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December 2, 2020

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

Re: LUB Docket No.: LUB-26-20 Minor Subdivision
Applicant: Gerald M. Balerno & Karen M. Balerno (Lot 7)
 Dominick Randazzo & Jean Randazzo (Lot 19)
 John P. Morro, Jr., (Lot 21)
Block: 7, 19, 21
Lot(s): 7.17
Location: 119 E. Pennsylvania Avenue, Beach Haven Terrace
OLA File No.: LBLUB-20- BALER

Dear Chairman and Members:

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

In addition to the application, the submission consists of the following:

- A. Minor Subdivision, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jay F. Pierson, PLS, PP and dated 11/13/2020.

The applicants propose to reconfigure the lot lines for Lots 7, 19 and 21 and there is no proposed development associated with this application.

Existing Lot 7, which is a through lot on Pennsylvania and New Jersey Avenues, is developed with a two-family dwelling that fronts on Pennsylvania Avenue. The owner seeks to sell portions of Lot 7 to the owners of adjoining Lots 19 and 21 on New Jersey Avenue thereby eliminating the through lot. The real estate transaction would result in the following:

- ❖ An 8-foot by 62.5-foot portion of Lot 7 would be sold to the owner of adjoining Lot 19 on New Jersey Avenue. Lot 19 would become Lot 19.01.
- ❖ A 22-foot by 62.5-foot portion of Lot 7 would be sold to the owner of adjoining Lot 21 on New Jersey Avenue. Lot 21, with the additional land, would become Lot 21.01.
- ❖ Of the 30-foot by 90-foot portion of Lot 7 that currently fronts on New Jersey Avenue, the owner of Lot 7 would retain 30 feet by 27.5 feet. The existing dwelling would be situated on Proposed Lot 7.01. The applicant proposes to convert the existing duplex to a single family dwelling.

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The subject site lies within the R-50 General Residential Zone. Based on our review of the submitted materials, the following comments are offered for The Board's consideration:

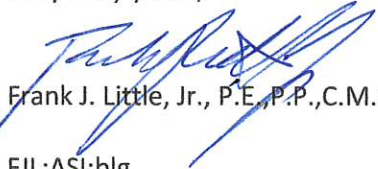
1. **Zoning** - The subject site lies within the R-50 General Residential Zone. In 2020, Section 176-27 as it relates to subdivisions, was amended to eliminate the requirement for adherence to a minimum lot area of 6000 SF and lot frontage of 60 FT. Instead, newly subdivided lots must meet the minimum lot area and frontage of their zone if they do not meet the 50% lot analysis calculation that would permit less area and frontage. Therefore, the subdivision map should be revised accordingly to reflect 5000 SF of required lot area and 50 FT of required lot frontage as noted below.
 - a. Analysis of the lots within 200 feet of the proposed subdivision indicates that of the 18 properties that front upon Pennsylvania Avenue, 7 properties have less than 50 FT of frontage and 5000 SF of lot area. Therefore, the proposed lot must provide 50 FT of frontage and 5000 SF of lot area.
 - b. Analysis of the lots within 200 feet of the proposed subdivision indicates that of the 15 properties that front upon New Jersey Avenue, 2 properties have less than 60 FT of frontage and 6000 SF of lot area. Therefore, the proposed lots must provide 60 FT of frontage and 6000 SF of lot area.
 - c. Lot 7.01 - Proposed Lot Area is 4875 SF where 5000 SF is required. A Variance is needed.
 - d. Lot 7.01 – Existing Lot Frontage is 45 FT whereas 50 FT is required. This is an existing non-conforming condition that is not impacted by the proposed subdivision.
 - e. Lot 7.01 - Existing Lot Width is 45 FT whereas 50 FT is required. This is an existing non-conforming condition that is not impacted by the proposed subdivision.
 - f. Lot 7.01 – Existing Rear Yard Setback 5.1 FT whereas 20 FT is required. This is an existing non-conforming condition that is not impacted by the proposed subdivision.
 - g. Lot 7.01 – Existing Combined Side Yard Setback 14.7 FT whereas 15 FT is required. This is an existing non-conforming condition that is not impacted by the proposed subdivision.
 - h. Lot 7.01 - Proposed Lot Coverage is 34.8% (1696.5 SF) where 33.3% (1623.37 SF) is the maximum permitted. A Variance is needed.
 - i. Lot 21.01 – Proposed Accessory Side Setback (detached garage) is 0 FT where 4 FT is required. This is an existing non-conforming condition that is not impacted by the proposed subdivision.
 - j. Lot 21.01 – Proposed Accessory Rear Setback (detached garage) is 3.9 FT where 4 FT is required. This is an existing non-conforming condition that is not impacted by the proposed subdivision.

2. **Utilities-** All lots are presently developed and will utilize the existing utilities provided. No changes are proposed.
3. **New Lot Numbers-** New lot numbers must be approved by the Long Beach Township Tax Assessor for approval prior to the filing of the map.
4. **Curb and Sidewalk-** Curb and sidewalk exist along the frontages of each lot and appears to be in satisfactory condition. 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 Township Engineer.
5. **Architectural Plans-** No architectural plans have been submitted as part of this application. Any new construction shall comply with the minimum requirements of the zone and will be reviewed at time of individual application for construction.
6. **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:ASl:blg

Cc: Jackie Fife, Board Secretary (jfife@longbeachtownship.com)
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