



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.

June 20, 2025

Chairman and Members
Surf City Municipal Land Use Board
813 Long Beach Blvd.
Surf City, NJ 08008

Re: Docket #: 2025-01 Bulk Variance
Type of Application: Bulk Variance
Applicant: Andrew J. McLain & Lisa McLain
Block: 115
Lot: 2
Location: 315 Shore Ave
OLA File No.: SCLU- 25-MCLAIN

Dear Chairman and Members:

This office is in receipt of and has reviewed the Bulk Variance application for the referenced site.

The plan submission consists of the following:

- A. Variance Plan, one (1) sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP, and dated 03/05/2025.
- B. Architectural Plans, two (2) sheets, prepared by CWB Architecture, signed by Sarah D. Jennings, A.I.A. and dated 02/25/2025.
- C. Color photos of the property, one (1) sheet, prepared by the applicant.

The property is currently developed with a two-story single-family dwelling. The subject site is developed with a two-story, single family dwelling on the corner of Shore Avenue and North Fourth Street. The applicant proposed to construct a new front covered porch on the Shore Avenue side of the property as well as construct a new rear first-floor landing and stairs, reconstruct the outdoor shower, renovate the existing first floor and renovate/expand the rear wall of the existing second floor. The Variance Plan also notes that the existing sunroom will be raised to match the First Floor Flood Elevation (5.4)


Based on our review of the submitted materials, we offer the following comments for the Board's consideration:

- 1. **Zoning-** The subject site lies within the RAA-Residential Zone. The following variances are required:
 - a. Proposed Front Yard Setback to the proposed front covered porch is 13.8 FT where 20 FT is required. A Variance is needed.

- b. The proposed renovation will result in 6 bedrooms, which, per RSIS 5:21-4.14, requires three (3) onsite parking spaces where two (2) onsite parking spaces are provided. A Variance is needed.
2. **Architectural Plans** –The plans show a 6 FT x 22.6 FT covered porch to be constructed along the front elevation of the home on Shore Avenue. Also, the interior of the house will be renovated to provide 6 bedrooms, 2 full baths and 2 half baths, and the existing sunroom will be elevated to meet the first floor elevation of the main living area, which is 5.4 FT, and also will be renovated. The second floor area will be expanded so as to provided additional bedroom and bathroom area. A new rear first-floor landing and stairs will be built and the existing outdoor shower will be reconstructed.
3. **Off Street Parking**- As noted above, the proposed renovation will result in 6 bedrooms, which, per RSIS 5:21-4.14, requires three (3) onsite parking spaces where two (2) onsite parking spaces are provided. A Variance is needed. Two (2) concrete driveways are provided along both frontages of the property and although adequate driveway length is provided for the parking of an additional vehicle, the vehicle would extend beyond the property line and into the right-of-way.
4. **Sewer and Water**-The site is currently serviced with municipal sewer and water. No change is proposed as part of this application. Review by the Surf City Sewer and Water Department should be provided to determine the adequacy of the existing services. Should they be deemed insufficient, they shall be replaced.
5. **Flood Zone** – The subject site is located within Flood Zone AE, Elevation 8 as shown on Effective FEMA Firm Map Panel No. 34029C0516G dated 12/16/2021 and Preliminary FEMA Firm Map Panel No. 34029C0516H dated 01/30/2015. This site is also within the Preliminary Coastal A Zone. We defer to the Borough Construction Department regarding a Substantial Improvement Determination and elevation compliance of the sunroom renovation.
6. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approvals may be required from any other agency having jurisdiction.
 - a. Compliance with all technical revisions and/or additional information previously indicated.
 - b. Any and all other outside agency approvals as may be required.
 - c. Posting of the required bonds and inspection fees, should site improvements be required.

We recommend this application be deemed complete provided it has met the administrative requirements of the Borough's Ordinance.

Very truly yours,


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

FJL:ASl:kmd

Cc: C. Hannemann, Municipal Clerk (boroughclerk@surfcitynj.org)

Sandi Gomez, Zoning Officer (sgomez@surfcitynj.org)

Andrew J. McLain & Lisa McLain, Applicants (ajmc2@comcast.net)

Raban & Raban, LLC, Applicant's Attorney (jraban@regraban.com)

Jason M. Marciano, P.E., P.P., Applicant's Surveyor (jason.marciano@eceinc.net)

Sarah D. Jennings, AIA, Applicant's Engineer (Sarah@CWBrearley.com)

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

March 24, 2025

Via Hand Delivery and Email Boroughclerk@surfcitynj.org

Jenna Letts, Land Use Board Clerk

Surf City Land Use Board

813 Long Beach Boulevard

Surf City, NJ 08008

Re: McLain Bulk Variance
315 Shore Ave., Surf City, NJ 08008
Block 115, Lot 2

Dear Ms. Letts:

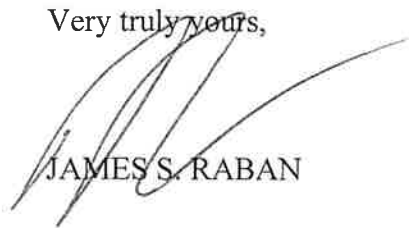
Enclosed please find the following with regard to the above referenced matter:

- (x) 12 copies of Land Use Board Application;
- (x) 12 copies of Floor Plans prepared by Sarah Jennings, AIA of CWB Architecture;
- (x) 12 copies of Variance plans prepared by Jason Marciano, P.E., P.P. of East Coast Engineering;
- (x) 12 copies of Tax Map with property Lot and Block highlighted
- (x) 12 copies of 4 color photographs of property
- (x) 1 copy of W-9 Form;
- (x) 1 Affidavit of Ownership
- (x) 1 copy of the Signed Checklist;
- (x) 1 Public Notice
- (x) 1 Bond Application
- (x) Application Fee check # 3669 Amount \$100.00
- (x) Attorney Escrow check # 3770 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing on April 23, 2025 at 7:00 p.m.

Jenna Letts, Board Clerk
March 24, 2025
Page 2

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'J. Raban', written over the typed name 'JAMES S. RABAN'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

JAMES S. RABAN

JSR/dh
Encl.

cc: Andrew and Lisa McLain (via email)
Sarah Jennings, AIA (via email)
Jason Marciano, P.E., P.P. (via email)
Surf City Fire Company (via regular mail)
Kevin S. Quinlan, Esq. (via email and regular mail)
Frank Little, P.E., P.P. (via email and regular mail)

SURF CITY LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

PLEASE NOTE: A signed, completed checklist must be received by the Land Use Board Clerk and attorney prior to deeming your application complete.

All applications and all required documents shall be submitted at least forty five (45) days prior to the regularly scheduled meeting of the Land Use Board at which consideration is sought.

NUMBER OF COPIES REQUIRED - ALL DOCUMENTS MUST BE SUBMITTED AT THE SAME TIME.

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED!!!!

- ☒ 15 Copies of Application
- ☒ 15 Copies of Variance Map, Site Plan, or Subdivision and all supporting documents
- ☒ 15 Copies of Tax Map sheet with Block and Lot highlighted
- ☒ 15 Copies of the Permit Refusal from the Zoning Officer
- ☒ 15 Color Copies of Property Photos (min. 4 color photos taken within past 30 days.)
- ☒ **1 copy of W-9 Form
- ☒ **1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collision
- ☒ **1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.)

****These items are to be included in initial package to board secretary only.**

DISTRIBUTION

Please note it is the Applicant's responsibility to distribute completed applications

Kevin S. Quinlan, Esq., 207 W Main Street, Tuckerton, NJ 08087

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with property Lot and Block highlighted
- ☒ 1 Copy of Checklist

Frank Little, P.E. P.P., Owen Little and Associates, Inc 443 Atlantic City Blvd. Beachwood, NJ 08722

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with property Lot and Block highlighted

Surf City Fire Company 713 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos

Board Clerk 813 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Original of each ☒ Application ☒ Variance Plat, Site Plan or Sub-division Plat ☒ Tax Map ☐ Zoning Denial
- ☒ Color Photos ☐ Items marked with ** (Check all that apply)
- ☒ 12 Copies of Application
- ☒ 12 Copies of Variance Map, Site Plan or Sub-division map
- ☒ 12 Copies of Color Photos
- ☒ 12 Copies of Tax Map with property Lot and Block highlighted
- ☒ 12 Copies of the Zoning Denial Letter
- ☒ Check for Application Fee \$ 100.00
- ☒ Check for Initial Escrow \$ 1500.00

Sign Name

Date:

3/24/25

Print Name

James S. Raban,

Attorney for Applicant

**APPLICATION TO THE SURF CITY
LAND USE BOARD**

Name: McLain Variance
Block: 115 Lot(s): 2
Street Address: 315 Shore Ave.

Do not write below- for official use only

Date Received:

Application Fee:

\$

Escrow Fee:

\$

Collected By:

Application #:

CHECK AS MANY AS APPLY:

☒ Bulk Variance

☐ Use Variance

☐ Interpretation

☐ Informal

☐ Conditional Use

☐ Other _____

☐ Minor Subdivision (Exempt)

☐ Major Subdivision/Preliminary

☐ Major Subdivision/Final

☐ Major Site Plan/Preliminary

☐ Major Site Plan/Final

1. Applicant's Name: Andrew J. McLain & Lisa McLain
Applicant's Address: 4000 Beverly Road, Rockville, MD 20853
Phone: [REDACTED] Fax: (____) _____ e-mail: ajmc2@comcast.net

Applicant is the

☒ Owner

☐ Agent

Applicant is

☐ Individual(s)

☐ Corporation

☐ Partnership/LLC

If applicant and/or owner is a corporation, LLC or Partnership, set forth the names and addresses of all stockholders or partners having 10% interest or more on a separate paper. Corporations must be represented by a New Jersey Licensed Attorney and provide a Resolution Authorizing the Application.

2. Owner's Name(s): Same as Applicant
Address: _____
Phone: (____) _____ Fax: (____) _____ e-mail: _____
All owners of the property must be identified and sign application. Use additional pages if necessary

3. Applicant's Attorney/Firm: Raban & Raban LLC
Address: 11710 Long Beach Blvd., Haven Beach, NJ 08008
Phone: (609) 492-0533 Fax: (609) 492-0464 e-mail: jraban@regraban.com

4. Applicant's Planner/Surveyor: Jason M. Marciano, P.E., P.P.
Firm Name and Address: East Coast Engineering, Inc., 508 Main St., Toms River, NJ 08753
Phone: (732) 244-3030 Fax: (732) 244-3044 e-mail: jason.marciano@eceinc.net

Applicant's Architect/Engineer: Sarah D. Jennings, AIA
Firm Name and Address: CWB Architecture, 799 Route 72, Manahawkin, NJ 08050
Phone: (609) 597-8880 Fax: (609) 597-5289 e-mail: Sarah@CWBearley.com

Attach additional sheet sheets if necessary.

5. Location of Property: Tax Map Block 115 Lot(s) 2
Street Address: 315 Shore Ave.
Zone: RAA Tract Area: 6,000 sq. ft. Lot Dimensions: 60' x 100'
6. Current Use: single-family Number of Dwelling Units: 1
Proposed Use: single-family Number of Proposed Lots: 1
7. Existing Restrictions:
(A) Deed Restrictions: _____ (attach copy) ☒ None
(B) Easements: _____ (attach copy) ☒ None
(C) Condominium or Cooperative: _____ (attach copy) ☒ None
8. Proposed Restrictions: _____ ☒ None

9. Variance(s)/Waiver(s) Sought:
(A) List required variances: See attached Application Supplement ☐ None
Provide on separate paper the ordinance number(s) for which a variance(s) is/are being requested and the legal theory supporting the relief sought.
(B) List Waiver(s) requested: _____ ☒ None
If waivers requested provide on a separate paper the basis for the request.
10. Briefly describe any prior or currently pending proceedings before this Land Use Board or any other Federal, State, County or local board or Agency involving this property which is the subject of this application and attach copies of any applications, supporting documentation and decisions of the relevant body including any denials. (Attach additional sheets if necessary). ☒ None

11. List all material submitted with this application i.e. plans, drawings, photos, calculations, reports etc.
-Variance Plan prepared by East Coast Engineering, Inc.
- Architectural Drawings prepared by CWB Architecture
-4 Photographs of the subject property

All owners of record must sign Application.

Dated: 3/24/25

x Andrew McLain, Owner
(Print name under signature)

Dated: 3/24/25

x Lisa McLain, Owner
(Print name under signature)

APPLICATION SUPPLEMENT

Andrew J. McLain and Lisa McLain (collectively, the “Applicant”) are seeking bulk variances relative to proposed development at the property designated as Lot 2 in Block 115 on the Tax Map of the Borough of Surf City, located at 315 Shore Avenue. The Applicant is seeking approval to construct a new front covered porch on the Shore Avenue side of the property, renovate the existing first floor, construct a new rear first-floor landing and stairs, rebuild the existing outdoor shower, and renovate and expand the rear wall of the existing second floor.

The Applicant requests the following bulk variances:

1. Under Sections 30-7.5(a)(1) and 30-7.5(a)(4) of the Zoning Ordinance, the minimum required front yard setback to Shore Avenue is 20 feet. The existing front yard setback to Shore Avenue is 18.4 feet; the proposed front yard setback to Shore Avenue is 13.8 feet.

Here, there is an existing nonconforming front yard setback to Shore Avenue of 18.4 feet. The Applicant is proposing a new covered porch on the Shore Avenue side of the property, which will decrease the front yard setback to 13.8 feet. The aesthetic improvement of the proposed covered porch outweighs any detriment that may result from the decreased setback along Shore Avenue. Additionally, the proposed lot coverage of 26.35% with the new covered porch is significantly less than the maximum permitted of 35%.

Surf City Borough Land Use Board

AFFIDAVIT OF OWNERSHIP, CONSENT, AUTHORIZATION,
and NON-COLLUSION

STATE OF NEW JERSEY :

ss.

COUNTY OF _____ :

I, Andrew and Lisa McLain being duly sworn according to law,
(Print owner(s) name(s))
upon my/our oath depose and say:

1. I/we am/are the only owner(s) of property known as 315 Shore Ave.
(Street Address)

Surf City, Ocean County, New Jersey known as :

Block	<u>115</u>	Lot	<u>2</u>
Block	_____	Lot	_____
Block	_____	Lot	_____

As shown on the Official Tax Maps of the Borough of Surf City.

2. I/we consent to the making of this application and the approval of the plans submitted herewith. I/we further agree to be bound by all representations and commitments made by myself/ourselves or my/our authorized agent. I/we further consent to the inspection of this property in connection with this application as deemed necessary by the members of the Land Use Board and/or other designated officials or representatives.

3. There has been no collusion between me/us and any member of the Borough of Surf City Land Use Board or any officials of the Borough of Surf City with respect to said application.

4. I/we hereby authorize James Raban, ESq. (Agent), to make application on my/our
(Print agent name)
behalf. I further agree to be bound by all representations, promises and commitments made by my agent.

Dated: 10/28/2024

LINDA KAY SLAUGHTER
Notary Public
Montgomery County
Maryland
My Commission Expires Mar. 21, 2027

Sworn and Subscribed to before me
this 28th day of October, 2024.

Linda Kay Slaughter
Notary Public

X Andrew McLain
Signature of Owner

Andrew McLain
Print Name above

X Lisa McLain
Signature of Owner

Lisa McLain
Print name above

PUBLIC NOTICE

BOROUGH OF SURF CITY

PUBLIC NOTICE is hereby given that Andrew J. McLain and Lisa McLain (collectively, the “Applicant”) have applied to the Land Use Board of the Borough of Surf City (the “Board”), Ocean County, New Jersey for bulk variances relative to proposed development at the property designated as Lot 2 in Block 115 on the Tax Map of the Borough of Surf City, located at 315 Shore Avenue. The Applicant is seeking approval to construct a new front covered porch on the Shore Avenue side of the property, renovate the existing first floor, construct a new rear first-floor landing and stairs, rebuild the existing outdoor shower, and renovate and expand the rear wall of the existing second floor.

The Applicant requests the following bulk variances:

1. Under Sections 30-7.5(a)(1) and 30-7.5(a)(4) of the Zoning Ordinance, the minimum required front yard setback to Shore Avenue is 20 feet. The existing front yard setback to Shore Avenue is 18.4 feet; the proposed front yard setback to Shore Avenue is 13.8 feet.

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

A public hearing has been scheduled for May 28, 2025 at 7:00 p.m. at the Borough Hall Council Chambers located at 813 Long Beach Boulevard, Surf City, 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, 9:00 a.m. to 4:30 p.m., Monday through Friday, in the office of the Clerk of the Board in the Surf City Borough Hall, located at 813 Long Beach Boulevard, Surf City, New Jersey.

James S. Raban
Attorney for Applicant/Owner

BOROUGH OF SURF CITY

813 Long Beach Boulevard, 08008 Telephone (609)494-3064

BOND APPLICATION

**The posting of a curb bond is to guarantee installation of curbing only. It is not a payment bond.
(Curb Bond will be two times the amount of curbing estimate from Contractor)*



Curb



Performance



Professional



Inspection Fees

Name Andrew and Lisa McLain Date _____
(Person posting the bond)

Property Address 315 Shore Ave. Phone Number [REDACTED]
(Where curbing will be done)

Block 115 Lot 2 Bond Dollar Amount _____

Mailing Address for Return of Bond Money:

4000 Beverly Road, Rockville, MD 20853

Name of Person Responsible for Performance and Professional Fees: (buyer or seller, not contractor name)

Andrew and Lisa McLain

Address 4000 Beverly Road, Rockville, MD 20853

Phone Number 301-633-8057

I acknowledge that I have 90 days to install the curbing.

[Signature]
(Applicant's Signature)

(For Municipal Use Only)

Date Bond Posted _____ Bond Received by _____

____ Copy of Bond to Applicant

____ Copy of Bond & Estimate to Borough Clerk

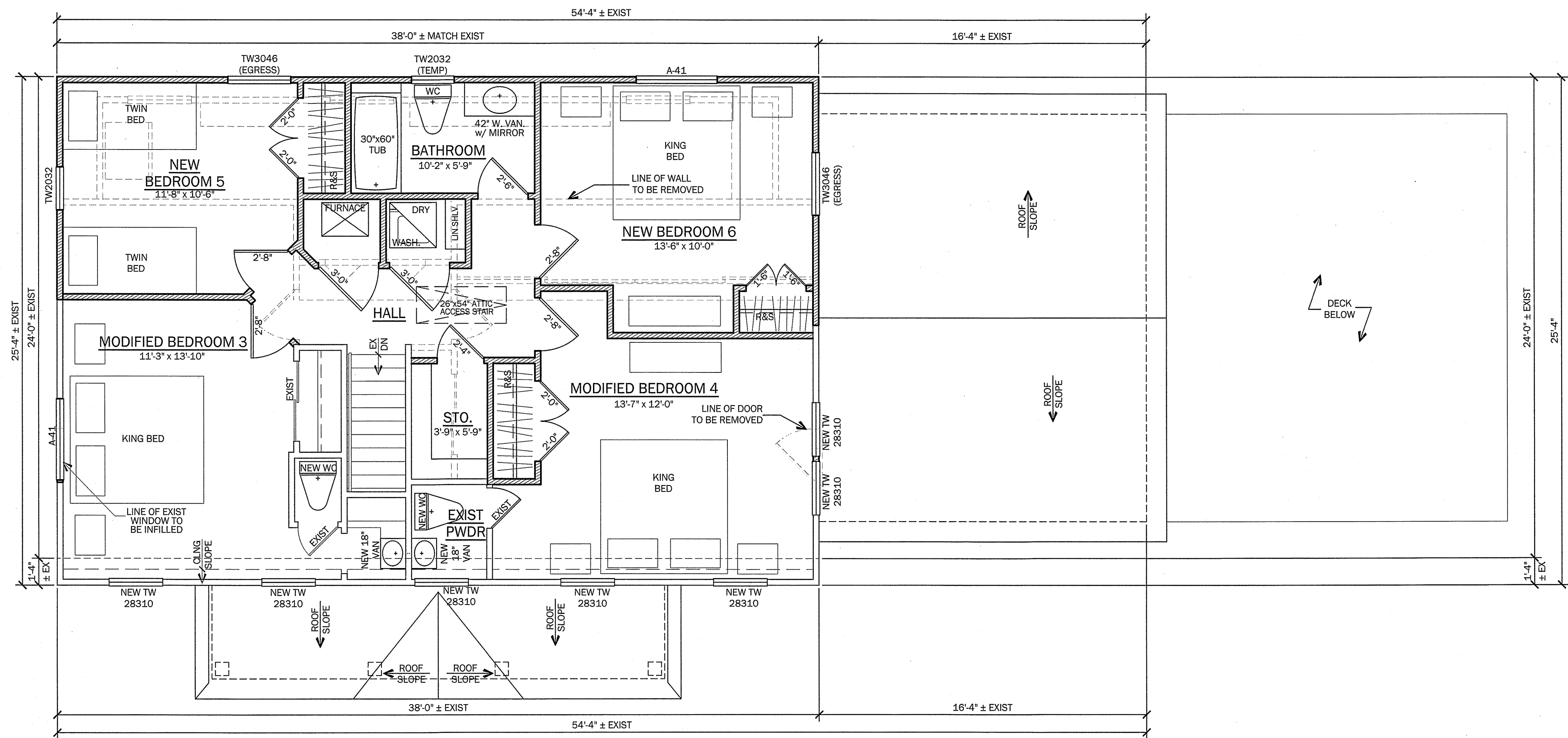
____ Copy of Bond to Zoning / LUB/ Finance

____ Check # _____ recelpted to Finance

____ Passed inspection on _____

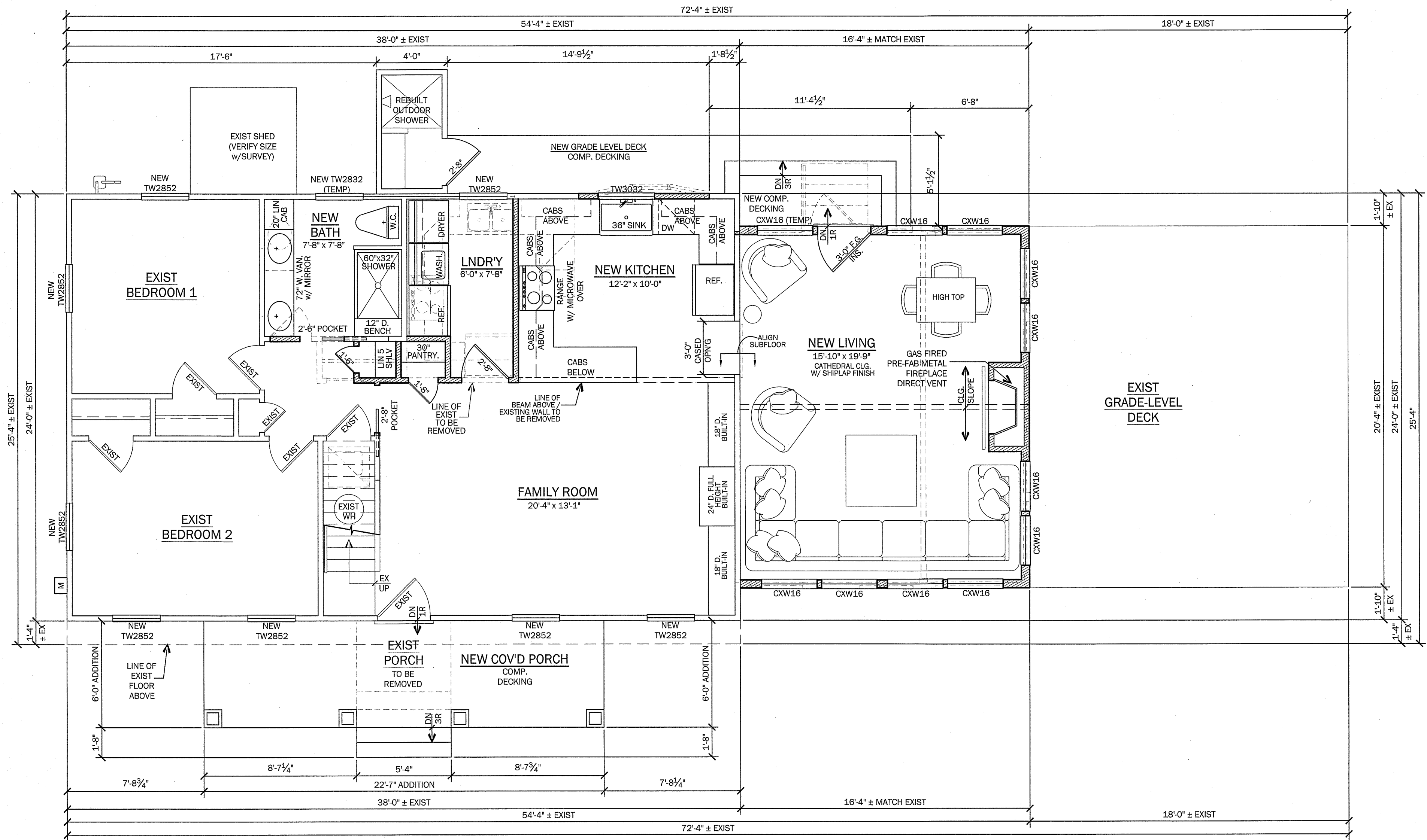
____ Voucher mailed on _____





SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

FLOOR AREA	
TOTAL SITE AREA	6,000 SQ.FT.
BUILDING COVERAGE	±1,328.0% (22.1%)
BUILDING COVERAGE w/SHOWER & SHEDS	±1,472.0 SQ.FT. (24.5%)
W/ PROPOSED COVD PORCH	±1,578 SQ.FT. (26.3%)
LIVING AREAS:	
EXIST FIRST FLOOR	±912.0 SQ.FT.
NEW FIRST FLOOR	± 332.1 SQ.FT.
EXIST SECOND FLOOR	±904.3 SQ.FT.
NEW SECOND FLOOR	± 58.3 SQ.FT.
TOTAL	±2,206.7 SQ.FT.
MISC. AREAS:	
NEW COVD PORCH	135.4 SQ.FT.
EXIST GRADE DECK	±366.0 SQ.FT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.	

WALL KEY	
	NEW WALLS
	EXIST WALLS TO BE REMOVED
	EXIST WALLS TO REMAIN

799 Route 72, Manahawkin
New Jersey 08050
www.cw3architecture.com
(Phone) 609-597-8880
(Fax) 609-597-5289

Sarah D. Jennings, A.I.A.
#NJ.A21771

Plans Not Valid Unless
Seal Embossed

MCLAIN RESIDENCE
LOT: 02 BLOCK: 115
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY

PRELIMINARY FLOOR PLANS

REVISIONS	
No.	Description

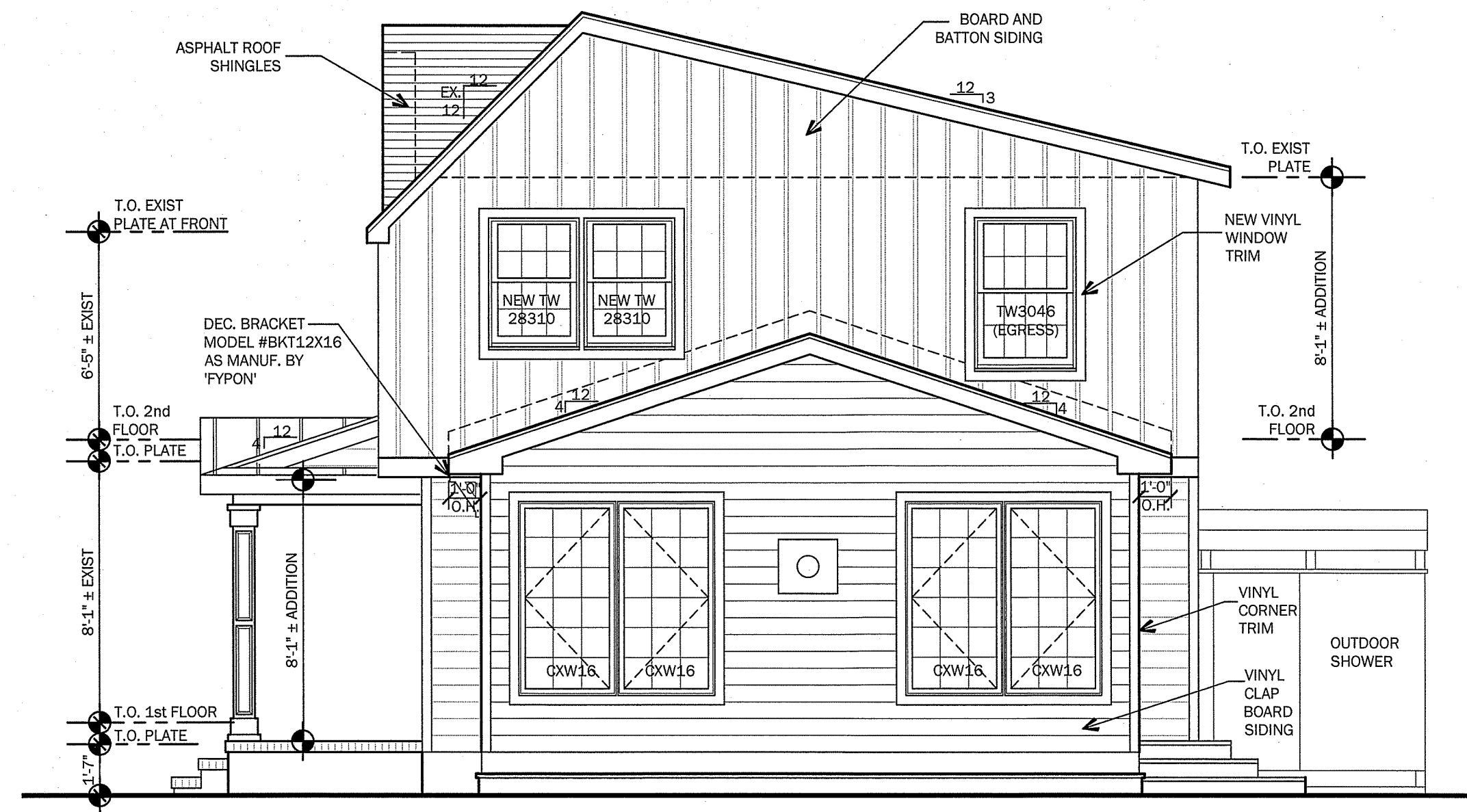
DATE
02/25/2025

COMM. No.
23034

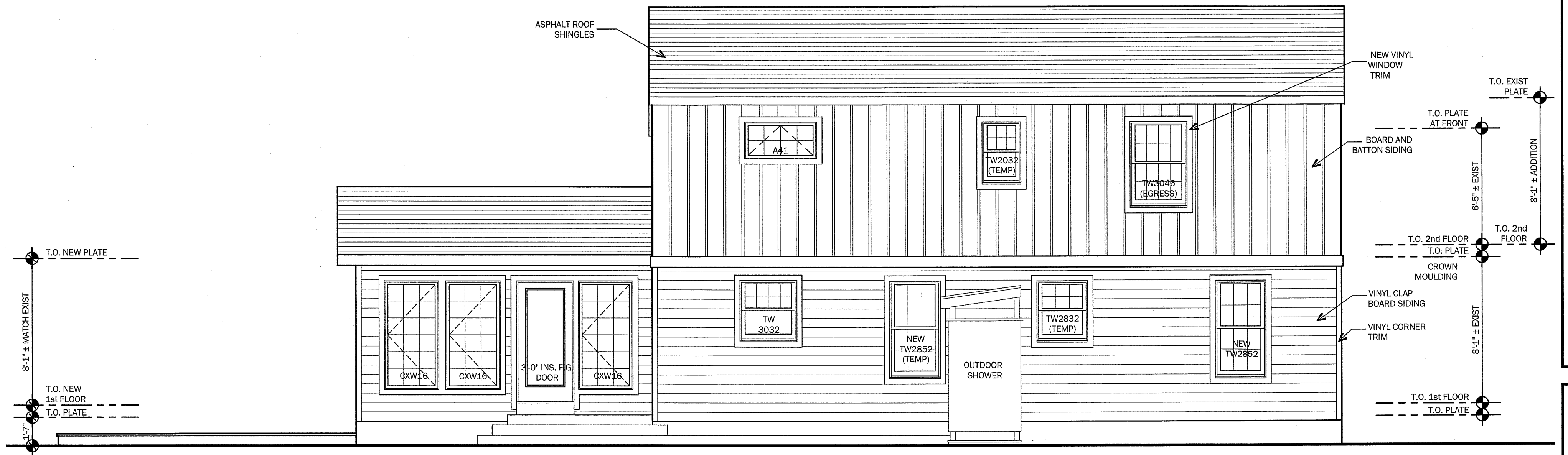
DRAWN BY:
BNR

SHEET
BD-1

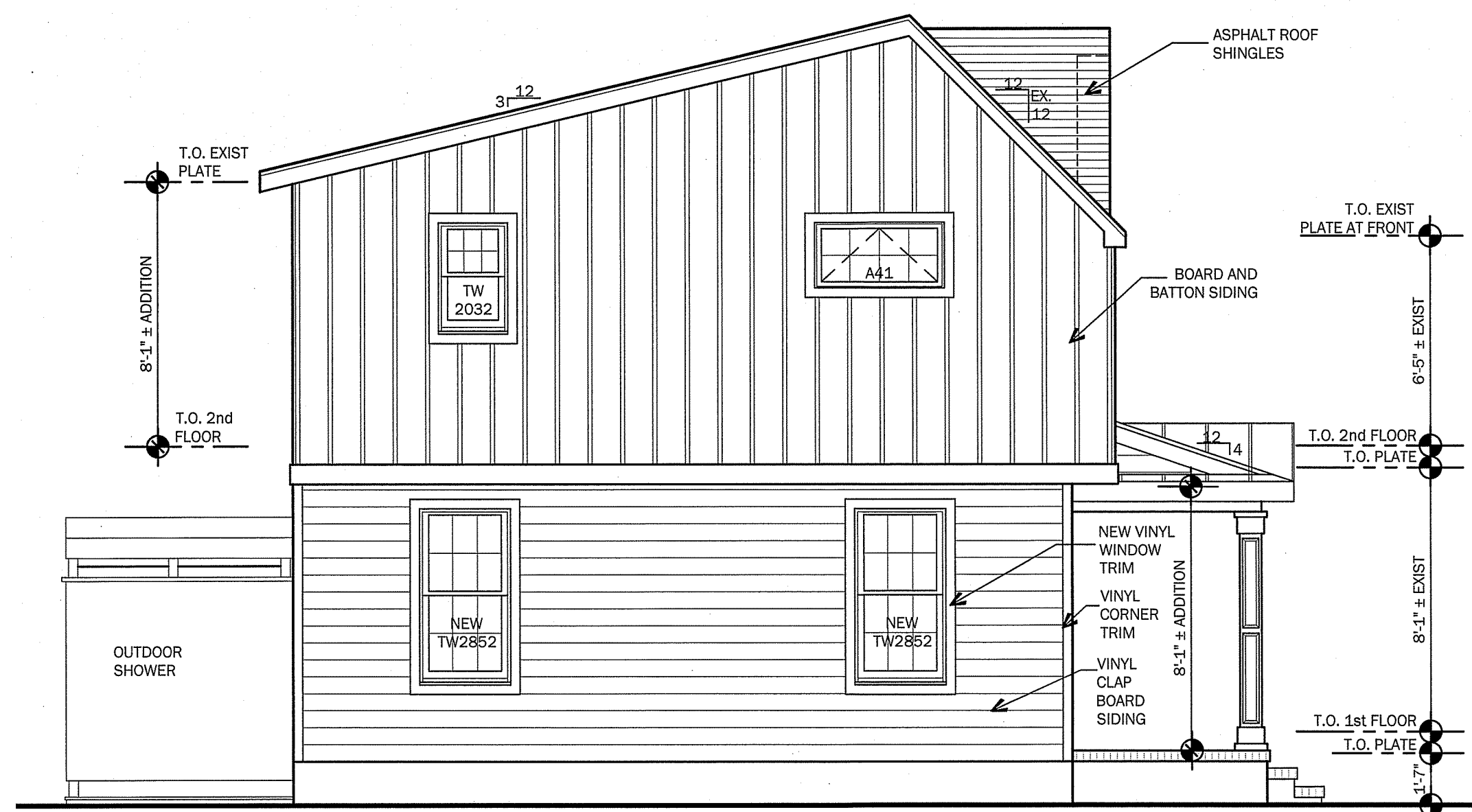
COPYRIGHT 2025



NORTH FOURTH STREET - EAST SIDE - RIGHT SIDE ELEVATION
1/4" = 1'-0"



NORTH SIDE - REAR ELEVATION
1/4" = 1'-0"



WEST SIDE - LEFT SIDE ELEVATION
1/4" = 1'-0"



SHORE AVENUE - SOUTH SIDE - FRONT ELEVATION
1/4" = 1'-0"

Sarah D. Jennings
Sarah D. Jennings, A.I.A.
#NJ.A21771
Plans Not Valid Unless
Seal Embossed

799 Route 72, Manahawkin
New Jersey 08050
www.cwbarchitecture.com
(Phone) 609-597-8880
(Fax) 609-597-5289

CWB
ARCHITECTURE

MCLAIN RESIDENCE
LOT: 02 BLOCK: 115
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY
PRELIMINARY ELEVATIONS

REVISIONS	
No.	Description

DATE
02/25/2025

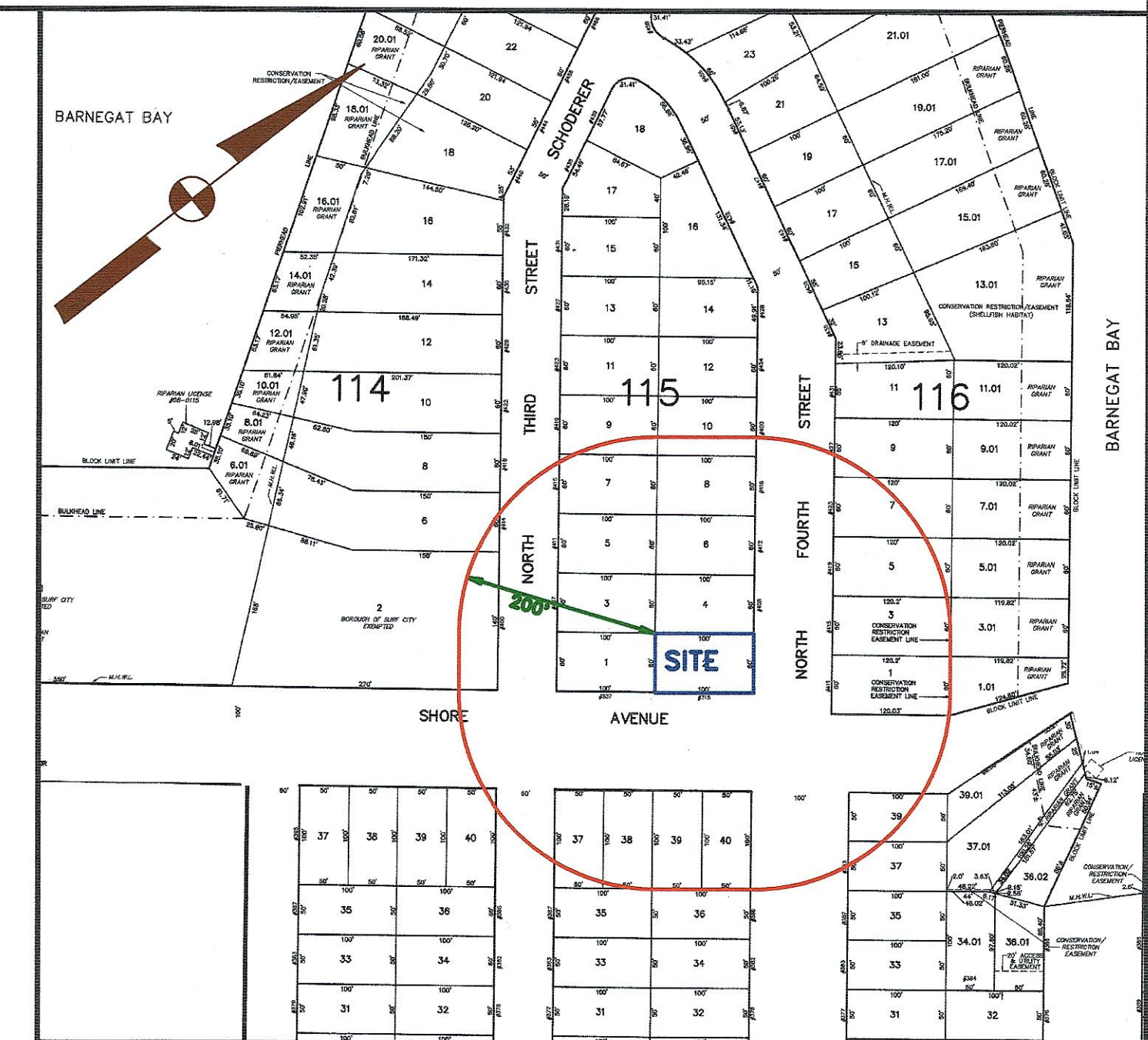
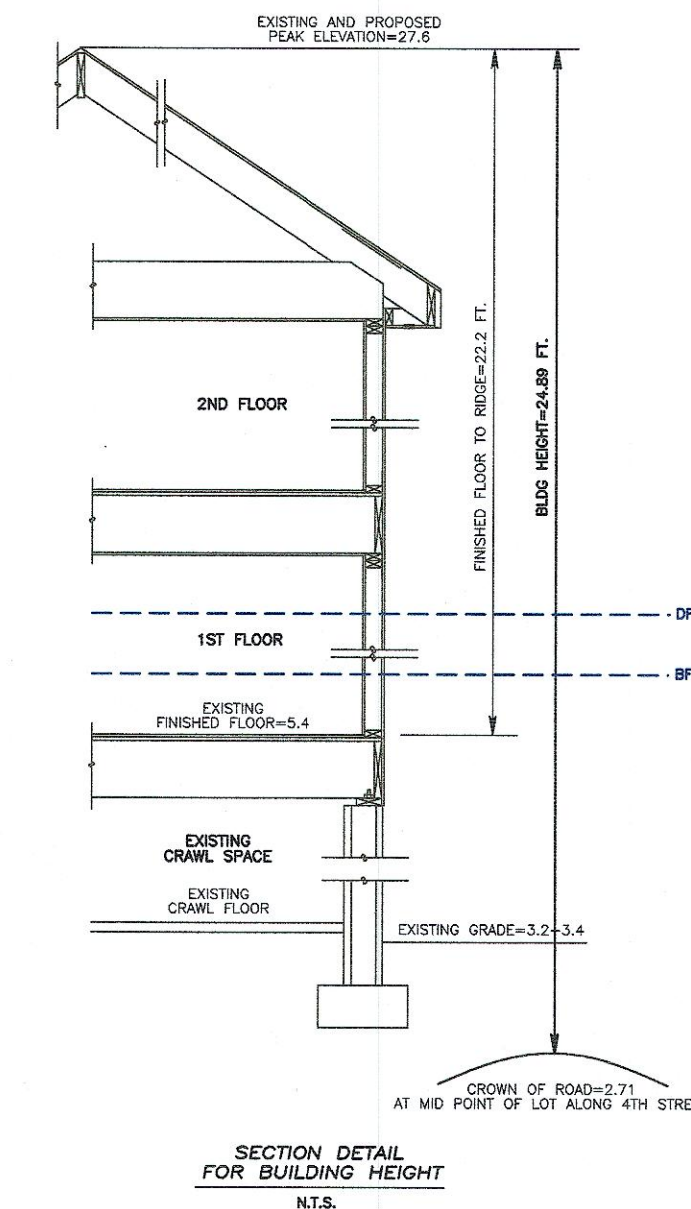
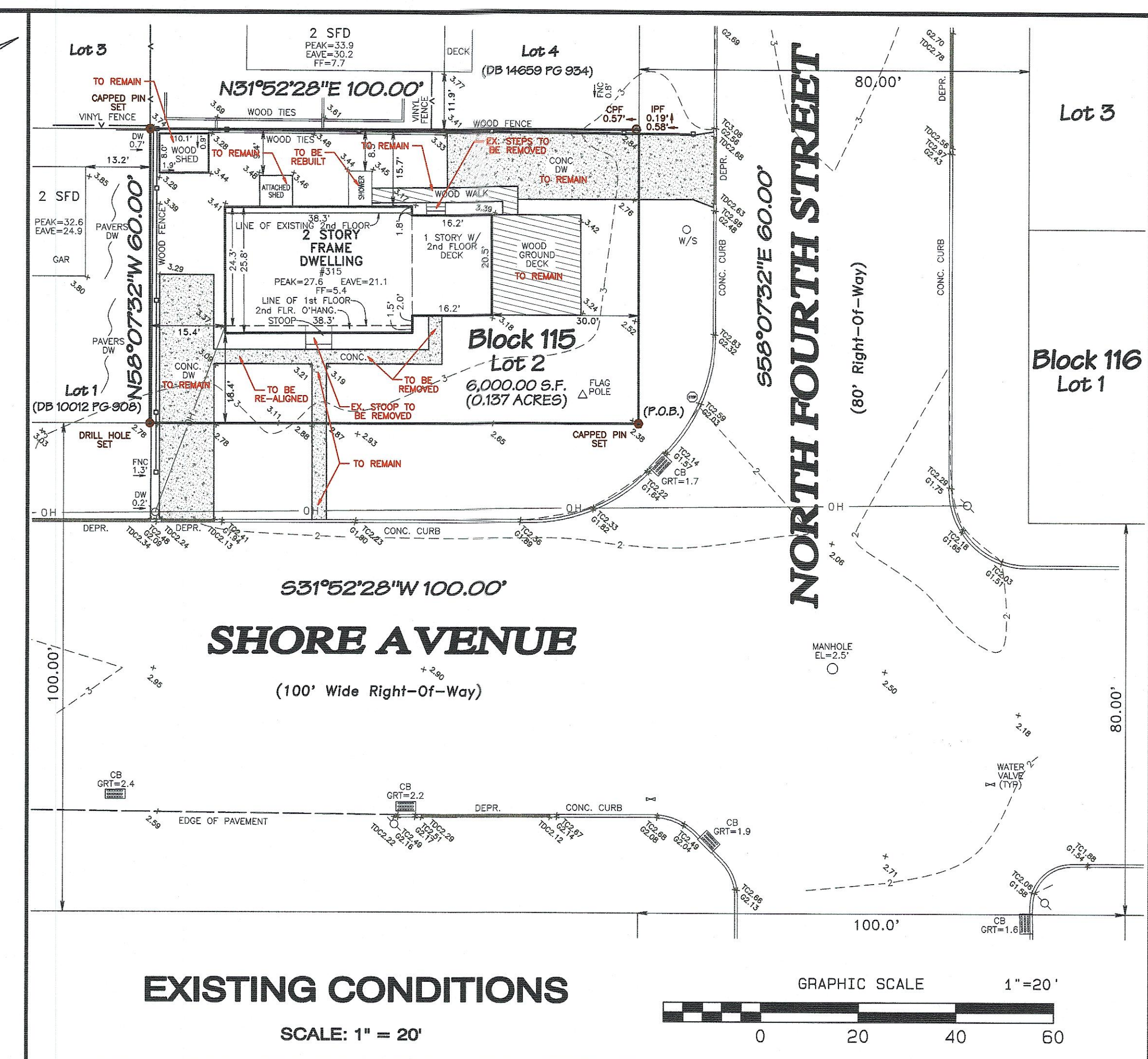
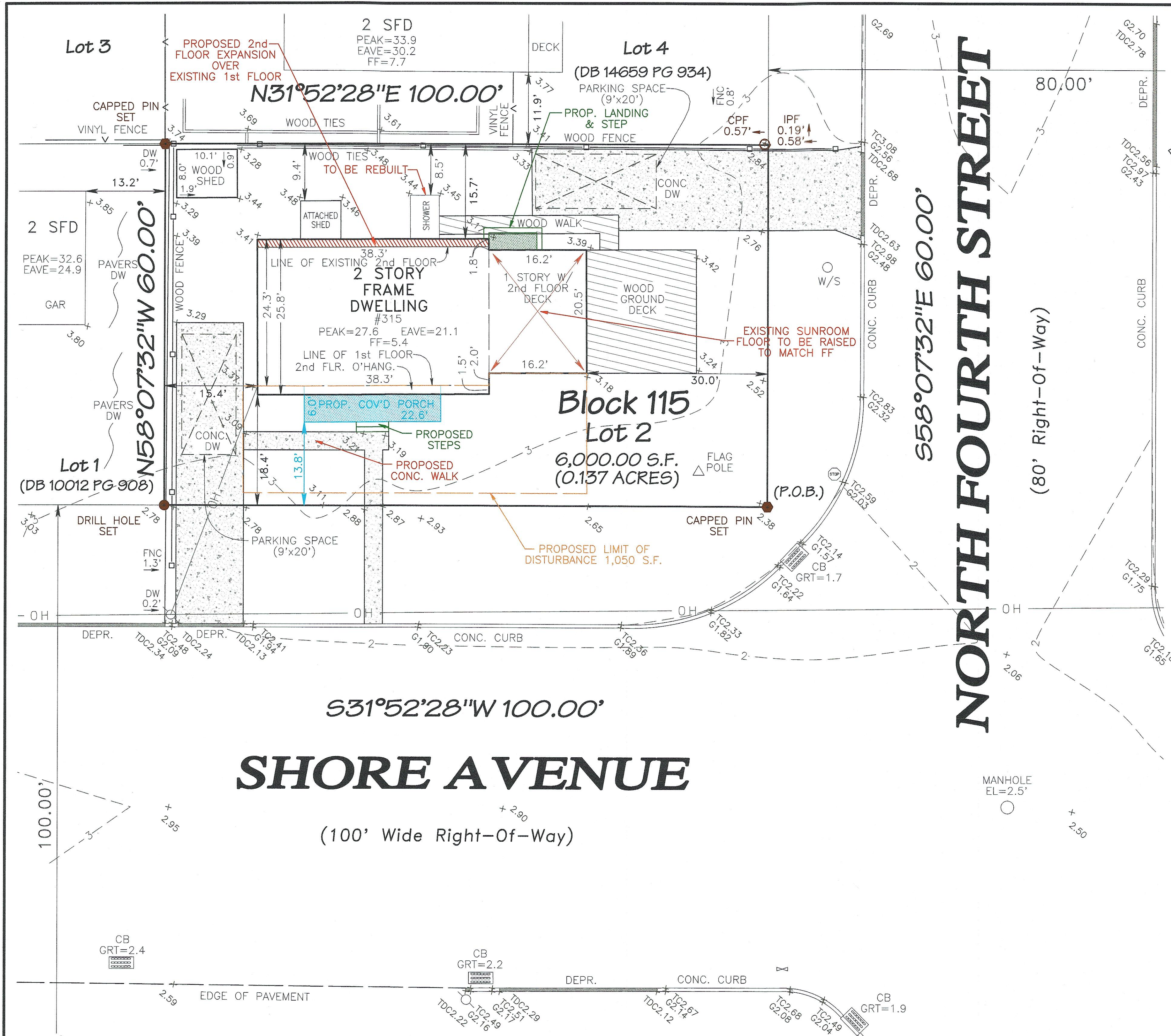
COMM. No.
23034

DRAWN BY:
BNR

SHEET

BD-2

COPYRIGHT 2025



REV. NO.	DATE	DESCRIPTION
1		

VARIANCE PLAN

SITE ADDRESS: 315 SHORE AVENUE
BLOCK 115 LOT 2
BOROUGH OF SURF CITY, OCEAN COUNTY, NEW JERSEY

JOB NO.: 2024-0231
TAX MAP SHEET NO.: 18
DRAWN BY: DLG
UNITS: USFT
CHECKED BY: JMM
VERTICAL DATUM: NAVD 1988
SCALE: AS NOTED
HORIZONTAL DATUM: NAD 1983
DATE PREPARED: 03/05/2025
DEED BOOK/PAGE: 18509 / 612

East Coast Engineering, Inc.
JAY F. PIERSON, PLS., PE.
ROBERT J. HARRINGTON, PE.
JASON M. MARCIANO, PE., P.P.
JOSEPH L. JACOB, PLS.

ENGINEERING LAND SURVEYING PLANNING GPS
(732) 244-3030 VOICE 508 MAIN STREET
(609) 693-2500 VOICE TOMS RIVER, NJ 08783
(732) 244-3044 FAX WWW.EASTCOAST.NET
CERTIFICATE OF AUTHORIZATION No. 24947935500

Project Desc.: Path: J:\2024\20240231\20240231.pro Plot Date/Time: Wed Mar 5 2025 / 11:34:11

APPLICANT:
ANDREW & LISA MCLEAN
4000 BEVERLY ROAD
ROCKVILLE, MD 20853