

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

August 7, 2026

Via Hand Delivery and Email Frontdesk@surfcitynj.org

Cathy Richter

Surf City Land Use Board

813 Long Beach Boulevard

Surf City, NJ 08008

Re: Barr Bulk Variance
Block 93, Lots 13.03 and 13.04
2415 Bay Vista Dr., Surf City, NJ 08008

Dear Cathy:

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

- (x) Original and 11 copies of Land Use Board Application;
- (x) 12 copies of Variance Plan prepared by Scope Engineering, Inc.;
- (x) 12 copies of Deck Replacement Elevations prepared by Scope Engineering, Inc;
- (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 client check # 1868 Amount \$100.00
- (x) Escrow checks (2) for total amount of \$2,500
 - Check # 1869 Amount \$1,500.00
 - Check #1872 Amount \$1,000.00
- (x) Please consent and/or approve for public hearing on the first available date.

Cathy Richter
August 7, 2026
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 blue ink, consisting of several overlapping loops and strokes, positioned above the printed name.

JAMES S. RABAN

JSR/kr
Encl.

cc: client (via email)
Matthew R. Martin, P.E. (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 \$ 2500 (2 checks)

Sign Name _____

Date: 8/7/26

Print Name _____

James S. Raban
Attorney for Applicant

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

Name: 2415 Bay Vista LLC
Block: 93 Lot(s): 13.03 & 13.04
Street Address: 2415 Bay Vista Drive

Do not write below- for official use only	
Date Received:	
Application Fee:	\$
Escrow Fee:	\$
Collected By:	
Application #:	

CHECK AS MANY AS APPLY:

- | | |
|---|--|
| ☒ Bulk Variance | ☐ Minor Subdivision (Exempt) |
| ☐ Use Variance | ☐ Major Subdivision/Preliminary |
| ☐ Interpretation | ☐ Major Subdivision/Final |
| ☐ Informal | ☐ Major Site Plan/Preliminary |
| ☐ Conditional Use | ☐ Major Site Plan/Final |
| ☐ Other _____ | |

1. Applicant's Name: 2415 Bay Vista LLC
Applicant's Address: 2413 Bay Vista Drive, Surf City NJ 08008
Phone: (215) 262-8069 Fax: () e-mail: enavitsky@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: James S. Raban, Esq.
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: _____
Firm Name and Address: _____
Phone: () Fax: () e-mail: _____

Applicant's Architect/Engineer: Engineer: Matthew R. Martin, P.E.
Firm Name and Address: Scope Engineering, Inc., P.O. Box 58, Collingswood, NJ 08108
Phone: (609) 971-0700 Fax: () e-mail: mrm@scopeengineering.com

Attach additional sheet sheets if necessary.

5. Location of Property: Tax Map Block 93 Lot(s) 13.03 & 13.04
Street Address: 2415 Bay Vista Drive

Zone: RA Tract Area: 5,140.1 sq ft Lot Dimensions: Irregular

6. Current Use: single-family Number of Dwelling Units: 1
Proposed Use: single-family Number of Proposed Lots: _____

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.

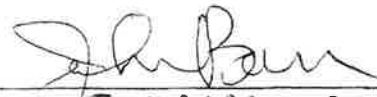
10. Briefly describe any prior or currently pending proceedings before this Land Use Board or any other Federal, State, County or local board or Agency involving this property which is the subject of this application and attach copies of any applications, supporting documentation and decisions of the 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 submitted by Scope Engineering, Inc.
-Deck Replacement Elevations prepared by Scope Engineering, Inc.
-4 photographs of the subject property

All owners of record must sign Application.

Dated: 8/7/26

2415 Bay Vista LLC

x 
JOHN BARR, Owner
(Print name under signature)

Dated: _____

_____, Owner
(Print name under signature)

APPLICATION SUPPLEMENT

2415 Bay Vista LLC (the “Applicant”) is seeking a bulk variance relative to proposed development at the property designated as Lots 13.03 and 13.04 in Block 93 on the Tax Map of the Borough of Surf City, located at 2415 Bay Vista Drive. The property is currently developed with a two-story single-family dwelling. The Applicant is seeking to replace the decks on the westerly and easterly side of the existing dwelling that were recently removed, along the replacement of the walkway on the southerly side of the dwelling that was recently removed. The prior decks on the easterly and westerly side of the dwelling were uncovered, while the proposed replacement decks will be covered. The following variances are requested from the Surf City Zoning Ordinance:

1. Section 30-6.5(a)(2): In the R-A Residential Zone, side yards with minimum widths of 5 feet on one side of the main building and 10 feet on the other side are required.

The proposed side yard setback to the uncovered walkway on the southerly side of the dwelling that is being replaced is 6 feet where a minimum of 10 feet is required.

The Applicant respectfully submits that the benefits of replacing the existing decks, in enhancing the safety of the existing home, while also improving the housing stock in the neighborhood, outweigh any detriment.

Surf City Borough Land Use Board

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

STATE OF NEW JERSEY :

COUNTY OF _____ :

ss.

I, 2415 Bay Vista LLC 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 2415 Bay Vista Drive,
(Street Address)

Surf City, Ocean County, New Jersey known as :

Block	<u>93</u>	Lot	<u>13.03 & 13.04</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/as 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: 5-19-26

Commonwealth of Pennsylvania - Notary Seal
Karen A. Hilt, Notary Public
Montgomery County
My Commission Expires October 29, 2027
Commission Number 1202509

Sworn and Subscribed to before me
this 19 day of May, 2026.

Karen A. Hilt
Notary Public

x John Barr
Signature of Owner

x John BARR
Print Name above

Signature of Owner

Print name above

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 2415 Bay Vista LLC Date _____
(Person posting the bond)

Property Address 2415 Bay Vista Drive Phone Number _____
(Where curbing will be done)

Block 93 Lot 13.03 & 13.04 Bond Dollar Amount _____

Mailing Address for Return of Bond Money:

2413 Bay Vista Drive

Surf City, NJ 08008

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

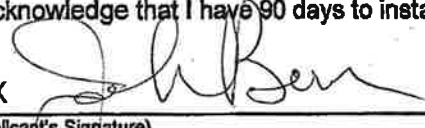
2415 Bay Vista LLC - John Barr

Address 2415 Bay Vista Drive Surf City, NJ 08008

Phone Number 215- 262-8069

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

X


(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 # _____ receipted to Finance

____ Passed inspection on _____

____ Voucher mailed on _____

Revised 10/2020.

PUBLIC NOTICE

BOROUGH OF SURF CITY

PUBLIC NOTICE is hereby given that 2415 Bay Vista LLC (the “Applicant”) has applied to the Land Use Board of the Borough of Surf City (the “Board”), Ocean County, New Jersey for a bulk variance relative to proposed development at the property designated as Lots 13.03 and 13.04 in Block 93 on the Tax Map of the Borough of Surf City, located at 2415 Bay Vista Drive. The property is currently developed with a two-story single-family dwelling. The Applicant is seeking to replace the decks on the westerly and easterly side of the existing dwelling that were recently removed, along the replacement of the walkway on the southerly side of the dwelling that was recently removed. The prior decks on the easterly and westerly side of the dwelling were uncovered, while the proposed replacement decks will be covered. The following variances are requested from the Surf City Zoning Ordinance:

1. Section 30-6.5(a)(2): In the R-A Residential Zone, side yards with minimum widths of 5 feet on one side of the main building and 10 feet on the other side are required.

The proposed side yard setback to the uncovered walkway on the southerly side of the dwelling that is being replaced is 6 feet where a minimum of 10 feet is required.

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.

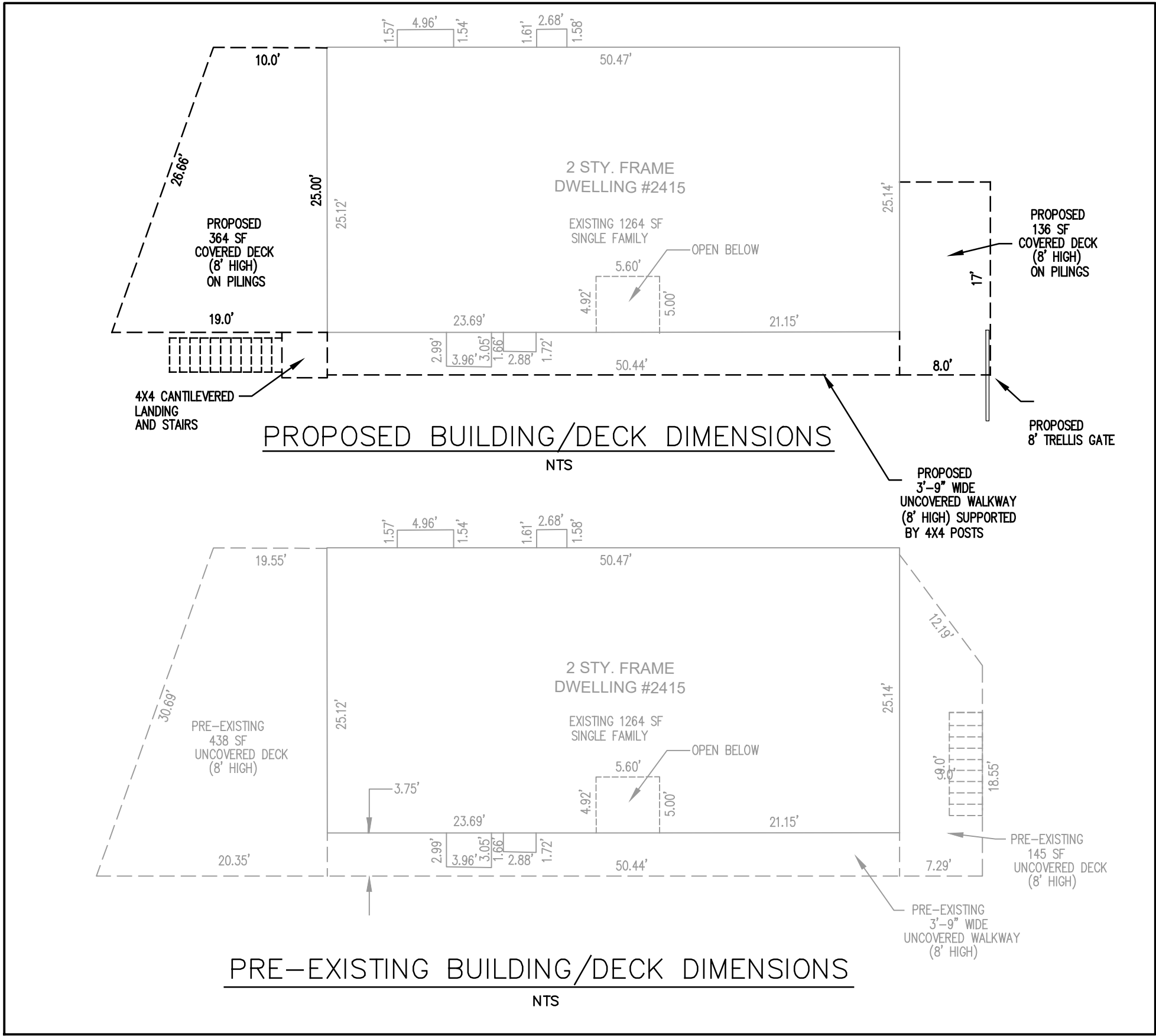
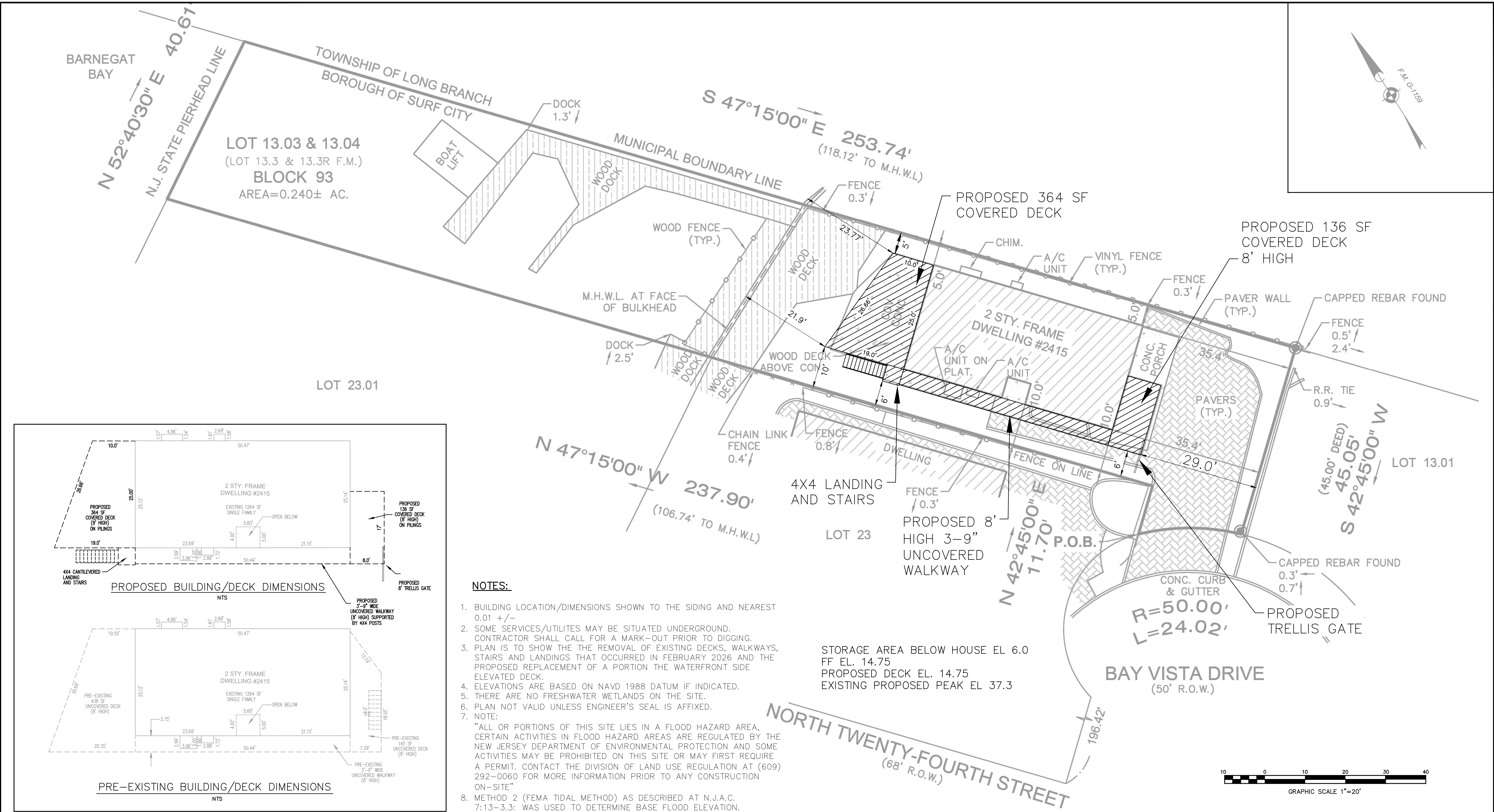
A public hearing has been scheduled for September 23, 2026 at 5:00 p.m. at the Borough Hall Council Chambers located at 813 Long Beach Boulevard, Surf City, New Jersey, at which time any interested persons may appear and have an opportunity to be heard on this application.

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.

File #3756

James S. Raban
Attorney for Applicant/Owner



NOTES:

1. BUILDING LOCATION/DIMENSIONS SHOWN TO THE SIDING AND NEAREST 0.01 +/-
2. SOME SERVICES/UTILITES MAY BE SITUATED UNDERGROUND. CONTRACTOR SHALL CALL FOR A MARK-OUT PRIOR TO DIGGING.
3. PLAN IS TO SHOW THE THE REMOVAL OF EXISTING DECKS, WALKWAYS, STAIRS AND LANDINGS THAT OCCURRED IN FEBRUARY 2026 AND THE PROPOSED REPLACEMENT OF A PORTION THE WATERFRONT SIDE ELEVATED DECK.
4. ELEVATIONS ARE BASED ON NAVD 1988 DATUM IF INDICATED.
5. THERE ARE NO FRESHWATER WETLANDS ON THE SITE.
6. PLAN NOT VALID UNLESS ENGINEER'S SEAL IS AFFIXED.
7. NOTE:
"ALL OR PORTIONS OF THIS SITE LIES IN A FLOOD HAZARD AREA, CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE"
8. METHOD 2 (FEMA TIDAL METHOD) AS DESCRIBED AT N.J.A.C. 7:13-3.3: WAS USED TO DETERMINE BASE FLOOD ELEVATION.

PLAN NOTES:

PLAN IS TO SHOW THE THE REMOVAL OF EXISTING DECKS, WALKWAYS, STAIRS AND LANDINGS THAT OCCURRED IN FEBRUARY 2026 AND THE PROPOSED REPLACEMENT OF THOSE DECKS WITH MODIFICATIONS.

BASE MAP USED FOR THE PLAN IS "SURVEY OF PROPERTY LOT 13.03 & 13.04 BOROUGH OF SURF CITY, COUNTY OF OCEAN, NEW JERSEY, PREPARED BY DAVID J. VON STEENBURG, NJ PLS, MORGAN ENGINEERING, DATED 4/29/26.

PRE-EXISTING DECKS LOCATIONS AND CONFIGURATION CONDITIONS (DECK REMOVED IN FEBRUARY 2026) IS TAKEN FROM "PLAN OF SURVEY" SITUATED IN BOROUGH OF SURF CITY, OCEAN COUNTY, NJ, BLOCK 93 LOT 13.03, BY JOHN M. LIS, LAND LINE SURVEYORS, DATED 12/10/2013.

FEMA FLOOD ZONE
AE (B.F.E. 8)
PER MAP 34029C0526G
DATED DECEMBER 16, 2021

PRELIMINARY FLOOD INSURANCE
RATE MAP No. 34029C0516H
ZONE 'AE' (EL. 8)
DATED MARCH 26, 2014

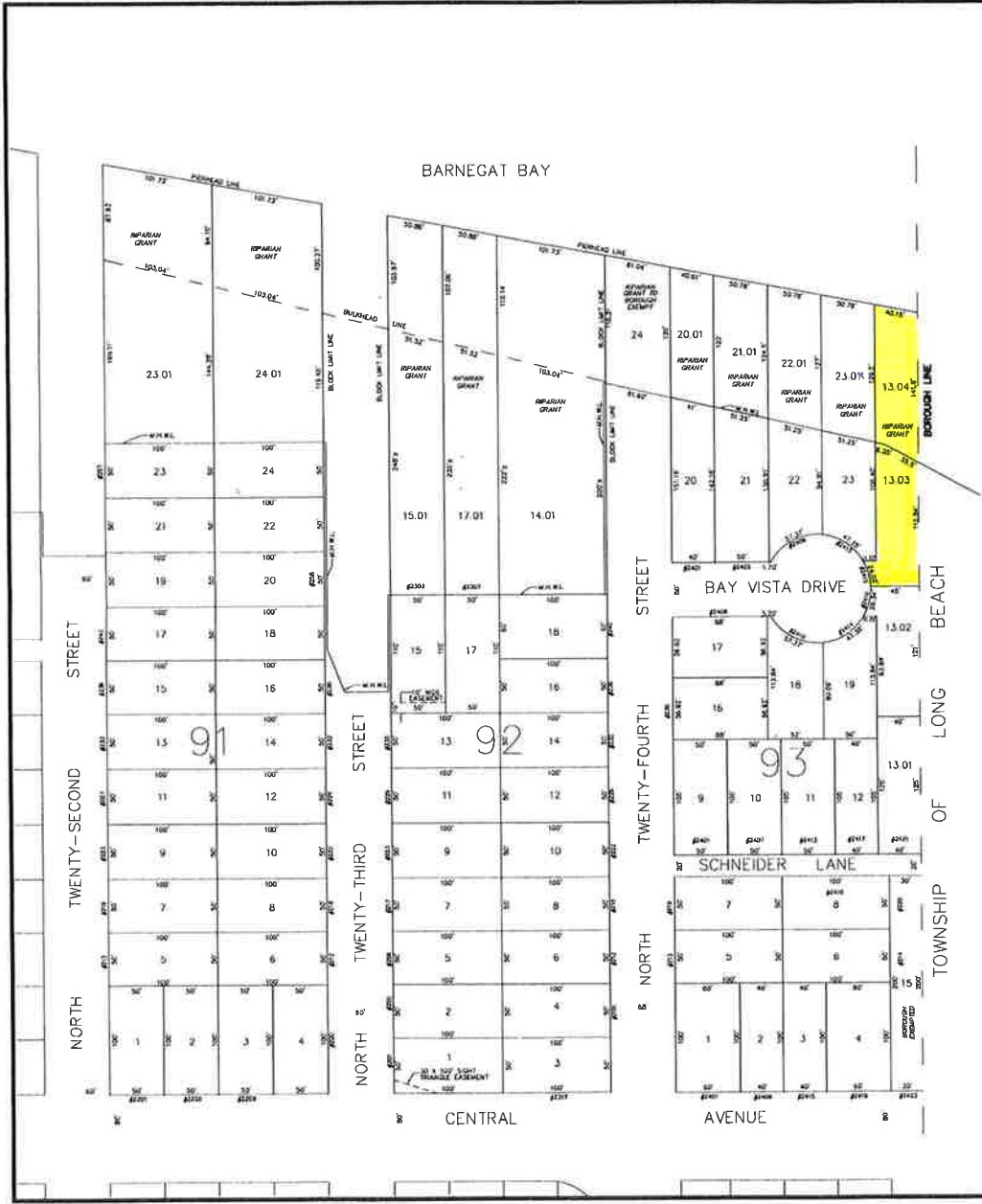
APPLICANT/OWNER: 2415 BAY VISTA DRIVE LLC 226 TALLY HO DRIVE AMBLER PA 19002		2415 BAY VISTA DRIVE LOT 13.03 BLOCK 93 BOROUGH OF SURF CITY OCEAN COUNTY, NEW JERSEY	
DECK REPLACEMENT / VARIANCE PLAN		SCOPE ENGINEERING, INC. Consulting Engineers CERTIFICATE No. 24GA28103200 P.O. BOX 58 COLLINGSWOOD, NJ 08108 PHONE: 609-971-0700 FAX: 609-971-0772	
No. DATE REVISION BY CHK.		SCALE: AS SHOWN DATE: 7/13/26 DRAWN BY: CHECKED BY: M.R.M. SHEET NO. 1 OF 1 PROJECT NUMBER: 1140-01	
MATTHEW R. MARTIN, P.E. PROFESSIONAL ENGINEER N.J. Lic No. 04416500		7/13/26 DATE	

ZONING SCHEDULE : R-A ZONE			
ZONE CRITERIA SINGLE FAMILY	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	5000 SF	5140.1 SF*	5140.1 SF*
MIN LOT FRONTAGE	50 FT	50 FT	50 FT
MIN FRONT SETBACK (TO BULKHEAD)	20 FT	22.1 FT**	21.9 FT**
MIN REAR SET BACK (STREET SIDE DECK)	10 FT	29.0	29.0
MIN SIDE SETBACK (ONE SIDE)	5 FT	5 FT	5 FT
MIN SIDE SETBACK (OTHER SIDE)	10 FT	10 FT	10 FT
MAX LOT COVERAGE	35%	36.2%	34.3%
MIN SIDE SET BACK (LANDING/STAIRS/DECK)	10 FT	N/A	6.0 FT***

* UPLAND
** MEASURED TO OUTSIDE FACE OF BULKHEAD
*** VARIANCE REQUIRED

REVISIONS		
DATE	NAME	LOC. NO.
12/20/2001	WILLIAM J. DE LUCA	22728
12/12/2003	WILLIAM J. DE LUCA	22728
12/10/2003	WILLIAM J. DE LUCA	22728
12/10/2003	WILLIAM J. DE LUCA	22728

SHEET 12

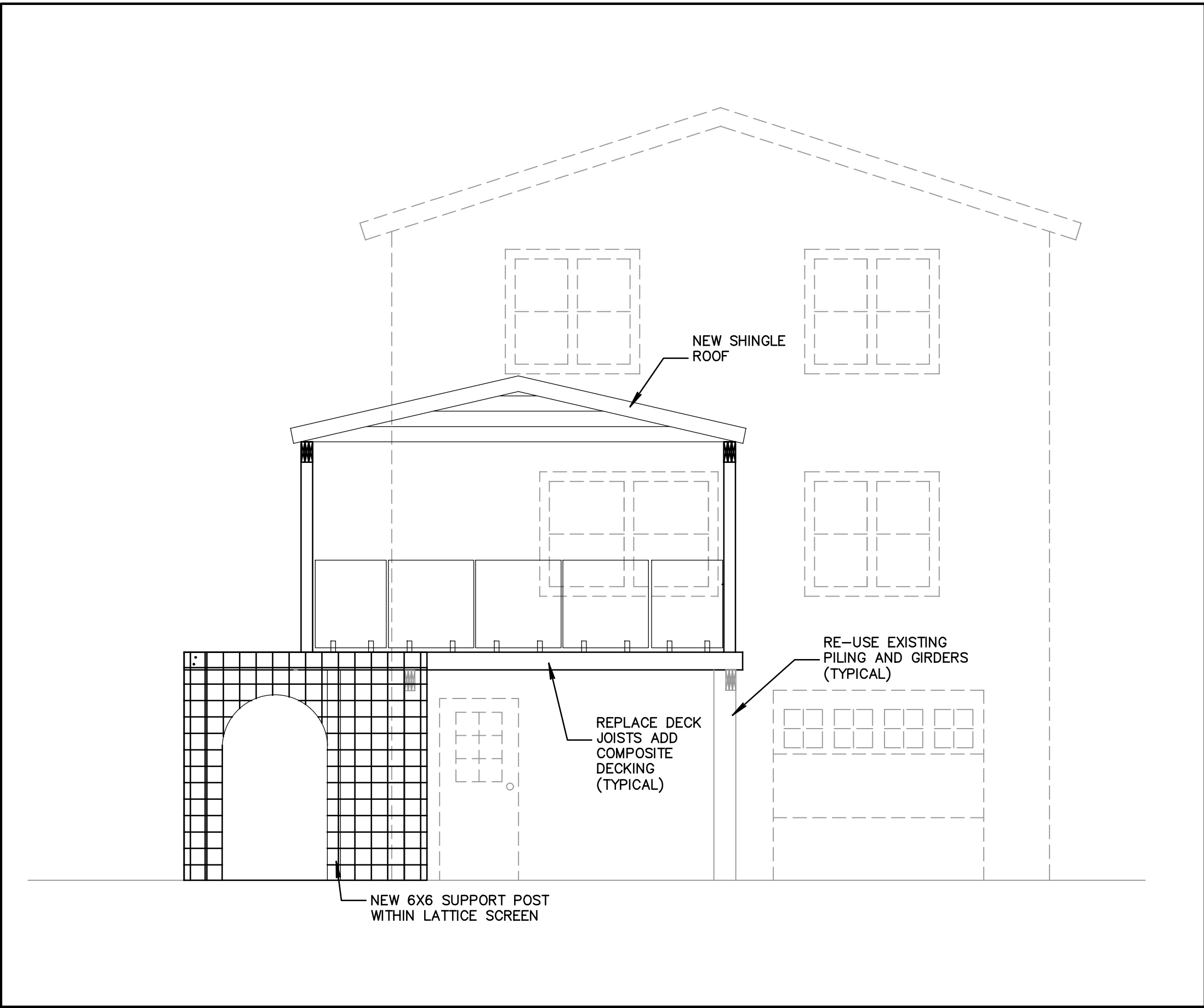


THIS MAP HAS BEEN REPRODUCED USING COMPUTER AIDED DRAFTING/DESIGN (EAD/ED) AND COORDINATE GEOMETRY (GEOG).

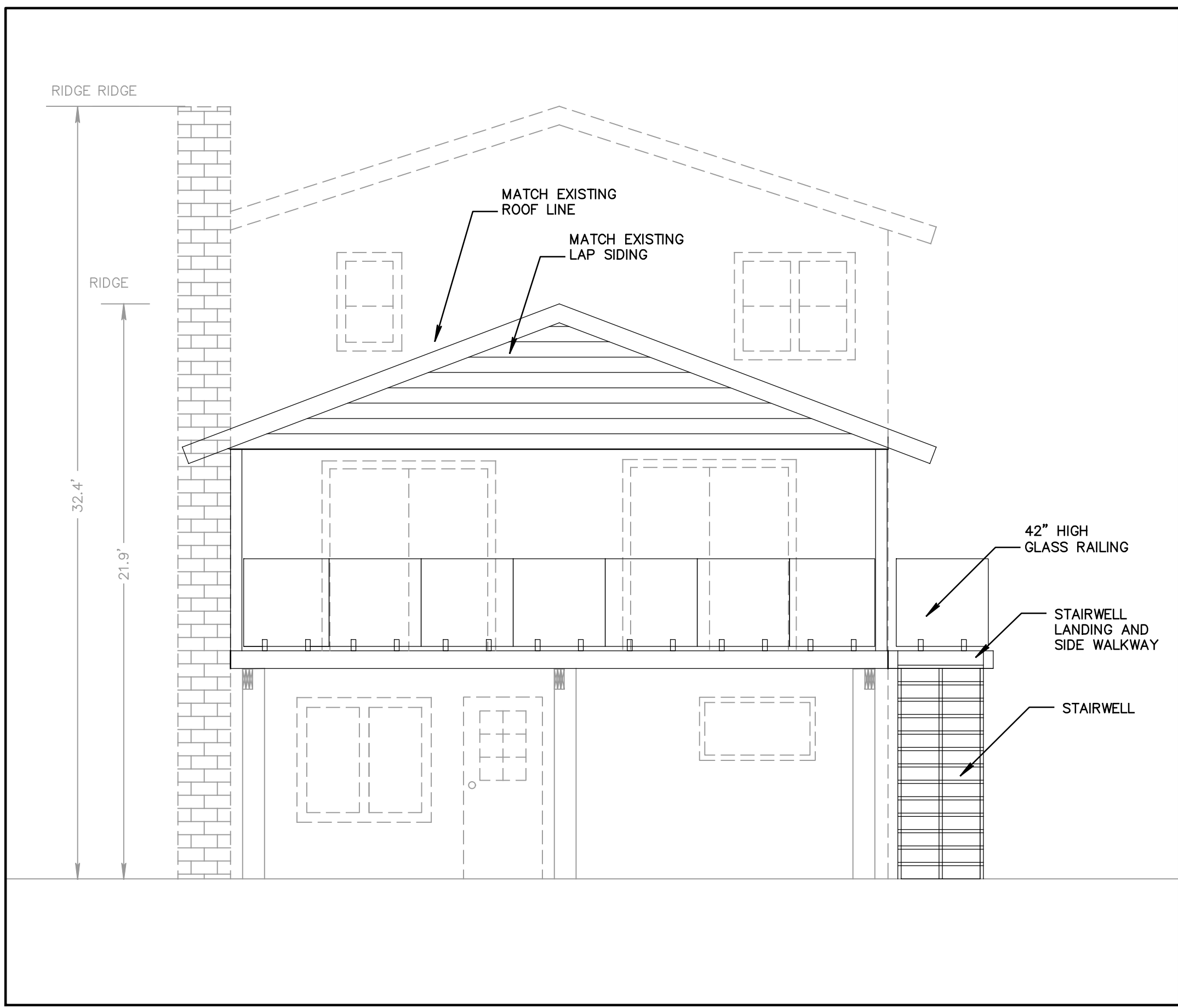
TAX MAP
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY
SCALE: 1" = 100' SEPTEMBER, 2002
THOMAS CRADER, P.L.S. 21782
SCHODOR DLPALMA
940 CEDAR BRIDGE AVENUE
P.O. BOX 1429
BRICK, NEW JERSEY 08723

NOTE:
REVISED NOV. 1984 - PLOTTED M.W.L. IN CONFORMANCE
WITH AERIAL FLIGHT OF 4/28/83 - A. KOVALCHUK, PLS 32117

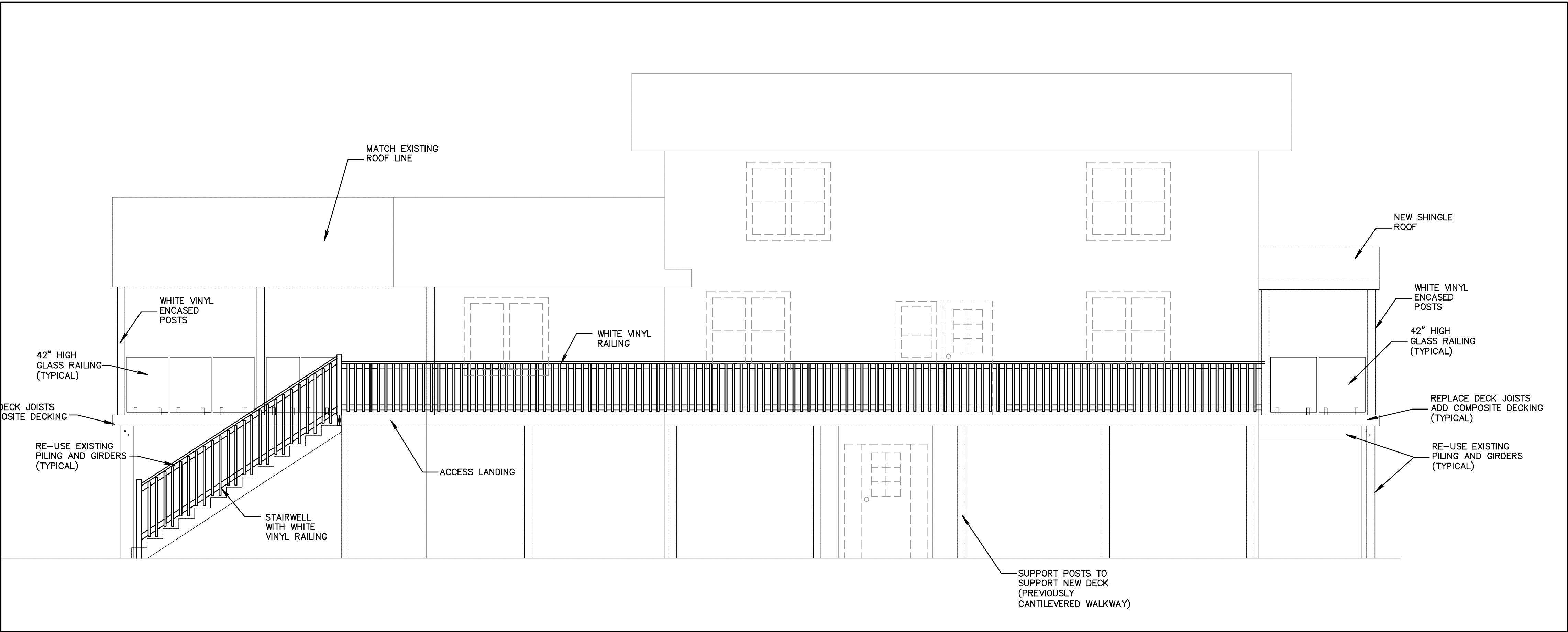




EAST SIDE ELEVATION
1/4"=1'



WEST SIDE ELEVATION
1/4"=1'



SOUTH SIDE ELEVATION
1/4"=1'

APPLICANT/OWNER: 2415 BAY VISTA DRIVE LLC 226 TALLY HO DRIVE AMBLER PA 19002				PROPOSED SINGLE FAMILY DECK RENOVATION			
				2415 BAY VISTA DRIVE LOT 13.03 BLOCK 93 BOROUGH OF SURF CITY OCEAN COUNTY, NEW JERSEY			
				DECK REPLACEMENT ELEVATIONS			
				SCALE: AS SHOWN DATE: 7/13/26			
				DRAWN BY:			
				CHECKED BY: M.R.M.			
				SHEET NO. 1 OF 1			
				PROJECT NUMBER:			
				1140-01			
MATTHEW R. MARTIN, P.E. PROFESSIONAL ENGINEER N.J. Lic. No. 04416500				Scope Engineering, Inc. Consulting Engineers CERTIFICATE No. 24GA28103200 P.O. BOX 58 COLLINGSWOOD, NJ 08108 PHONE: 609-971-0700 FAX: 609-971-0772			