



Engineers
Planners
Surveyors
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klee, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

**NOTICE OF COMPLETENESS
BOROUGH OF BEACH HAVEN
OFFICE OF THE LAND USE BOARD ENGINEER**

November 19, 2025

James S. Raban, Esq.
jraban@regraban.com

**Re: Application No. 2025- 11
Amended Preliminary and Final Major Site Plan Application
Black Whale Condominium Association
Block 141 Lots 1 & 1.01
100 North West Avenue
OLA File No. BHLU-25 –BLACK**

Dear Mr. Raban:

This office is in receipt of and has reviewed the Amended Preliminary and Final Major Site Plan Application for the above referenced site.

The submission consists of the following

- A. As-Built Survey, One (1) sheet, prepared by Horn, Tyson and Yoder, Inc. signed by Hayes A. Hewitt, PLS, dated 6/22/2016 and last revised 6/14/2017.
- B. Resolution of Memorialization of the Land Use Board of the Borough of Beach Haven, County of Ocean and State of New Jersey, Docket No 2015:11V/SP.

In 2015, the Beach Haven Land Use Board granted preliminary and final major site plan approval to construct a mixed-use building with a ticket booth for the Miss Beach Haven and Pirate Ship on the first floor, and three (3) two-story, 4-bedroom apartments above, which was constructed in accordance with the approval.

At this time, the applicant seeks approval to amend certain conditions within the 2015 Resolution of Approval which includes:

- Permitting trash refuse to be picked up in garbage cans by the Borough, rather than by a private carting company.
- Requesting elimination of the condition related to use of the boat slips at the site being restricted to transient vessels only.
-

No improvements are proposed onsite.

Based on our review of the submitted materials, we offer the following related to variances, existing non-conformities and waivers required:

1. **Submission Waivers**- No improvements are proposed onsite, and as a result, the applicant also requests a waiver from providing an updated site plan map.

This review includes applicable variances only and does not constitute a complete review of the proposed application. A full engineering review of this application will be forthcoming along with additional comments consistent with the Borough's Engineering Requirements.

Our office recommends that this application be deemed Technically Complete and pending administrative and legal review of the application and completeness of the same, this application can be placed on the next available agenda of the Beach Haven Borough Land Use Board.

If you have any questions, please contact this office.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI

Cc: Mary Clare Bunce, Secretary (lubsecretary@beachhaven-nj.gov)
Eric J. Riso, Esq. Board Attorney (eriso@zwattorneys.com)
James Raban, Esq., Applicant's Attorney (jraban@regraban.com)
James Brzozowski, PE, PP (jimb.hty@gmail.com)
Black Whale Condominium Association (barb@coastalliving.pro)

Z:\BHB\LAND USE\BLACK WHALE CONDOS\2025-11-AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION-BLACK WHALE CONDOMINIUM ASSOCIATION-COMPLETENESS.DOCX