

PUBLIC NOTICE

BOROUGH OF BEACH HAVEN

Public notice is hereby given that Kilroy Management LLC (hereinafter referred to as the “Applicant”) has applied to the Land Use Board of the Borough of Beach Haven, Ocean County, New Jersey for amended preliminary and final site plan approval and variances from Borough ordinances relative to proposed development on the property designated as Lots 2 and 15 in Block 134 on the Tax Map of the Borough of Beach Haven, located at 211 S. Bay Ave.

The property is L-shaped, and is currently developed with a one-story restaurant (“the Woo-Hoo”), which fronts on Bay Ave., and a two-story duplex, which fronts on Coral St. The restaurant and duplex are currently connected by a deck, which the Applicant proposes to remove. Applicant seeks to raise and renovate the duplex. In conjunction with the raising of the duplex structure, the existing entry deck will be removed and a new first story deck is proposed. Extensive exterior renovations will also be conducted to the home. There are no proposed improvements to the restaurant building.

The following variances from the Zoning Ordinance are requested:

1. Maximum permitted impervious coverage is 60%; 72.5% is existing; 80.8% is proposed.
2. Minimum front yard setback of 15 feet required to the existing duplex; 17.3 feet is existing; 13.2 feet is proposed.
3. The commercial restaurant use and duplex use are not permitted on the same lot under the Zoning Ordinance. Therefore, the renovation/expansion of the duplex constitutes an expansion of a nonconforming use, which requires a special reasons variance.

If the Board determines that any additional variances, waivers or exceptions are necessary or appropriate, then such variances, waivers, or exceptions will be requested at the hearing.

A public hearing has been scheduled for _____ in the Meeting Room at 300 Engleside Avenue, Beach Haven, New Jersey, at which time any interested persons may appear and have an opportunity to be heard on this application.

Documents pertaining to this application are available for inspection by the public during normal business hours Monday through Friday in the office of the Land Use Board in the Beach Haven Borough Hall, also located at 300 Engleside Avenue in Beach Haven, New Jersey.

James S. Raban

File #3392

Attorney for the Applicant