

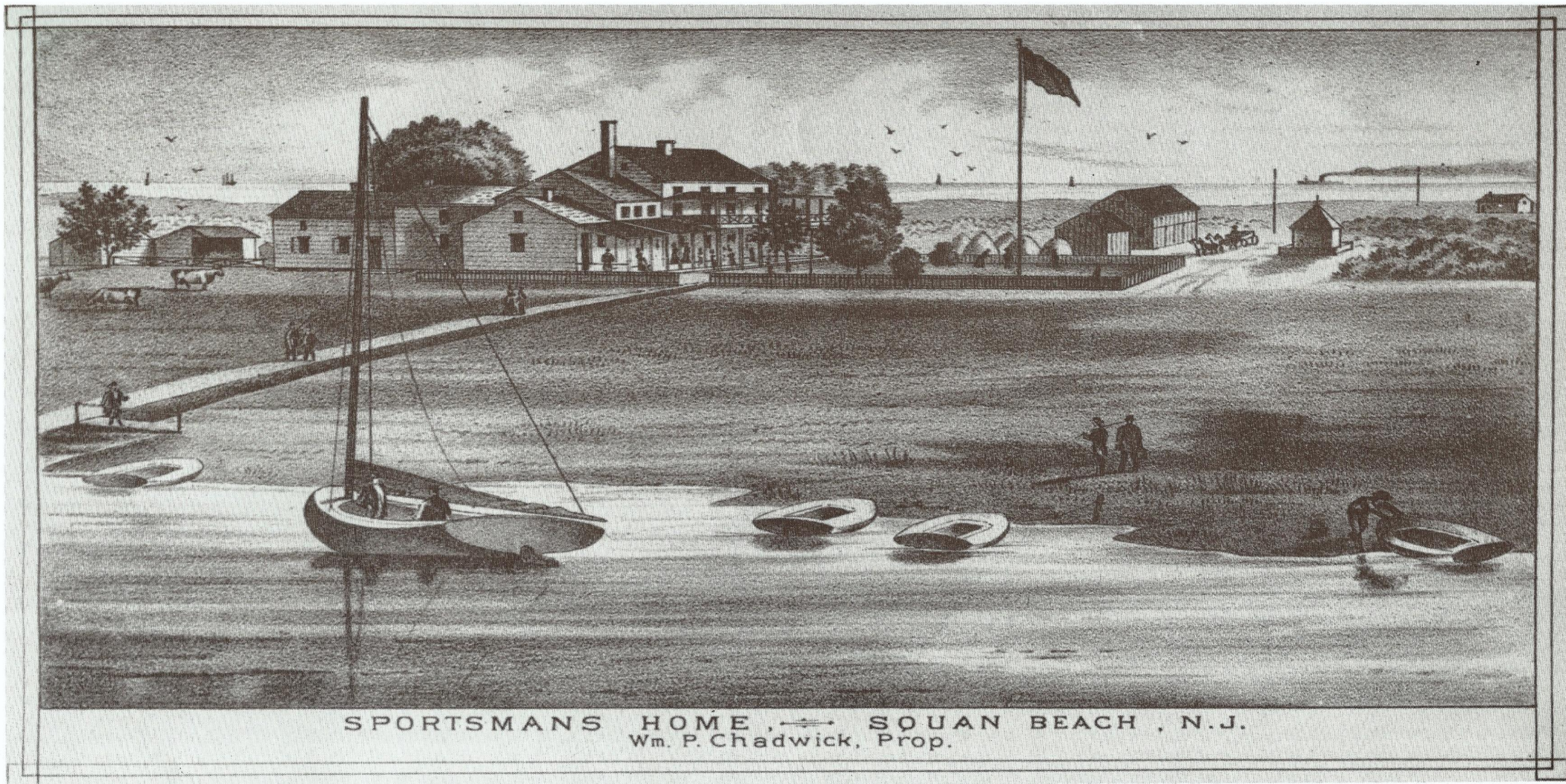


OCEAN BEACH & BAY CLUB
SPECIAL MEETING
SEPTEMBER 28, 2019

Ocean Beach & Bay Club

We, the members of the Ocean Beach and Bay Club Association, are entrusted to maintain our unique, natural environment so we and future generations can enjoy the beauty within which we live, love and play.

OB3 Proud!



From the Woolman and Rose Atlas of the New Jersey Coast, 1878. (Print courtesy William Gregor.)



The Board of Trustees Heard You!

New Committee 7/6/2019

Monica Anton

Steve Polakowski

JR Augustine

Doug Doolittle

Jon Fellgraff

Donna Drummond

Karen O'Neill

Rich Giordano

Bruce Lipkin

Pat O'Shea

Dave Cannarozzi

Manny Yozzo

Expertise

Full Time Residents

Lifelong Resident

Second Home Residents

Volunteers

Homeowners

Members

Attorney (Ret.)
Educators

Professional Engineer, Land Surveyor, Professional Planner
Construction Company Owner
Seton Hall Facilities Engineering Grounds Supervisor (Ret.)
Architect

Banking Systems & Operations Mgmt (Ret.)
Thomson Reuters Regional Manager
Verizon Systems Engineer (Ret.)
Doctor of Physical Therapy
CEO – Amusement Services

Information Gathering Sources

Toms River

Bob Chankalian – Township Engineer
& FEMA Flood Plain Manager
Ken Anderson – Township Attorney
Don Guardian – Township Administrator
Maria Maruca – Council Woman
George Kasimos – Stop FEMA Now

Michael York – Land Use Attorney
Hubert Cutolo – OBBC Attorney

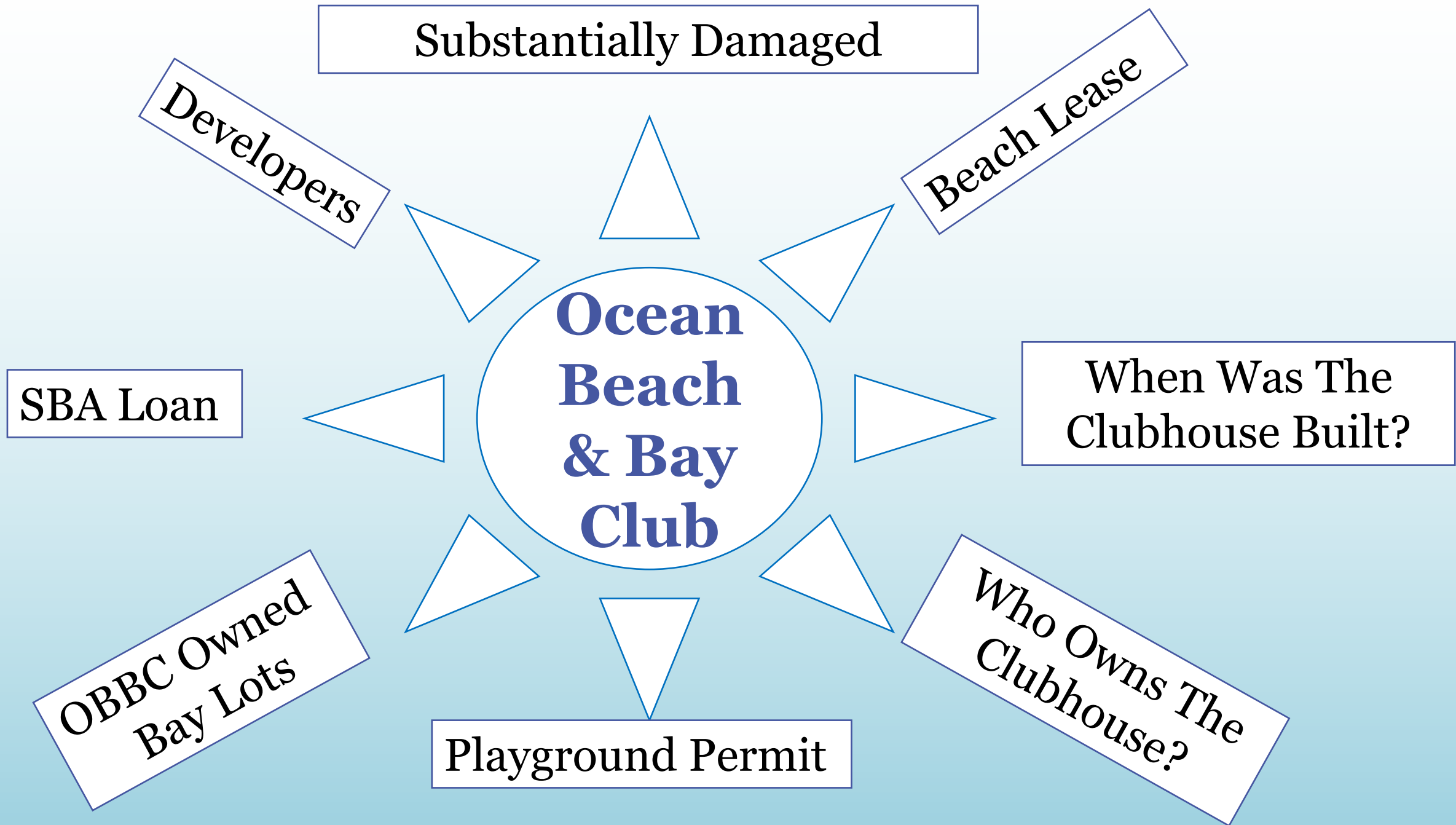
John Mc Donough
OBBC Archives, Photos etc
Ocean Country Deed Room
Najarian Engineering
Insite Engineering
LeChard Marine

Members & Trustees
Surveys
FEMA Website

LONG TERM PROCESS

After architectural drawings are complete

- | | | | |
|---|-----------------------|---|--------------------------|
|  | CAFRA Permits |  | Planning Board Approvals |
|  | DEP Permits |  | Site Plan Approvals |
|  | TR Electrical Permits |  | Funding |
|  | TR Utility Permits |  | Attorney Reviews |
|  | TR Fire Permits |  | Soil Boring Tests |



Timeline

- 1900 Bill Chadwick to Theodore & Jennie Stemmler
- 1903 Stemmler Riparian Grant
- 1946 Stemmler Estate to Ed Patnaude & Fred Pearl
- 1951 Ocean Beach & Bay Club Incorporated
- 1952 Clubhouse Built at Bay Beach
- 1958 Ocean Beach & Bay Club Purchases Lots
- 1995 Yellow Playground Installed
- 2000 Deed Restrictions Extended 50 years
- 2012 Superstorm Sandy
- 2019 Substantial Damaged Designation is Discovered

Timeline

- 1946 Stemmler Estate to
 Ed Patnaude & Fred Pearl

Ocean Beach & Bay Club
Incorporated
September 22, 1951

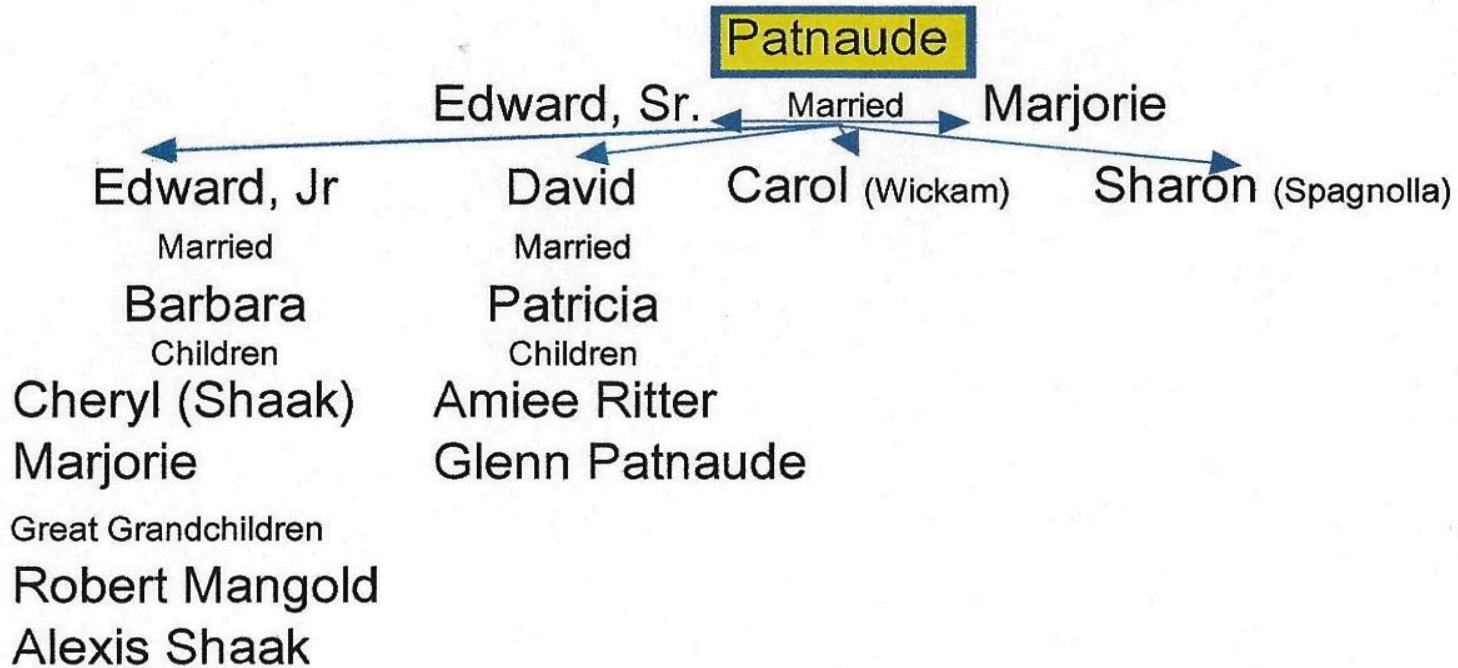
Developer

John Mc Donough

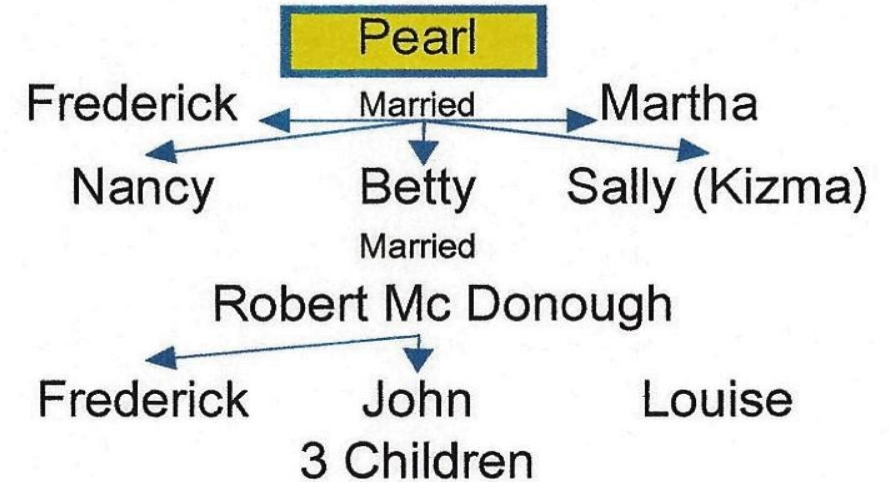
Manager

Ocean Pearl, LLC.

Developers



Ocean Beach, LLC.
Sharon (Patnaude)
Manager



Ocean Beach Pearl, LLC.
John Mc Donough
Manager

Ocean Beach and Bay Club - Beach Lease

Ocean Beach and Walkways

Small Boat Basin 1 Private Road – Basin Way

Private Bay Beach - Bay Beach Recreation Area aka
land the Clubhouse is on.

Riparian Grant – Purchased in 1903 by Jennie Stemmler

Beach Lease - 95 years from February 9, 1952 to February 9, 2047

Renewal another 99 years - February 9, 2047 to 2146.

Annual Beach Lease \$10.00

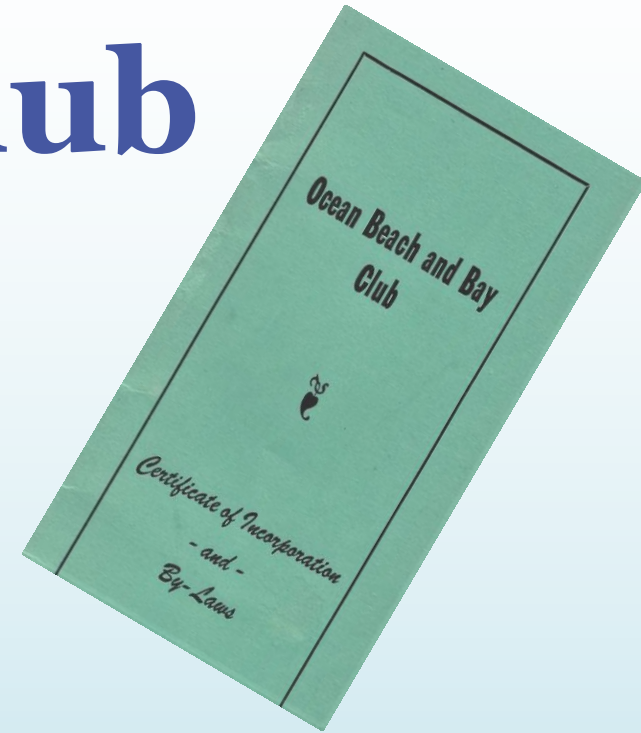
One check of \$5000.00 is paid to Ocean Beach, LLC. AKA Patnaude Family

One check of \$5000.00 is paid to Ocean Pearl, LLC. AKA McDonough Family

Ocean Beach & Bay Club

BLUE BOOK

Certificate of Incorporation Deed Restrictions By-Laws



Certificate of Incorporation

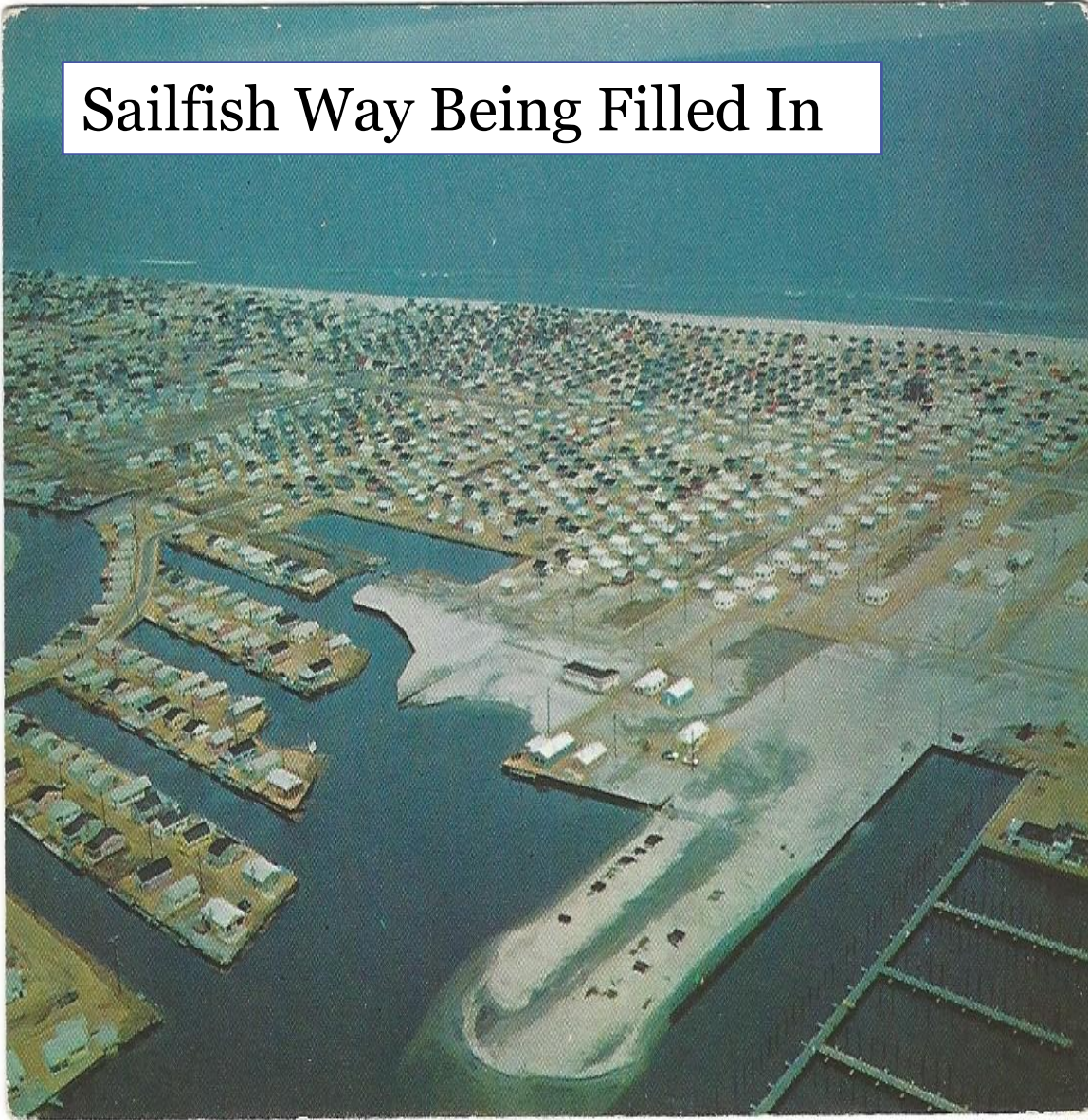
To purchase, build, or erect club house or other building or buildings for the use and enjoyment of all members of the association subject to the by-laws of the association and for the benefit of the members to purchase, lease, hold, sell, mortgage, convey or otherwise acquire, dispose of or encumber real and personal property of every description.



Sailfish Way
Street Not
Filled in Yet

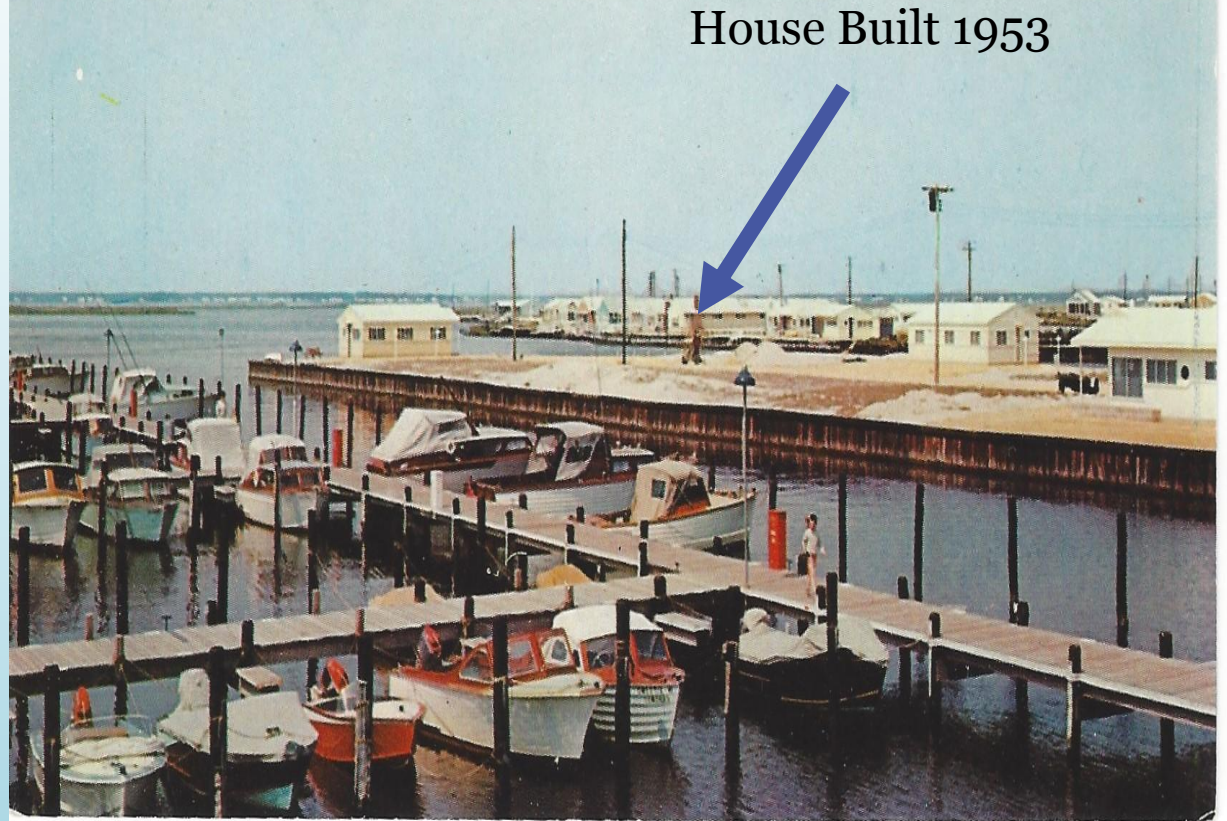
Postcard Circa 1952

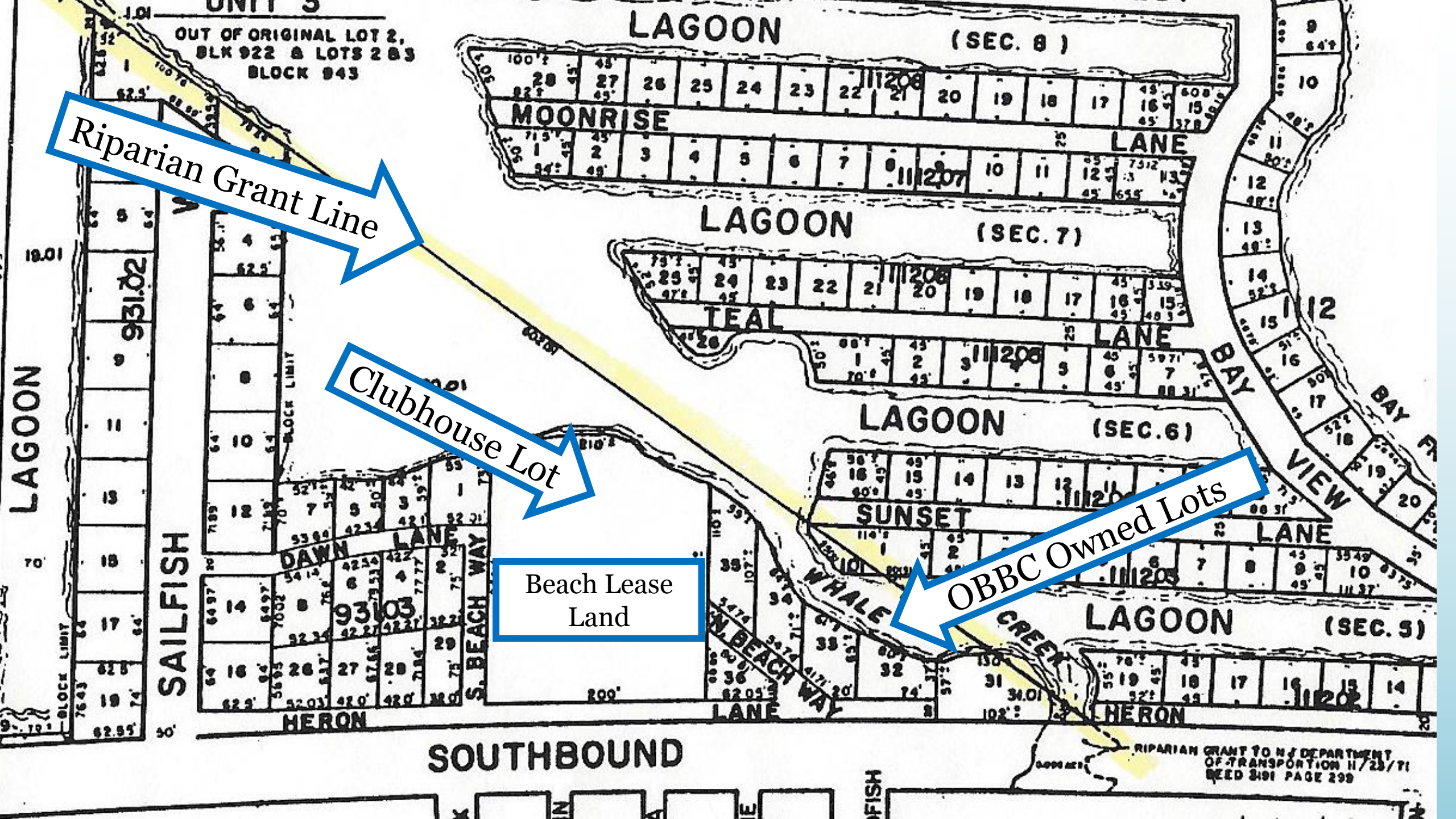
Sailfish Way Being Filled In



Ocean Beach, N. J.

Sailfish Way 1953





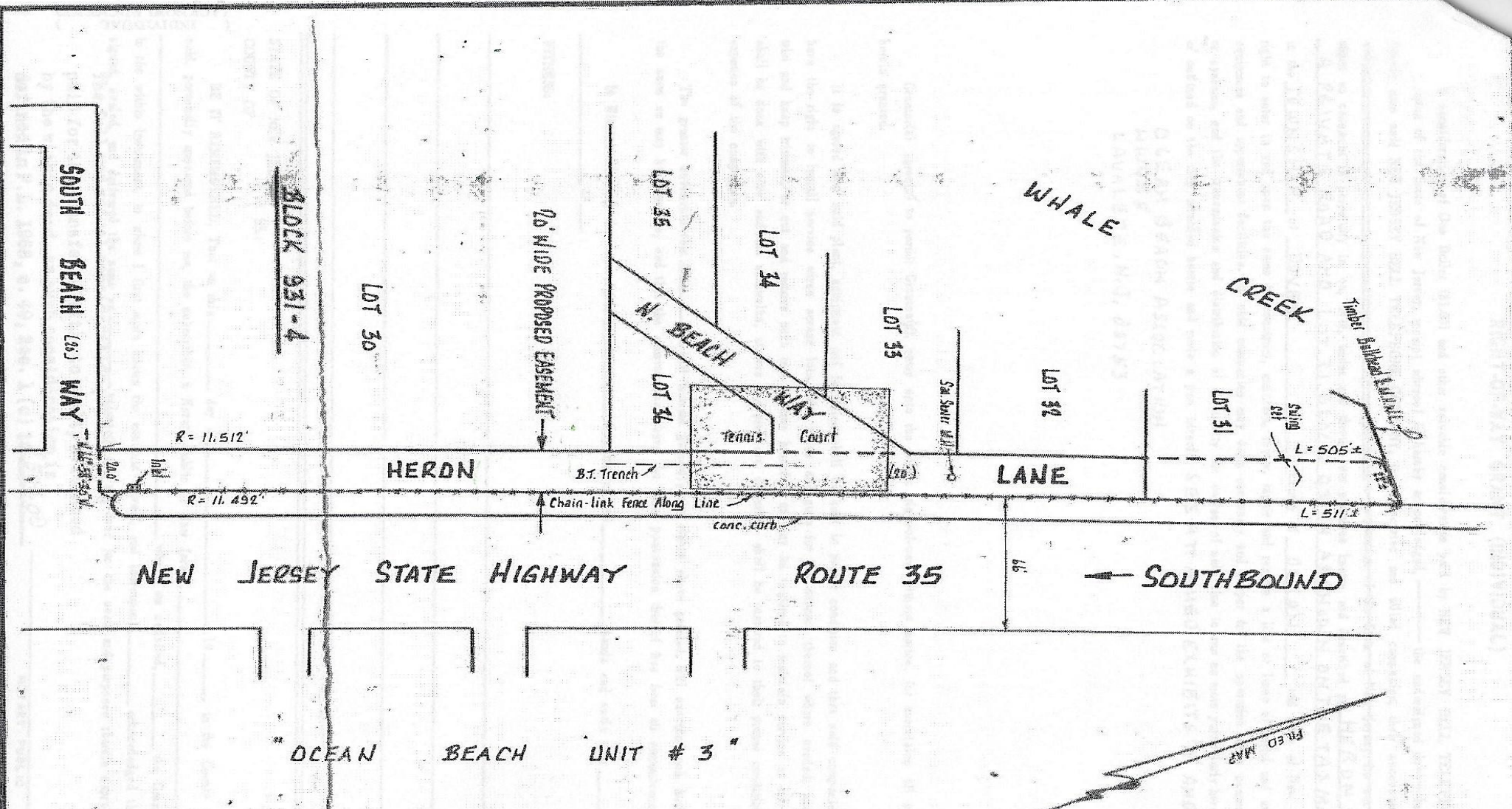
UNIT 3
OUT OF ORIGINAL LOT 2,
BLK 922 & LOTS 2 & 3
BLOCK 943

Riparian Grant Line

Clubhouse Lot

Beach Lease
Land

OBBC Owned Lots



Copy of Bay Beach 1958 Survey

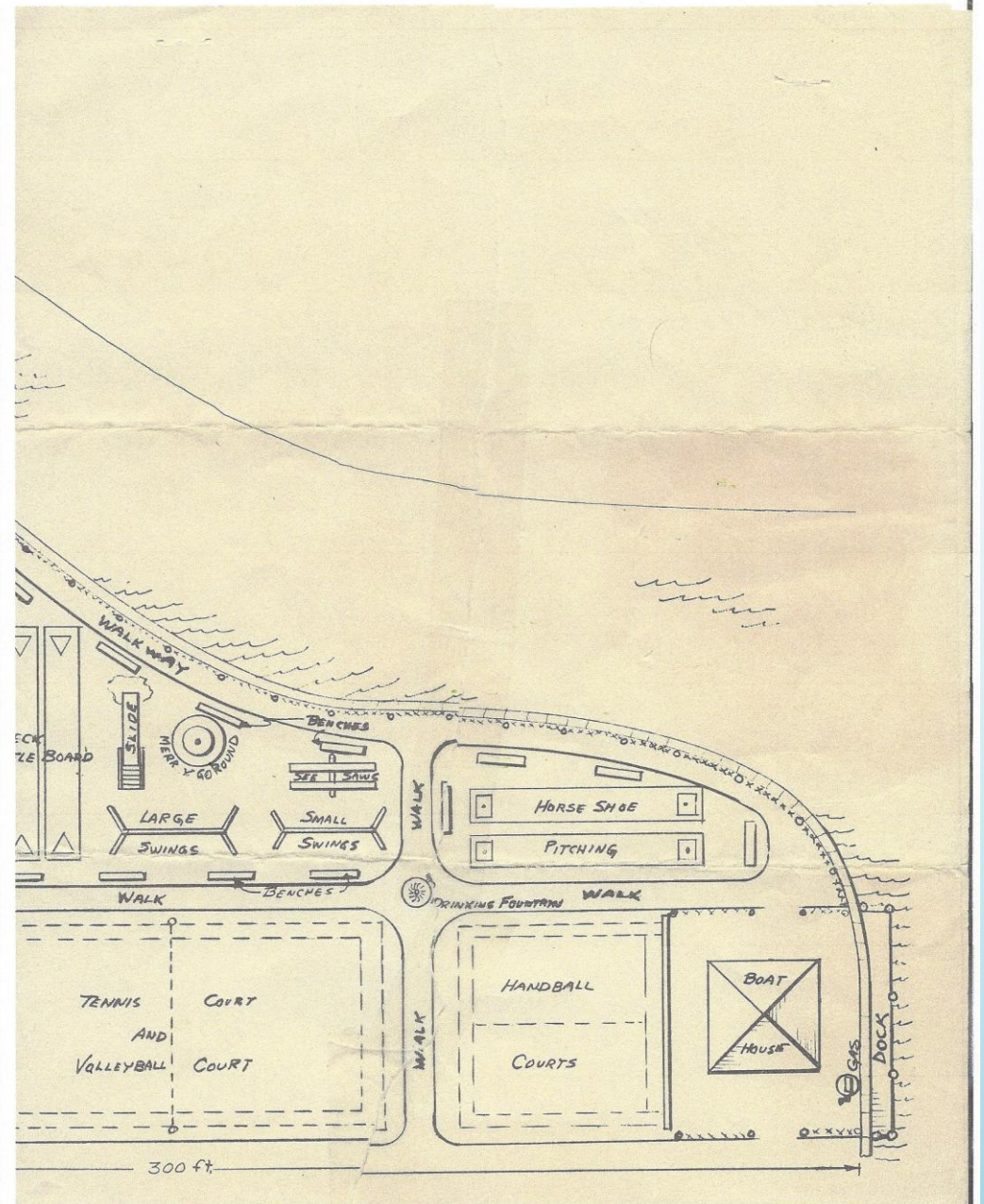
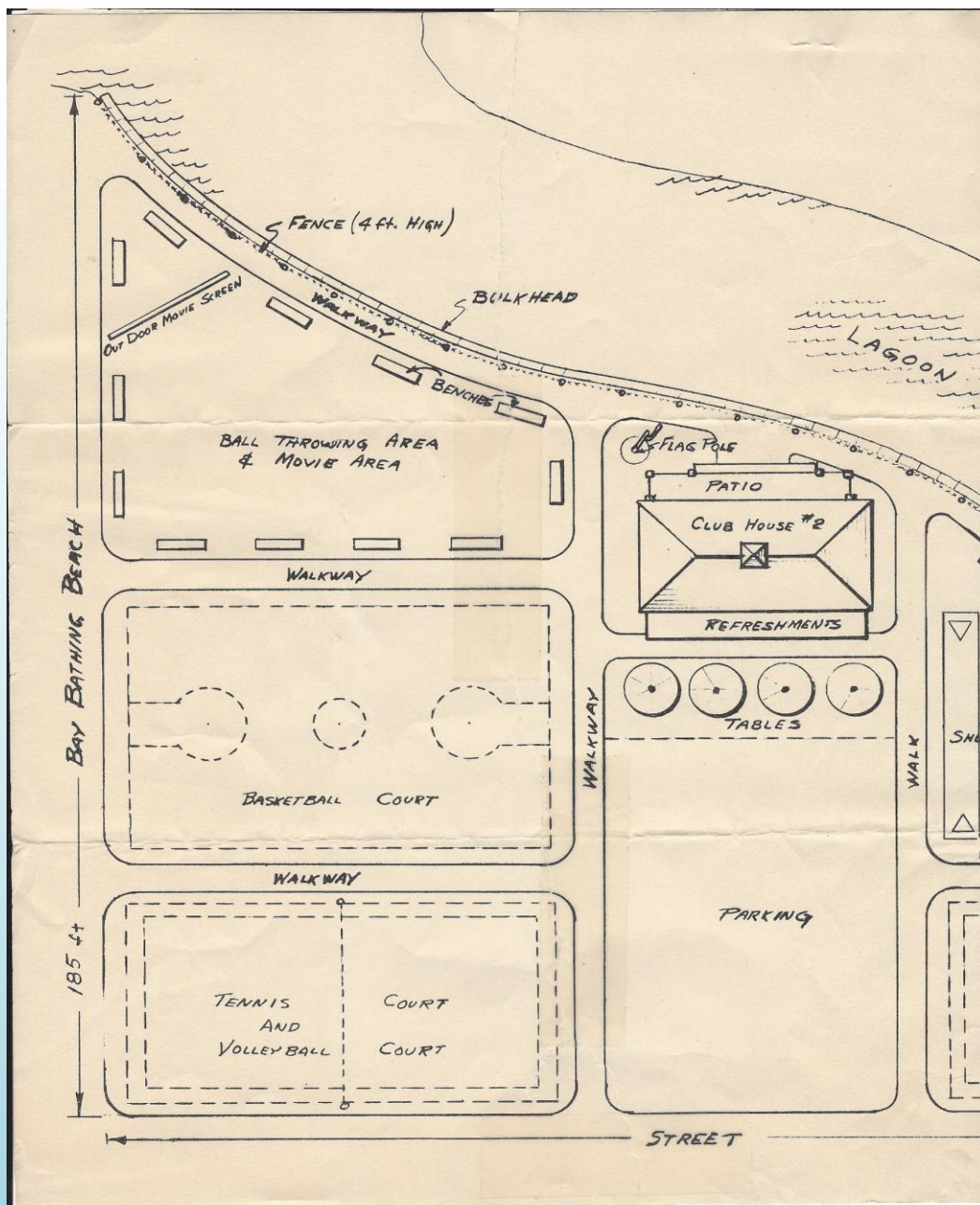
NOTE: ALL COPIES VOID WITHOUT
EMBOSSSED SEAL ON SIGNATURE.

DESCRIPTION:

PROPOSED EASEMENT
HERDON LANE & LOT 31, BLOCK 931-4
DOVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY.

GEORGE W. HENN, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
PROFESSIONAL PLANNERS
435 MANTOLOKING ROAD



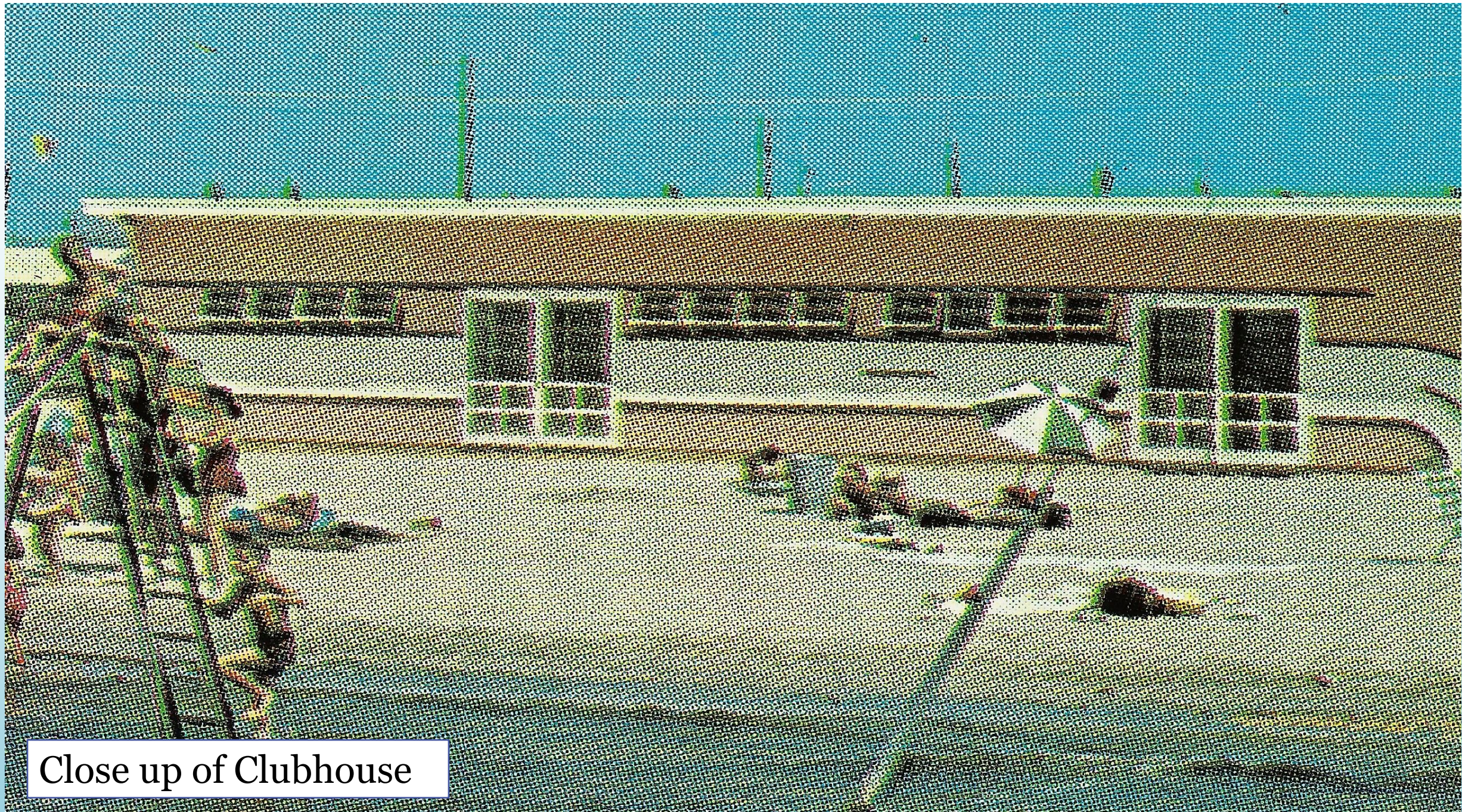


1958 Ocean Beach & Bay Club Proposed Bay Beach Recreation Area

Ocean Beach, N. J.

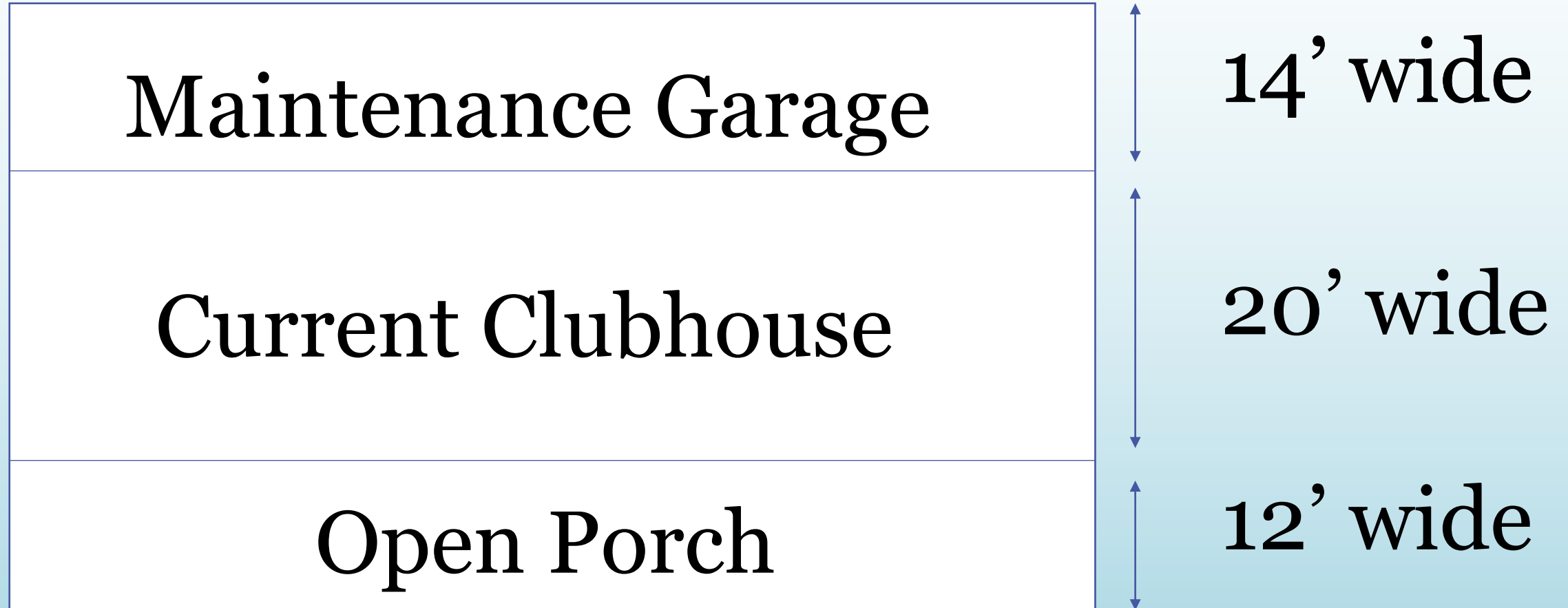


Postcard Circa 1952

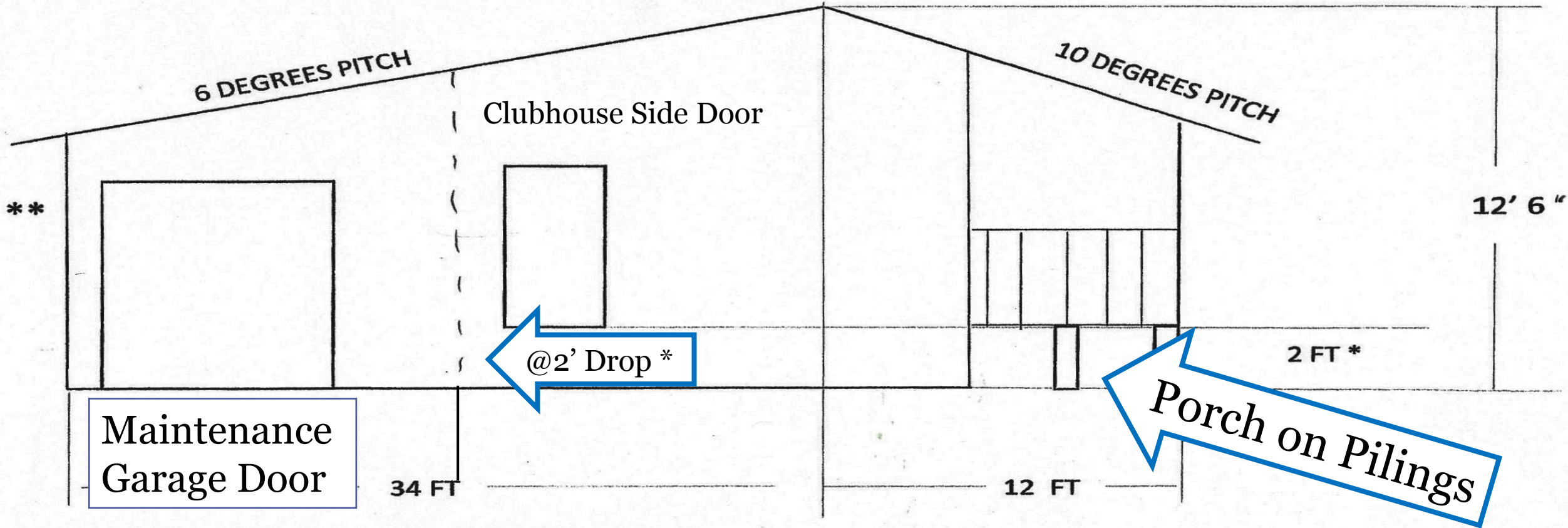


Close up of Clubhouse

60' long



Total Square Feet (excluding porch) = 2040

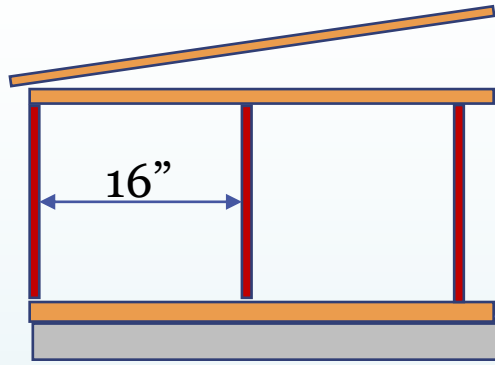


* 2 FT FROM CONCRETE PAD TO CLUBHOUSE FLOOR

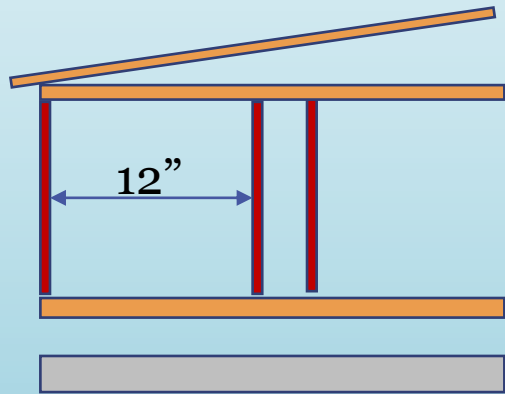
** 10 INCH ROOF OVERHANG FRONT AND BACK

SIDE VIEW FACING SOUTH

Existing Construction



Untreated 2X3 bottom plate bolted to concrete slab
Plus a separate concrete slab for maintenance garage
16" centered untreated 2X3 studs
Roof – same
Asbestos Siding
Cracked Slab



Elevate Skeleton Frame
Cut away from concrete slab
Install new pilings
Pour new concrete slab
12" Centered 2x4" studs
Remove asbestos siding – EPA disposal regulations
Cannot elevate porch or maintenance garage – attached.

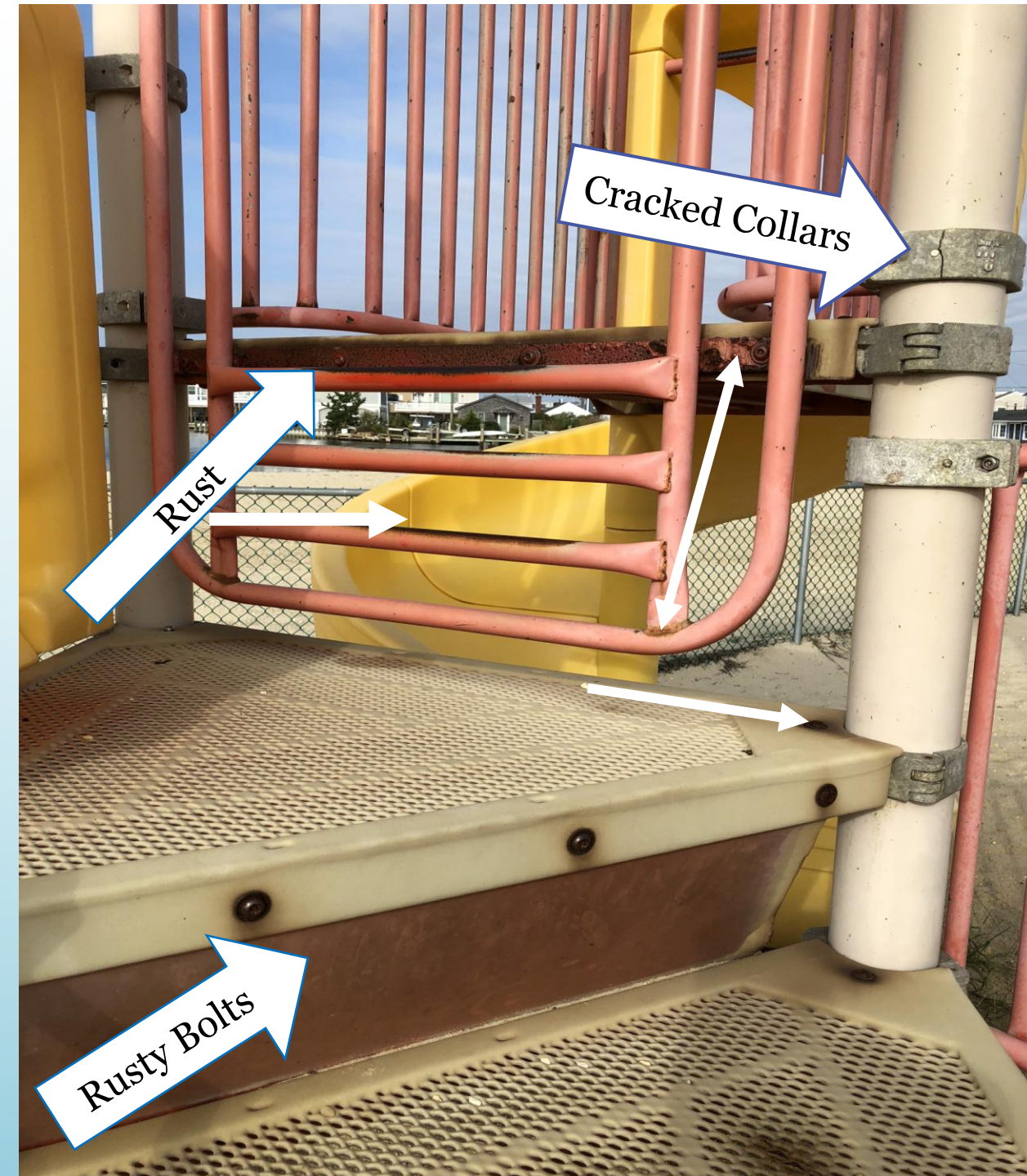
Timeline

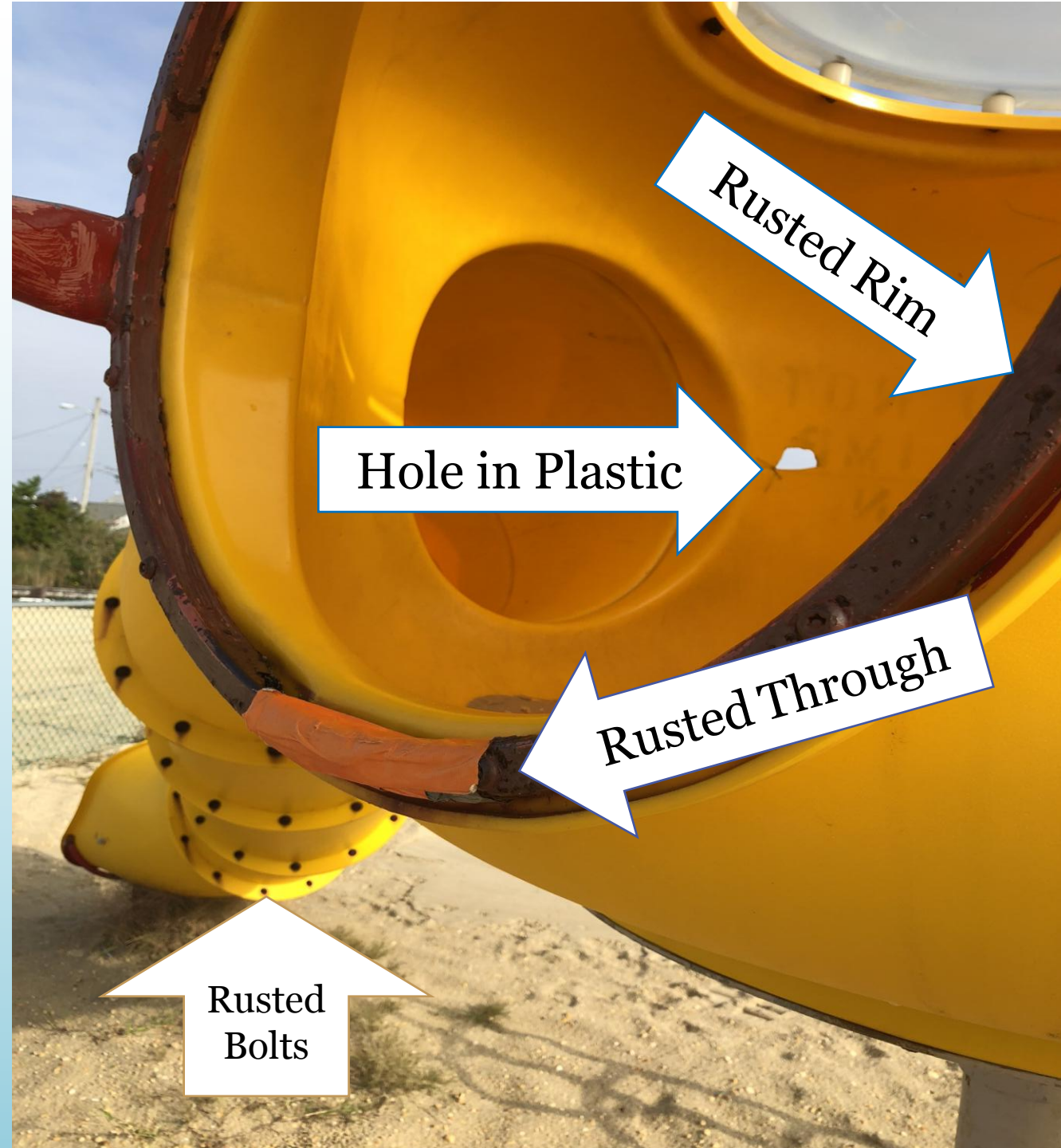
1995 Yellow Playground Installed

10 Year Warranty

21 Years Later







Bridge Removed - Supports Corroded



Ocean Beach & Bay Club



Want to Contribute to the
Playground Fundraiser

email: info@oceanbeach3.org

6 months



\$50,000



Playground Permit Denial 2/7/2019

No permits to be issued until
structure is in compliance
with FEMA regulations.



Toms River Township
Zoning Office
33 Washington St
2nd Floor
Toms River Township, NJ 08754-0728
(732) 341-1000 ext. 8449 Fax(732) 341-0828
zoning@tomsrivertownship.com

Application Date: 2/7/2019
Application Number: ZP-19-0166
Permit Number: _____
Project Number: _____

Fee: \$50

PERMIT REVIEW STATUS FORM

Date: 2/11/2019

To: Ocean Beach & Bay Club
101 W. Seaway
Lavallette , NJ 08735

CC: App Tele:(732) 793-3798
App Email:info@oceanbeach3.org

RE: 3305 HERON LANE
Block: 931.04 Lot: 30 Qual: Zone:

Dear Ocean Beach & Bay Club,

The following comments were made during the denial process:

ZONING
Approved
2/7/2019
ZONING COMMENTS EP:
2/7/19
Exempt development Less than 1000 sq ft of accessory structure

ENGINEERING
Denied
2/8/2019
ENGINEERING COMMENTS: WAB

1 - Property was deemed substantially damaged. No permits will be issued until structure is in compliance with FEMA regulations.

Substantially Damaged Letter 6/13/2014

TOWNSHIP OF TOMS RIVER

33 Washington Street, P.O. Box 728
Toms River, NJ 08754



Department of Engineering and Community Development
732-341-1000 Phone • 732-341-0828 Facsimile

6/13/2014

OCEAN BEACH PEARL
3305 Heron Lane
Lavallette, NJ, 08735

Re: FEMA - Notice of Determination
BLOCK 931.04 LOT 30
ADDRESS: 3305 Heron Lane, Lavallette, NJ 08735

DEAR Mr. Sir,

This office has determined that the referenced structure has been substantially damaged (**by flood on October 29, 2012**), whereby the cost to restore the structure would equal or exceed 50% of the fair market value. Per Township tax records, the value of the improvements (structure) is \$120,000.00 and the claim provided is \$151,545.00.

This equates to a repair cost of over 100.0% of the value of the structure.

Financial assistance may be available through the National Flood Insurance Program - Increased Cost of Compliance (ICC), for the removal of the structure or the elevation of the structure.

Any repairs, reconstruction or new construction are subject to all local and state requirements and will require all necessary permits.

If you have any questions or require additional information please do not hesitate to contact me.

Very truly yours,

Robert J. Chankalian, PE, CME
Township Engineer

RJC/TN

Ken Anderson, Construction Official

- The Substantially Damaged Letter was Never Received
- SBA loan offered by Federal Government and applied for, then withdrawn due to 51% membership approval requirement.
- No flood insurance on any OBBC property.

Township of Toms River Municipal Code

Substantial Damage Process

Appeals from the Township Engineer's determination that a structure is "substantially damaged" by Superstorm Sandy must be filed on or before **October 29, 2018**. If an appeal is not filed within that time period, it is time-barred. Also, a substantial determination decision may only be filed by the property owner to whom the determination was issued. Successors-in-title are not permitted to appeal such determinations.

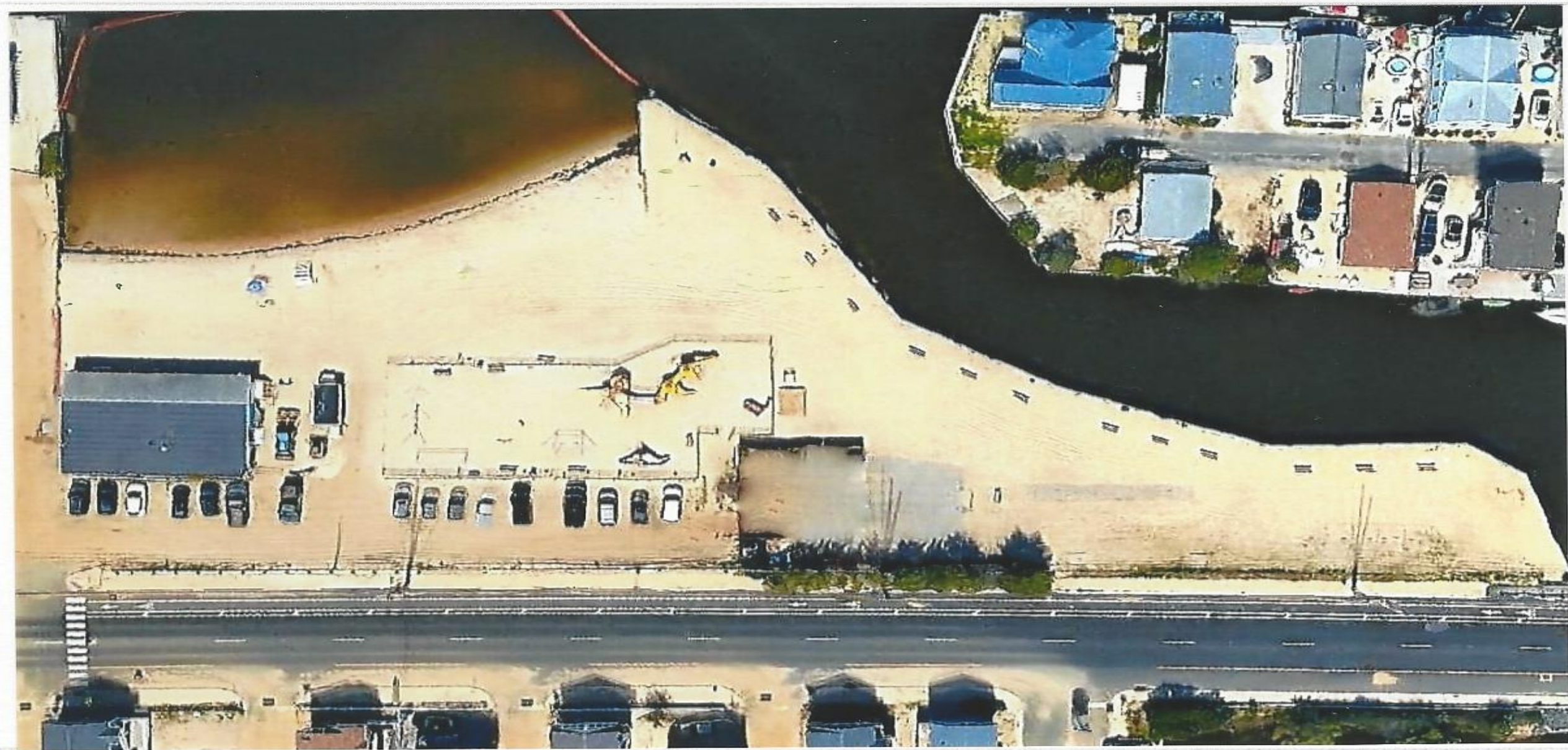
See sections 313-15A(1)(a) & (b) of the Township Code.

<http://tomsrivertownship.com/index.php/engineering-department/1000-substantial-damage-process>

Elevate or Demolish

- Bring everything up to code – retrofit costs money.
- It's a 68 year old building.
- Can't raise the maintenance garage.
- Every construction expert we have spoken to has said wouldn't do it.
- More practical to build new.





Google Earth Current Aerial View Bay Beach Area - September 2018

Proposal

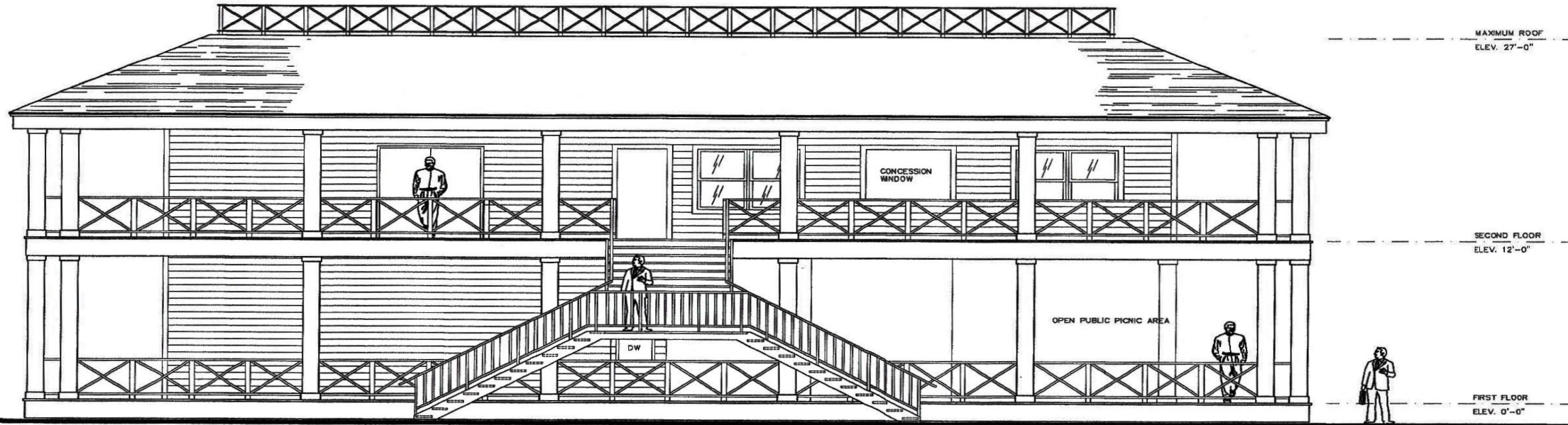
- Build a new elevated Clubhouse 2400 square feet.
- Consolidate to Include office.
- Reduce costs to one utility bill, internet, security and other costs.
- Office within community for easier access.
- Beautify the Bay Beach Recreation Area by concealing equipment and trucks.
- Provide a full recreation area – bocce ball, basketball, playground, horseshoe pit.
- Generate income revenue from events and food service.
- Increase home values.
- Record Breaking event attendance in 2019.
- Community Spirit in the Happy Place.

Site Plan and Building Concept Presentation

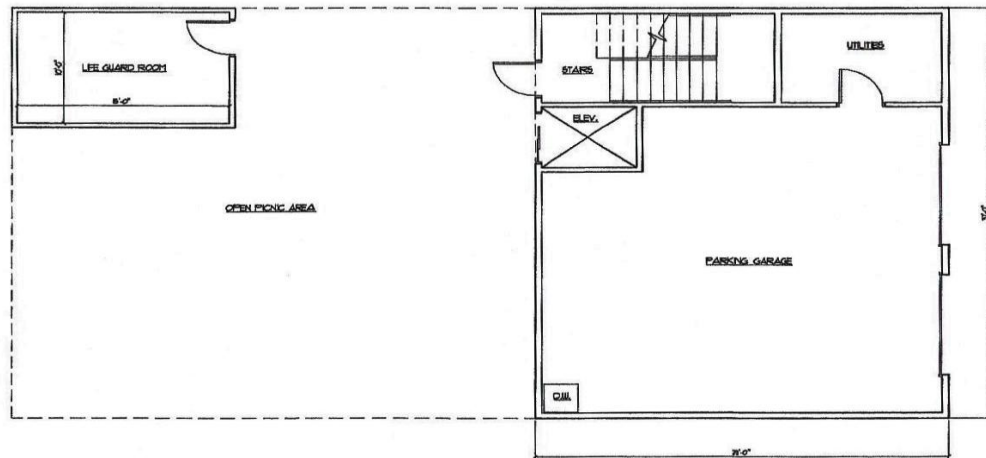
Douglas Doolittle, P.E., L.S., P.P
Professional Engineer, Land Surveyor, Professional Planner

Jon Fellgraff, A.I.A
Member American Institute of Architects

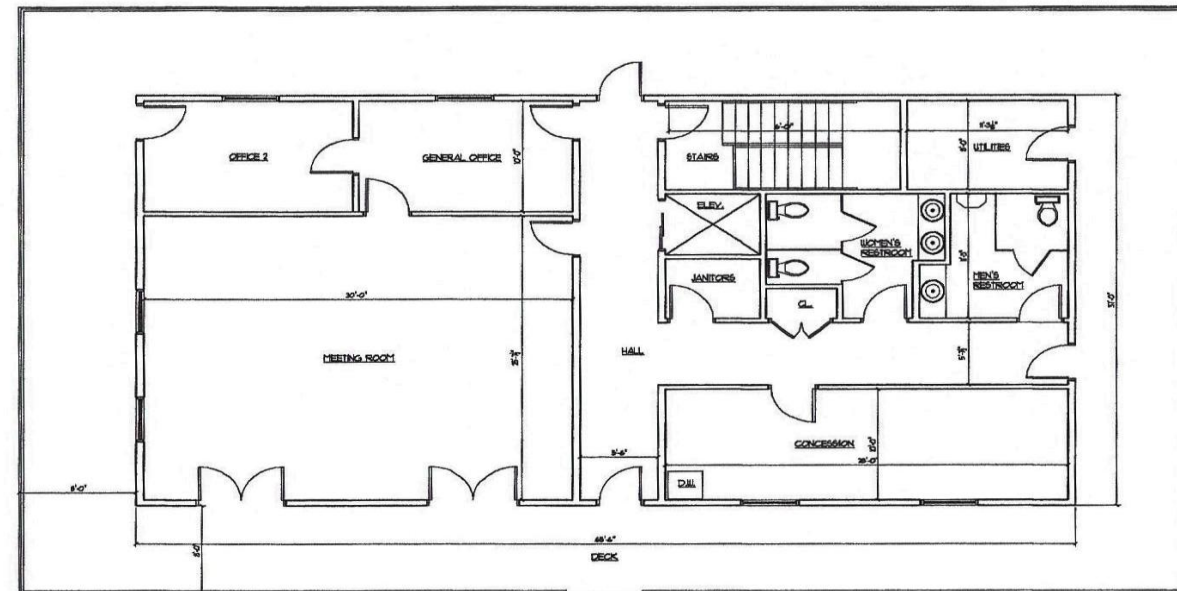
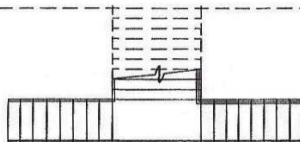
Facing Bay



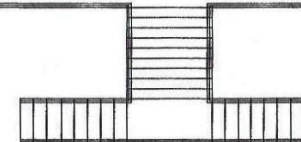
ELEVATION



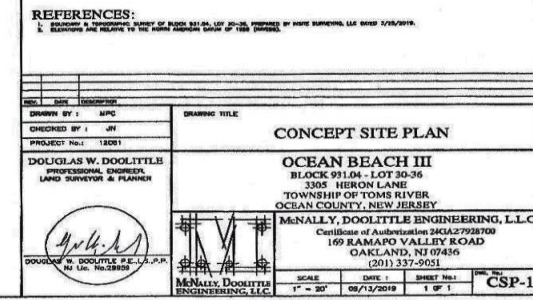
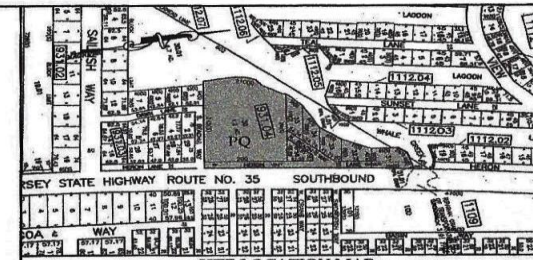
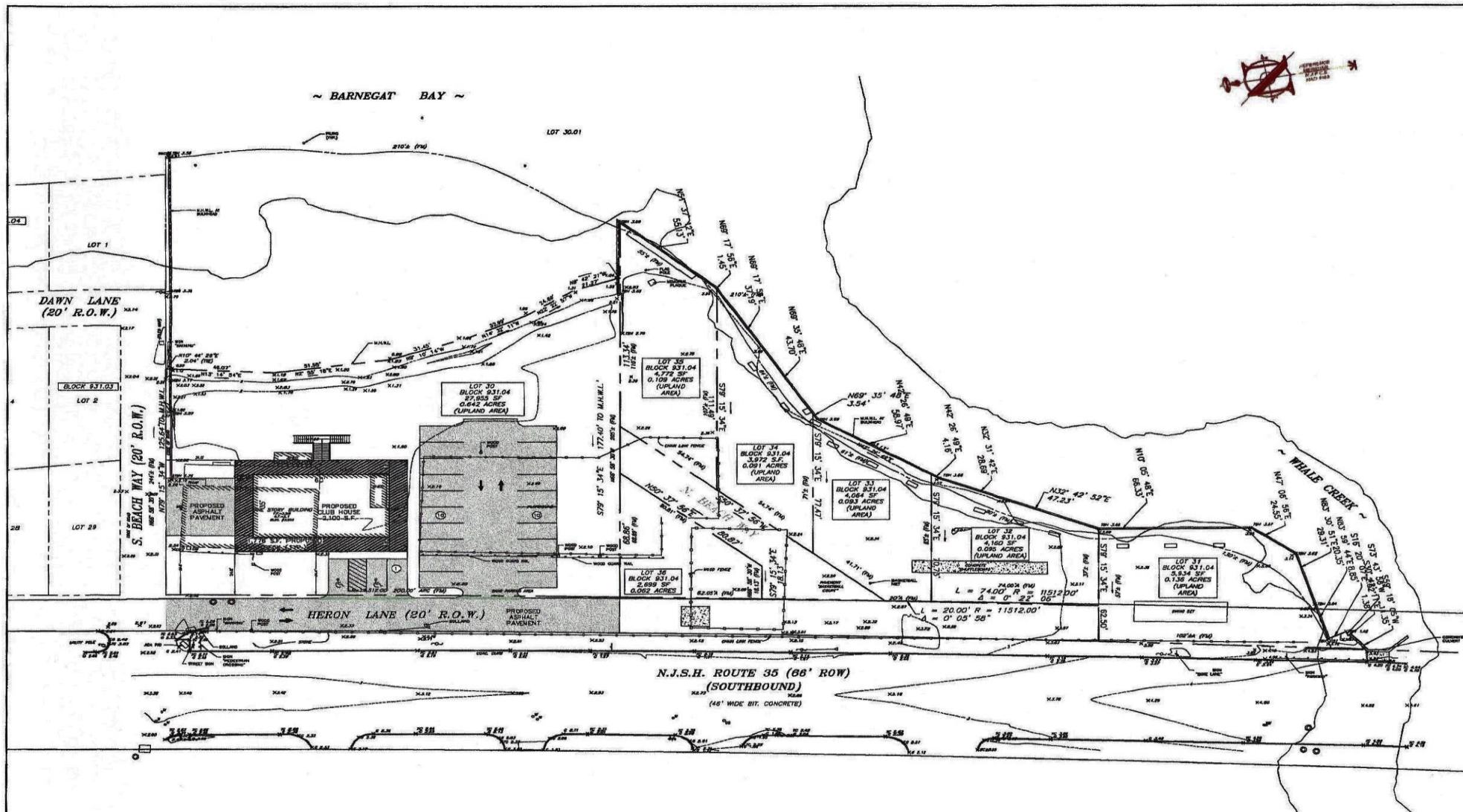
GROUND FLOOR PLAN
SCALE 3/8" = 1'-0"



2ND FLOOR PLAN
SCALE 3/8" = 1'-0"



NO.	DATE	ISSUED	DESCRIPTION
1	9.16.19	ISSUED	
jon fellgraff • aia architect <small> FAX (601) 973-1999 EMAIL: jfellgraff@jcsundine.net TEL (601) 973-1999 130 modernpark road pick ridge, mississippi 39269 </small>			
Jon Fellgraff A.I.A. N.J. At 05759 N.Y. 13470 CT. 0148 PA. RA-013394-B			
PROPOSED CLUB HOUSE for OCEAN BEACH III			
TOMS RIVER, NJ			
GROUND FLOOR PLAN 2ND FLOOR PLAN			
Drawn by: JLS Scale: 1/4"=1'-0" Job No. 1918 Drawing No.			



How Do We Raise the Money?

- \$240,000 Sale of Parking lot
- \$300,000 Sale of Office
- \$ 90,000 Reserve Funds
- \$ 50,000 Renter Beach Badge Increase
- \$ 20,000 Fundraising
- \$300,000 Members 2020 \$300/lot





That's all Folks!