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March 21, 2023

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

**Re: Applicant: John & Christine McLaughlin**  
**Docket #: LUB-05-23**  
**Block: 20.106**  
**Lot(s): 1**  
**Location: 286 Riviera Drive**  
**OLA File No.: LBLUB-23-MCLAUGH**

Dear Chairman and Members:

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

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. Topographic Survey, One (1) Sheet, prepared by Central Land Surveying, LLC. The map is signed by Eric R. Glasser, PLS and dated 01/18/2023 with no revisions.
- B. Architectural Plans, Five (5) Sheets, prepared by Asher Slaunwhite Architects, LLC. The maps are signed by Mark Asher, RA, and dated 02/10/2023 with no revisions.
- C. Tax Map sheet with the subject property highlighted.
- D. Color Photos, Four (4) color photos of the various angles of the property.

The applicant proposes to elevate and renovate the first floor, construction of a second story addition and installation of an in-ground pool.

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, Single Family Residential Zone. Review of the above referenced materials indicates the following:
  - a. **Minimum Lot Area**- Code 205-51(B)(1)- Minimum Lot Area of 10,000 SF, whereas 8,998 SF exists. This is an existing non-conformity, no change is proposed.

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- b. **Front Yard Setback** – Code 205-51(B)(2) A Minimum Front Yard Setback of 25 FT is required, whereas 20.6 FT is proposed to the second story addition. This is an expansion of an existing non-conformity, a variance is required.
- c. **Rear Yard Setback**- Code 205-11(C)(2) states the following: “Waterline” shall mean the bulkhead for lots which are bulkheaded and the high-water mark for lots which are not bulkheaded. The property is bulkheaded. Code 205-51(B)(4) A Minimum Rear Yard Setback of 25 FT is required, whereas the proposed rear yard setback to the second story addition measures approximately 11 FT. This is an expansion of an existing non-conformity, a variance is required. The plans shall be revised to reflect a proposed dimension to the bulkhead.
- d. **Front Yard Setback (Pool)**- Code 205-51(B)(2) A Minimum Front Yard Setback of 25 FT is required, whereas 20.6 FT. is proposed. A variance is required.
- e. **Rear Yard Setback (Pool)**- Code 205-11 (C)(2) states the following: “Waterline” shall mean the bulkhead for lots which are bulkheaded and the high-water mark for lots which are not bulkheaded. The property is bulkheaded. Code 205-11(C)(1) No accessory structure shall be closer than 10 FT from any waterline. The Site Plan shows the proposed in-ground pool to be approximately 8 FT from the bulkhead. A variance is required. The plans shall be revised to reflect a proposed dimension to the bulkhead.
- f. **Air Conditioner Units**- 205-11(F)(6)- Air conditioner platforms shall not exceed 32 SF, whereas the proposed platform measures approximately 40 SF. Testimony shall be provided as a variance may be required.
2. **Utilities**- The property is serviced by the existing sewer and water services. No change is proposed as part of this application. Review by the Long Beach Township Water and Sewer Department will be required to determine the adequacy of the existing services.
3. **Architectural Plans**– The architectural plans indicate that the new addition will consist of:
- First Floor:
- Kitchen
  - Living room
  - Dining room
  - Family room
  - One bedroom
  - One full bathroom
  - One half bathroom
  - Covered porch
  - Mechanical room
  - Laundry room
  - Outdoor shower
- Second Floor:
- Three (3) bedrooms
  - Three (3) full bathrooms

- Laundry room
  - Open decks
4. **Outdoor Shower**- An outdoor shower along the Northeasterly side of the dwelling complies with ordinance standards.
  5. **In-Ground Pool**- The applicant proposes to install a 20 FT X 10 FT in-ground pool. Testimony shall be provided as to the location of the pool equipment to ensure a variance is not required.
  6. **Chimney**- The plans show a chimney on the Northerly side of the dwelling which complies with the ordinance standards.
  7. **Flood Zone** – The subject property is located within Flood Zone AE, Elevation 5 on FIRM #34029C0507F, effective date 9/29/2006 and Flood Zone AE, Elevation 7 on FIRM #34029C0507G dated 01/30/2015. All new construction shall comply with the more stringent requirements of the zone. The architectural plans shall be revised to reflect the correct information.
  8. **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.

Very truly yours,



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

FJL:ASl:cmb:caa

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