



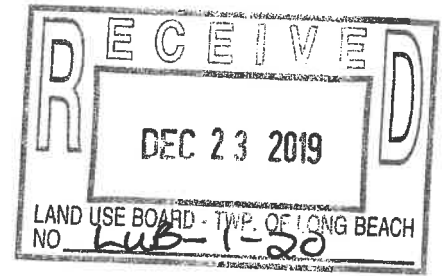
Engineers
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Frank J. Little, Jr., P.E., P.P., C.M.E.
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December 23, 2019

Chairman and Members
Long Beach Township
Land Use Board
6805 Long Beach Blvd.
Brant Beach, NJ 08008

Re: LUB Docket No. LUB-1-20 - Minor Subdivision
Applicant: Gerald & Karen Balerno
Block/Lot: Block 7.17, Lot 7
Location: 119 East Pennsylvania Avenue
OLA File No.: LBLUB-19BALE



Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Subdivision Plan application for the referenced site.

The submission consists of the following:

- A. Minor Subdivision Map, One (1) sheet, prepared by East Coast Engineering, signed by Jay F Pierson, P.L.S., P.P., and dated 10/25/19 with no revisions.
- B. Architectural Plans, Two (2) sheets, prepared by Rob Roth Architect, Inc., signed by Rob Roth, A.I.A., and dated 05/2019 with no revisions.

The applicant proposes to subdivide existing Block 7.17, Lot 7 into two (2) new single family residential lots. New Lot 7.01 will front Pennsylvania Avenue and New Lot 20.01 will front New Jersey Avenue. Each of the proposed lots will require waivers and/or variances for lot area, lot width, lot frontage, minimum building setbacks, distances from adjoining dwellings and driveway width. The existing dwelling fronting Pennsylvania Avenue will remain and be converted from a duplex to a single family residence. No changes are proposed to the dwelling. A new single family dwelling is proposed fronting New Jersey Avenue.

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

1. **Zoning (R-50 General Residential)** – The subject site is located within the R-50 District. Review of the zoning requirements indicates the following:

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412
www.owenlittle.com
info@owenlittle.com

Per Ordinance Section 176-27A- All new subdivisions shall have a minimum of sixty foot frontage and a minimum of 6,000 S.F.

"A Minor Subdivision located entirely within a single residential zone may be approved without a variance where such lot contains less than 6,000 square feet or less than 60 feet of frontage or both, where the lots created conform in lot frontage, depth and square footage to the majority of the lots located on both sides of the street on which the new lots front located within 200 feet of the exterior boundary line of the land to be subdivided. That is to say, when more than 50% of the lots on both sides of the street on which the subdivision fronts within 200 feet of the exterior boundary line of the land being subdivided contain either less than 6,000 square feet of land or have less than 60 feet of frontage on the street or both, a minor subdivision may be created having lot dimensions and lot size conforming to the size and frontage of more than 50% of the lots on both sides of said street".

The average lot area and lot frontage of the lots within 200 FT of the subject property, both on Pennsylvania Avenue and New Jersey Avenue exceed the requirement of 60 FT of lot frontage and 6,000 S.F. in lot area, therefore variances are required.

A. Proposed Lot 7.01

- 1) **Minimum Lot Area**-Minimum Lot Area of 5,000 S.F. is required in the R-50 Zone, however, 6,000 S.F. is required per ordinance section 176-27A, whereas 4,050 S.F. is proposed. Per ordinance section 176-27, a waiver is required. Per ordinance section 205-55(C), a variance is required.
- 2) **Minimum Lot Frontage**-Minimum Lot Frontage of 60 FT is required, whereas 45 FT is proposed. A variance is required.
- 3) **Minimum Lot Width**-Minimum Lot Width of 50 FT is required in the R-50 Zone, however 60 FT is required per ordinance section 176-27A. Proposed Lot 7.01 will only have 45 FT of frontage along Pennsylvania Avenue. Per ordinance section 176-27, a waiver is required. Per ordinance section 205-55(C), a variance is required.
- 4) **Rear Yard Setback**-Minimum rear yard setback of 20 FT is required for lots with a depth of 80 FT or greater, whereas 5.1 FT is proposed. A variance is required.
- 5) **Combined Side Yard Setback**-Minimum combined side yard setback of 15 FT is required, whereas 14.7 FT is existing and proposed. A variance is required.
- 6) **Accessory Structure Rear Yard Setback**-Minimum accessory structure rear setback of 4 FT is required, whereas approximately 1.5 FT is existing and proposed to the outdoor shower. A variance is required.
- 7) **Accessory Structure Side Yard Setback**-Minimum Accessory Structure side setback of 4 FT is required, whereas 3.3 FT is existing and proposed to the air conditioner unit. A variance is required.

B. Proposed Lot 20.01

- 1) **Minimum Lot Area**-Minimum Lot Area of 5,000 S.F. is required in the R-50 zone, however, 6,000 S.F. is required per ordinance section 176-27A, whereas 2,700 S.F. is proposed. Per ordinance section 176-27, a waiver is required. Per ordinance section 205-55(C), a variance is required.

Furthermore, Section 176-27a(4) states that any minor subdivision created pursuant to subsections A(1) through A(4) shall have lots which, in no event, shall have less than 3,000 square feet of lot area. A variance is required.

- 2) **Minimum Lot Frontage**-Minimum Lot Frontage of 60 FT is required, whereas 30 FT is proposed. A variance is required.
- 3) **Minimum Lot Width**-Minimum Lot Width of 50 FT is required in the R-50 zone, however 60 FT is required per ordinance section 176-27A. Proposed Lot 20.01 will only have 30 FT of frontage along New Jersey Avenue. Per ordinance section 176-27, a waiver is required. Per ordinance section 205-55(C), a variance is required.

Furthermore, Section 176-27a(4) states that any minor subdivision created pursuant to subsections A(1) through A(4) shall have lots which, in no event, shall have less than 40 Feet of frontage on the street. A variance is required.

- 4) **Front Yard Setback**-Minimum Front Yard Setback of 20 FT is required, however in accordance with ordinance section 205-12E, a lot situated between two lots each of which is developed with a main building, the minimum front yard setback requirement of such lot may be the average of the front yards of the existing buildings, but not less than ten FT. A 12 FT front yard setback is proposed.
- 5) **Combined Side Yard Setback**-Minimum Combined Side Yard Setback of 15 FT is required, whereas 12.0 FT is proposed. A variance is required.
- 6) **Minimum Side Yard for Driveway**- Minimum Side Yard Setback for a driveway is 9 FT, whereas 6.5 FT is proposed. A variance is required.
- 7) **Minimum Distance between Structures**- Minimum Distance between Dwellings is 15 FT, whereas 10.7 FT is proposed with lot 21 to the west. A variance is required.
- 8) **Minimum Distance between Structures**- Minimum Distance between Dwellings is 15 FT, whereas 10.54 FT is proposed with lot 19 to the east. A variance is required.

2. **Final Plat Certifications**-The Professional Land Surveyor Certification signed by Jay F. Pierson indicates that the survey made under his supervision is dated 01/07/13. The map provided as part of this application is dated 10/25/19. This date should be revised accordingly.

3. **Curb and Sidewalk** –Curb and sidewalk exist along Pennsylvania Avenue. An approximately 20 FT wide depressed curb exists. Proposed Lot 20.01, fronting New Jersey Avenue currently has full face curb and sidewalk. Should any portion of the curb or sidewalk be deteriorated or below design standard, it shall be removed and replaced at the direction of the Borough Engineer. A note shall be added to the plan.

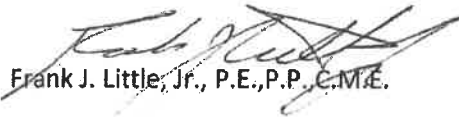
The Minor Subdivision plan submitted shows a proposed depressed curb and concrete apron across the full frontage of the property. The architectural plans show a one (1) car garage, therefore a maximum 12 FT wide curb opening is allowed. The plans should be revised and a curb and sidewalk installation detail should be added to the plans.
4. **Parking**- Two offstreet parking spaces are required for each of the proposed lots. Proposed lot 7.01 provides adequate space for two parking spaces. Proposed lot 20.01 shows one (1) parking space provided within the garage and one (1) parking space in the front yard area. It is noted that the proposed structure will not have the minimum 9 FT side yard setback to provide for a driveway.
5. **Water and Sewer Laterals**– Proposed lot 7.01, fronting Pennsylvania Avenue will utilize the existing water and sewer laterals, whereas proposed lot 20.01 fronting New Jersey Avenue will require new water and sewer service laterals as indicated on the plan provided.
6. **New Lot Numbers**- New lot numbers shall be submitted to the Long Beach Township Tax Assessor for approval prior to the filing of the map.
7. **Architectural Plans**– Architectural plans have been submitted as part of this application. The plans indicate that the proposed dwelling will be 18 FT wide and contain four (4) bedrooms, two and one half (2-1/2) bathrooms, and a rooftop deck.
8. **Flood Zone** – Based upon Preliminary FIRM Map #34029C0603G (01/30/15), the property is located within Flood Zone AE with a Base Flood Elevation of 8.0 FT. All new construction shall conform to the requirements of the zone.
9. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
 - a. Compliance with all technical revisions and/or additional information previously indicated.
 - b. Verification of proposed lot numbers with the Long Beach Township Tax Assessor prior to filing.
 - c. Ocean County Planning Board Approval.
 - d. Monument shall be set in accordance with the Map Filing Law.
 - e. Filing with County Recording Office within 190 days of Municipal Approval; additional copies of the filed map to be submitted to the Borough as required for processing.
 - f. Compliance with all technical revisions and/or additional information previously indicated.

- g. Any and all other outside agency approvals as may be required.
- h. Posting of the required bonds and inspection fees, should site improvements be required.

It is therefore recommended that should the Board approve this application, it be conditional upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Upon final approval of this application, a construction estimate of site improvements will be made to determine the performance bond and inspection fees required in accordance with the Site Plan Ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to signature.

Very truly yours,



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

FJL:AS#big

Cc: Leslie Krueger (Board Secretary)
Carol Katz Sicherl, Esq. (Board Attorney)
James S. Raban, Esq. (Applicant's Attorney)
Jay F. Pierson, P.L.S., P.P. (East Coast Engineering)
Rob Roth, A.I.A. (Rob Roth Architect)
Gerald & Karan Balerno, Applicant

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