

**LAND USE DEVELOPMENT APPLICATION**

300 Engleside Avenue  
Beach Haven, New Jersey 08008  
609-492-0111

**RECEIVED**

NOV 10 2025

**Land Use Board  
Beach Haven, NJ 08008**

**TO BE COMPLETED BY BOROUGH STAFF ONLY**

Date Filed: <u>11/10/2025</u>	Docket # <u>2025-11</u>
Application Fee: <u>350.00</u>	Escrow Deposit: <u>1,500.00</u>
Technical Review: _____	Hearing Date: <u>12/1/2025</u>

**1. SUBJECT PROPERTY: (TO BE COMPLETED BY APPLICANT)**

Location: 100 N. West Ave.  
Tax Map: Page: 8 Block: 141 Lot(s): 1 & 1.01  
Page: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_  
Dimensions: Frontage: \_\_\_\_\_ Dept: \_\_\_\_\_ Total Area: \_\_\_\_\_  
Zoning District: MC Marine Commercial District

**2. APPLICANT:**

Name: Black Whale Condominium Association  
Address: 100 N. West Ave.  
Phone Number: Local #: \_\_\_\_\_ Cell #: 609-492-1715  
Work #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: barb@coastalliving.pro  
Applicant is: Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual \_\_\_\_\_  
Other (Please Specify) NJ Nonprofit Corporation

**3. DISCLOSURE STATEMENT:**

Pursuant to N.J.S. 40:550-48.1, the names and addresses 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. 40:550-48.2 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: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Interest: \_\_\_\_\_

**\*\*APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEER 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):**

Owners Name: Same as Applicant  
Address: \_\_\_\_\_  
Phone Number: Local #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
Work #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Relationship of the applicant to the property in question:  
Owner: \_\_\_\_\_ Lessee: \_\_\_\_\_ Purchaser Under Contract: \_\_\_\_\_ Other: \_\_\_\_\_

**5. PROPERTY INFORMATION:**

Deed restrictions, covenants, casements, rights of way, association by-laws, or other dedication existing or proposed on the property:

Yes (attached copies) X No \_\_\_\_\_ Proposed \_\_\_\_\_

**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:**

Proposal for: New Structure \_\_\_\_\_ Expanded Area \_\_\_\_\_ Alteration \_\_\_\_\_  
Expansion of Structure \_\_\_\_\_ Change of Use \_\_\_\_\_ Sign \_\_\_\_\_  
Other (please specify) The Applicant is seeking modifications to a prior Land Use Board Resolution  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, please attached the dates(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 \_\_\_\_\_ No X A State Road: Yes \_\_\_\_\_ No X

Within 200 feet of a Municipal boundary: Yes \_\_\_\_\_ No X

Present use of the premises: Mixed-Use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Applicants Attorney:** James S. Raban, Esq.

Address: 11710 Long Beach Blvd., Haven Beach, NJ 08008  
Phone #: 609-492-0533 Fax #: 609-492-0464 Email: jraban@regraban.com  
\_\_\_\_\_

**7. Applicant's Engineer:** James D. Brzozowski, P.E., P.P.

Address: 8510 Long Beach Blvd., Long Beach Township, NJ 08008  
Phone #: 609-492-5050 Fax #: \_\_\_\_\_ Email: jimb.hty@gmail.com

8. **Applicant's Planning Consultant:** Same as Engineer  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

9. **Applicant's Architect:** N/A  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

10. **List any other Expert who will submit a report or testify for the Applicant:** (attach additional sheets if necessary)  
Name: \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

**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 Dimension 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 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)}  
\_\_\_\_\_ Variance Relief (Substantial Benefit) {N.J.S. 40:55D-70C (2)}  
\_\_\_\_\_ Variance Relief (OSE) {N.J.S. 40:55D-70D}  
\_\_\_\_\_ Conditional Use Approval {N.J.S. 4Q: SSD-67}  
\_\_\_\_\_ Direct Issuance of a Permit for a Structure in Bed of a Mapped Street, Public Drainage Way or a Flood Control Basin {N.J.S. 4Q: 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:**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

The Applicant requests a waiver to provide an updated site plan, as there are no proposed improvements. The Applicant is merely seeking modifications to the most recent Resolution.

- 14. Attach a copy of the proposed notice to appear in the Official Newspaper in 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):**

See attached Application Supplement.

- 16. Is a public water line available?** Yes

- 17. Is a 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 Block and Lot number?** N/A

- 20. Are any off-tract improvements required?** No

- 21. Is the Subdivision to e filed by Deed or Plat?** N/A

- 22. What form of security does the applicant propose to provide as a performance and maintenance guarantees?** N/A

- 23. Other approvals which may be required and date plans submitted:**

	YES	NO	DATE PLANS SUBMITTED
Local Fire Prevention		X	
Beach Haven Water Dept		X	
Beach Haven Sewerage Authority		X	
Beach Haven Public Works Dept.		X	
Long Beach Island Health Dept.		X	
Ocean County Planning Board		X	
Ocean County Soil Conservation Dept.		X	
NJ Dept Environmental Protection		X	
Sanitary Sewer Connection Permit		X	
Sewer Extension Permit		X	
Waterfront Development Permit		X	
Wetlands Permit		X	



	YES	NO	DATE PLANS SUBMITTED
Tidal Wetlands		X	
F.E.M.A.		X	
NJ Dept. of Transportation		X	
Atlantic City Electric		X	
NJ Natural Gas		X	
Other			
Other			

24. Certification for 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 this application form\*\***

**Quantity**

6

**Description of Item**

Site Plan prepared by Horn, Tyson & Yoder, Inc. relative to prior approval

26. The applicant hereby requests that copies of the reports of the professional staff reviewing the application provided to the following of the applicants' professionals:

Specify which reports are requested for each of the applicant's professionals or whether ALL reports should be submitted to the professionals listed.

	<b><u>Applicant's Professional</u></b>	<b><u>Reports Requested</u></b>
X	Attorney	
X	Engineer	

27. Check Lists Used:

Schedule A	_____ Yes	_____ No
Schedule B	_____ Yes	_____ No
Schedule C	_____ Yes	_____ No

28. I hereby certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of the 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)*

SIGNATURE OF APPLICANT

*James S. Rabam*  
Attorney for Owner / Applicant

DATE

*11/10/25*

SIGNATURE OF OWNER

DATE

29. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited into 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.

SIGNATURE OF APPLICANT

DATE

*James S. Raban,*  
*Attorney for Owner/Applicant*

*11/10/25*

**BOROUGH OF BEACH HAVEN PROFESSIONAL CONSULTANTS**

**Land Use Board Attorney**

Eric J. Riso, Esquire  
Zeller & Wieliczko, LLP  
120 Haddontowne Ct.  
Cherry Hill, NJ 08034

856-428-6600  
856-428-6314 (FAX)

**Land Use Board Engineer/Planner:**

Frank J. Little, Jr., P.E., P.P.  
Owen Little & Associates  
443 Atlantic City Blvd.  
Beachwood, NJ 08722

732-244-1090  
732-341-3412 (FAX)

**Beach Haven Borough Attorney:**

Bruce Padula, Esquire  
Padula Law Group, LLC  
1151 Broad St., Suite 112  
Shrewsbury, NJ 07702

908-569-1990