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February 1, 2021

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

Re: LUB Docket No.: LUB-04-21 Minor Subdivision
Applicant: Elm H. Holdings, LLC
Block: 4.07
Lot(s): 13
Location: 1307 Long Beach Boulevard
OLA File No.: LBLUB-21 -ELM1307

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 Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, signed by James D. Brzozowski, P.E.,P.P. and Robert G. deBlois, dated 6/3/20 and last revised 1/18/21.
- B. Architectural Plans, Two (2) sheets, prepared by Studio Tagland Designs, LLC, signed by David A. Gaffin, Architect and dated 1/19/21

The site is presently developed with an asphalt parking lot that contains approximately 28 parking spaces. The applicant proposes to subdivide the property into two (2) lots. Lot 13.01 which will front Long Beach Blvd will remain as a parking lot for five (5) years and then the applicant proposes to construct a single family dwelling. New Lot 13.02 will be improved with a single family dwelling upon subdivision approval.

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 C-General Commercial District. It is currently developed with a 28 space +/- space parking lot area of which 16 spaces will be maintained. The C-General Commercial Zone requires 60 FT of Frontage and 6000 SF of Lot. However, since the proposed subdivision is for a residential use, the requirements of the R-50 Zone for Lot Area of 5000 SF and Lot Frontage of 50 Feet will apply. Review of the zoning requirements indicates the following:

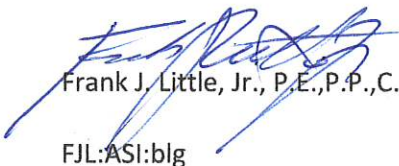
- a. New Lot 13.01 - Proposed Lot Area is 4800 SF where 5000 SF is required for Single Family residential. A variance is required.
 - b. New Lot 13.01 – Proposed Impervious Coverage is 100% where 75% is the maximum permitted on the lot and 60% is the maximum permitted in the front yard. A variance is required.
 - c. New Lot 13.02 – Proposed Lot Area is 4000 SF where 5000 SF is required.
 - d. All other bulk requirements related to this subdivision will be met.
2. **Parking** – The applicant shall discuss the impact of eliminating 12 parking spaces within the parking lot. It appears that this site provides parking for the Hands Store. Therefore, the applicant shall provide testimony as to subsequent parking condition for the Hands Store if these parking spaces are eliminated. Variance relief may be required.
 3. **Sight Triangle Easements**- The required Township Sight Triangle Easement is shown on the plan, however, the plan should be revised to include the County AASHTO Site Triangle. Additional requirements may be imposed by the Ocean County Planning Board.
 4. **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.
 5. **Curb and Sidewalk**- Curb and sidewalk exists along the frontage of the property on Long Beach Boulevard, however, curb and sidewalk should be provided along 14th Street with the appropriate curb cuts for driveway access. The plans shall be revised accordingly. If any portions of the curb or sidewalk are deteriorated or below design standard, it shall be removed and replaced at the direction of the Township Engineer.
 6. **Architectural Plans**– The architectural plans show a proposed 2-story single family dwelling with 5-bedrooms, 3 ½ bathrooms, living room, kitchen, dining room, family room and roof deck. An elevator and a 2-car garage are also proposed.
 7. **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. The Zoning Schedule shall be revised to reflect the current Ordinance requirements of 50 foot frontage and 5000 SF lot area for single family residential subdivision.
 - c. Verification of proposed lot numbers with the Long Beach Township Tax Assessor prior to filing.
 - d. Ocean County Planning Board Approval.
 - e. Monument shall be set in accordance with the Map Filing Law.

- f. 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.
- g. Compliance with all technical revisions and/or additional information previously indicated.
- h. Any and all other outside agency approvals as may be required.
- i. 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:ASI:blg

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