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March 29, 2021

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

**Re: LUB Docket No.: LUB-09-21 Variance Application**  
**Applicant: Elizabeth and Jonathan Seltzer**  
**Block: 20.174**  
**Lot(s): 1.03**  
**Location: 294 Sandpiper Lane**  
**OLA File No.: LBLUB-21-SELTZER**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Variance Application for the referenced site.

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

- A. Variance Plan, One (1) Sheet, prepared by KTP Consulting, Inc., signed by John Lord, PE, dated 11/14/2020 and last revised 3/21/2021.
- B. Fire pit Specifications, One (1) Sheet.
- C. Aerial Photography with Measurements, One(1) Sheet
- D. Photographs of the Subject Site, Six (6) Pages, prepared by the Applicant.
- E. Survey of Property, One (1) Sheet, prepared by FRD Surveying, LLC, signed by Frank R. DeSantis, PLS and dated 11/26/2019 and last revised 2/28/2020.

The subject site is presently developed with a single family two-story frame dwelling and associated typical residential improvements. The applicant proposes the construction of a gas fire pit within the front yard setback area that is adjacent to Sandpiper Lane which is a 30 FT wide access and utility easement.

The subject site lies within the R-10 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-10 General Residential Zone. Review of the Variance Plan indicates the following:
  - a. Existing Lot Width is 45.10 FT where 75 FT is required. This is an existing non-conforming condition that will not be altered.

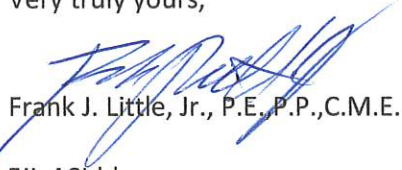
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- b. Existing Front Yard Setback from the easement to the Principal Structure is 24.9 FT where 25 FT is required. This is an existing non-conforming condition that will not be altered.
  - c. Existing Side Yard Setbacks are 9.8 FT and 19.8 FT combined where 10 FT on one side and 30 FT combined is required. This is an existing non-conforming condition that will be not be altered.
  - d. In accordance with Ordinance 205-37 (F)(1), no permanent fire devices shall be located in any side yard or area of any lot fronting on a public street or easement whereas the proposed fire pit will be located in the front yard area adjacent to the easement. A Variance is required.
  - e. In accordance with Ordinance 205-37 (F)(1), Permanent fire devices shall be a minimum of five feet from any building or accessory structure and a minimum of 10 feet from any lot line, except that such may be permitted on decks and patios. All permanent fire devices shall be measured from the furthest protruding edge of the device, except that fire pits shall be measured from the center of the pit to the lot line and from the furthest protruding edge to any building or structure. In this case, the proposed fire pit meets all the setback requirements and no variance relief is requested.
2. **Utilities**- Since the lot is presently developed and utilizes the existing utilities provided, no upgrades to the systems are required. However, we defer additional comments related to the fuel source of the fire pit to the Long Beach Township Building Department.
3. **Parking** –The proposed fire pit will not impact the onsite parking. Adequate space will remain for the parking of two (2) vehicles.
4. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
- a. Any and all other outside agency approvals as may 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](mailto:jfife@longbeachtownship.com))  
Kevin Quinlan., Board Attorney ([ksqesq@comcast.net](mailto:ksqesq@comcast.net))  
John Lord, PE  
Elizabeth and Jonathan Seltzer, Applicants

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