Member**

Sworn and subscribed before me this 22nd day of

January 2026



**Notary Public**

ALLISON FERRERI  
Commission # 50194505  
Notary Public, State of New Jersey  
My Commission Expires  
05/10/2027

## **PUBLIC NOTICE**

### **BOROUGH OF SHIP BOTTOM**

Public notice is hereby given that Mundy Consulting, Inc. (the “Applicant”) has applied to the Land Use Review Board of the Borough of Ship Bottom (the “Board”), Ocean County, New Jersey for amended preliminary and final major site plan approval and variances relative to development on the property designated as Lots 14, 15, and 16 in Block 29 on the Tax Map of the Borough of Ship Bottom, located at 2400 Long Beach Boulevard. The property is currently developed with a commercial building that is currently vacant. The Applicant is proposing to renovate the interior of the building and utilize the property as a golf simulation facility. The facility will feature 11 golf simulators, including executive and junior suites, designed to offer a high-end, year-round recreational experience for both residents and visitors to Long Beach Island. The facility will primarily operate on a membership and rental model, supplemented by event hosting and retail sales.

The proposed golf simulation facility is not listed as a permitted use within the SC Shore Commercial District. Therefore, a special reasons variance is required. Using a retail use to provide parking calculations under 16.44.010(F)(1) of the Ship Bottom Zoning Ordinance, and using an approximate floor area of 8,500 square feet of commercial space, 34 parking spaces would be required at the site. There are 17 existing parking spaces at the site, and 17 parking spaces are proposed. There are no proposed changes to the existing footprint of the building, and no proposed changes to the existing parking configuration. There are preexisting nonconformities relative to the existing building at the property, which are not changing. If required, the Applicant requests variance relief relative to these preexisting nonconformities.

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 March 17, 2026 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=dmJ6MTVtVlRzZlRlc0pBcVJXcitpaWFKdz09>

**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=dmJ6MTVtVlRzZlRlc0pBcVJXcitpaWFKdz09>

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 # 3738

James S. Raban,  
Attorney for Applicant