

RABAN & RABAN

— LLC —

Attorneys at Law

**11710 Long Beach Blvd.
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JAMES S. RABAN*▲

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March 30, 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: Baldwin Grille LLC Minor Site Plan and Bulk Variance
Block 111; Lots 1, 1.01 & 1.02
Block 110; Lots 15.02, 16.01, and 17.01
401 W. 8th 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 Minor Site Plan prepared by K2 Consulting Engineers, Inc.;
- (x) 18 copies of Plan of Survey and Topography prepared by K2 Consulting Engineers, Inc.;
- (x) 18 copies of Architectural Drawings prepared by James B. Foran, Architect;
- (x) Affidavit of Ownership;
- (x) W-9;
- (x) Public Notice;
- (x) Check No.: 558 Amount \$1,250.00 Administrative Fee;
- (x) Check No.: 559 Amount \$4,500.00 Escrow Account Deposit;
- (x) Please consent and/or approve for public hearing on April 21, 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.

Sara Dela Cruz, Secretary

March 30, 2026

Page 2

cc: Baldwin Grille LLC (via email)
John Kornick, P.E., P.P. (via email)
James Foran, Architect (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 : 401 W. 8th Street
Tax Map Page 22 Block 111 Lots 1, 1.01 & 1.02
Block 110 Lots 15.02, 16.01 & 17.01
As to Block 111, Lots 1, 1.01 & 1.02:
Dimensions Frontage 441.2 feet Depth Irregular Total Area 73,180 sq. ft. (upland)
Zoning District: GC –General Commercial Zone (with the exception of Lot 15.02 in Block 110, which is located in the R-1 Single-Family Residential Zone)

2. APPLICANT

Name Baldwin Grille LLC
Address 4569 South Broad Street, Suite 200, Hamilton, NJ 08620
Telephone Number: ~~XXXXXXXXXX~~ Home: Local:
Work: Applicant is a Corporation Fax: 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 Christopher Vernon Interest: 100%
Address 228 Lalor Street, Trenton, NJ 08611

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 Louis Hochstrasser

Address 336 N. 4th St., Surf City, NJ 08008

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

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: Hochstrasser's Marina

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 John W. Kornick, P.E., P.P.

Address 36 Tanner Street, Suite 100, Haddonfield, NJ 08033

Telephone Number: 856-310-5205 Email: jkornick@k2ce.com

8. Applicant's Planning Consultant: Same as Engineer

Address

Telephone Number

Fax Number

9. Applicant's Architect: James B. Foran, Architect

Address 4569 South Broad Street, Yardville, NJ 08620

Telephone Number 609-581-5500

Email: jbforan13@gmail.com

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:

X 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): 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 (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 16.48.010(H)(1): One sign, lighted or unlighted, may be attached on each principal building facade. The Applicant is proposing two signs per building façade.

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, lighting plan, and landscaping 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 property is currently developed with Hochstrasser's Marina. The Applicant is seeking to continue the marina use at the site, while also adding a bar/restaurant use, which is a permitted use in the GC General Commercial Zone. The existing buildings at the site will be renovated and will remain at the site. The easterly building will be utilized as an amenity and dining area, and the westerly building will be used as a dining area. There is also an outdoor seating area proposed in the vicinity of the westerly building, which will be shielded by shade sails. There are 360 total seats proposed for the bar/restaurant use. The proposed uses at the site require a total of 120 parking spaces; 144 parking spaces are proposed. Attached is a Statement of Operations with additional details relative to the proposed uses.

The use of Lots 15.02, 16.01, and 17.01 in Block 110 will be continued as historically maintained for boat storage and parking. However, all 144 proposed parking spaces as referenced above are situated on Lot 1 in Block 111.

16. Is a public Water Line available? Yes

17. Is public Sanitary Sewer available? Yes

18. Does the application propose any lighting ? Any additional lighting will be shielded so as to not project onto surrounding properties.

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)

18 copies of Minor Site Plan prepared by K2 Consulting Engineers, Inc.
18 copies of Plan of Survey and Topography prepared by K2 Consulting Engineers, Inc.
18 copies of Architectural Drawings prepared by James B. Foran, Architect

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.

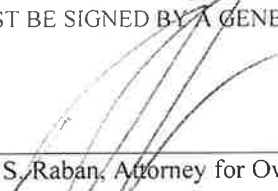
26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS:

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

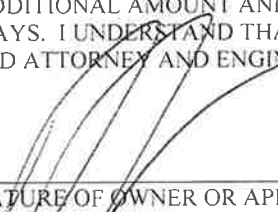
27. I CERTIFY THAT THE FOREGOING STATEMENTS AND THE MATERIALS SUBMITTED ARE TRUE, AND WAIVE ALL APPLICABLE TIME LIMITS UNTIL THE FIRST PUBLIC HEARING OF THIS APPLICATION. I FURTHER CERTIFY THAT I AM THE INDIVIDUAL APPLICANT OR THAT I AM AN OFFICER OF THE CORPORATE APPLICANT AND THAT I AM AUTHORIZED TO 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: 3/30/26



 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. (732) 240-4600
 680 Hooper Avenue.
 Building C, Second Floor, Suite 304
 Toms River, NJ 08754

ENGINEER

Frank J. Little, Jr. P.E., P.P. (732) 244-1090
 Owen, Little & Associates, Inc. FAX (732) 341-3412
 443 Atlantic City Boulevard
 Beachwood, NJ 08r722

The Salt Shack Proposed Operations

Concept

Casual bites and cocktails by the bay, offering lunch and dinner with an all-day menu

Style of Service

- Servers with food runners
- Bar service

Site features

- Dockside bar & dining, umbrella seating, covered seating
- Waterfront seating
- Shade sails
- Bike Parking

Amenities

- Dock and Dine
- Yard games
- Fire pits

Equipment & Storage

- Mobile Kitchen
- Bar equipment
- Cold storage
- Freezer storage
- Liquor storage
- Dry goods storage

Hours of operation

- Sunday- Thursday 12 pm - 10 pm
- Friday- Saturday 12 pm - 12 am

Employee Positions

- Manager
- Floor Manager
- Bartender
- Bar Back
- Servers
- Support Staff
- Line Cooks
- Grounds/Utility

- Dockhand

Arrival Methods

- Car
- Bike
- Walk
- Boat

Deliveries unloaded by employees

- Food deliveries
- Alcohol deliveries

Trash

- On-site dumpsters with scheduled pick-ups

Number of Seats

- 360: picnic, 2 tops, 4 tops, firepit seating

Music

- Scheduled entertainment
- House sound system

Marketing

- Website
- Facebook
- Instagram

PUBLIC NOTICE

BOROUGH OF SHIP BOTTOM

Public notice is hereby given that Baldwin Grille LLC (the “Applicant”) has applied to the Land Use Review Board of the Borough of Ship Bottom (the “Board”), Ocean County, New Jersey for minor site plan approval and a variance relative to proposed development on the property designated as Lots 1, 1.01, and 1.02 in Block 111 on the Tax Map of the Borough of Ship Bottom, located at 401 W. 8th Street. The property is currently developed with Hochstrasser’s Marina. The Applicant is seeking to continue the marina use at the site, while also adding a bar/restaurant use, which is a permitted use in the GC General Commercial Zone. The existing buildings at the site will be renovated and will remain at the site. The easterly building will be utilized as an amenity and dining area, and the westerly building will be used as a dining area. There is also an outdoor seating area proposed in the vicinity of the westerly building, which will be shielded by shade sails. There are 360 total seats proposed for the bar/restaurant use. The proposed uses at the site require a total of 120 parking spaces; 144 parking spaces are proposed.

The use of Lots 15.02, 16.01, and 17.01 in Block 110 will be continued, as historically maintained, for boat storage and parking. There is no proposed development of Lots 15.02, 16.01, and 17.01 in Block 110 at this time. However, all 144 proposed parking spaces as referenced above are situated on Lot 1 in Block 111.

Under Section 16.48.010(H)(1) of the Ship Bottom Zoning Ordinance, one sign, lighted or unlighted, may be attached on each principal building facade. The Applicant is proposing two signs per building façade, requiring a bulk variance. 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 April 21, 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=dmJ6MTVlKzhrc0pBeVJXcitpaWFKdz09>

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=dmJ6MTVlKzhrc0pBeVJXcitpaWFKdz09>

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 # 3751

James S. Raban,
Attorney for Applicant