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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: Brian & Stephanie Perskin
Docket #: LUB-06-23
Block: 12.18
Lot(s): 4
Location: 111 E Oceanview Avenue
OLA File No.: LBLUB-23-PERSKIN

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 Nelke/Tyszka Land Surveyors, LLC. The map is signed by Leon J. Tyszka, PLS and dated 12/29/2022 with a latest revision date of 02/02/2023.
- B. Architectural Plans, Four (4) Sheets, prepared by Musgnug & Associates. The plans are signed by Robert P. Musgnug, AIA, and dated 12/08/2022 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 demolish the existing single-family dwelling and construct a new single-family dwelling on the subject site.

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, Single Family Residential Zone. Review of the above referenced materials indicates the following:
 - a. **Minimum Lot Area** – Code 205-55(C)(1)(a) - A Minimum Lot Area of 5,000 SF is required, whereas 3,840 SF exists. This is an existing non-conformity, no change is proposed.

- b. **Minimum Lot Width** – Code 205-55(C)(1)(a) - A Minimum Lot Width of 50 FT is required, whereas 48 FT exists. This is an existing non-conformity, no change is proposed.
 - c. **Minimum Lot Depth**- Code 205-55(C)(2)(a) A Minimum Lot Depth of 80 FT is required, whereas 80 FT. exists. The Variance Plan shall be revised to remove the existing non-conformity.
 - d. **Front Yard Setback** – Code 205-11(E)(1) Where a lot is 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 10 FT. Based upon the average front yard setback of the adjoining properties, a Minimum Front Yard Setback of 15 FT is required, whereas 15 FT is proposed.
 - e. **Minimum Parking** – Code 205-55(E)- Minimum Off-Street Parking requirement of 2 spaces are required and provided.
 - f. **Minimum Distance Between Adjoining Dwellings** – Code 205-12(C) A minimum distance of 15 FT shall be maintained between adjoining houses, and the measurement shall be taken from the most projected surface of the building that exists at least one foot above the ground, including, but not limited to, from elevated decks and bay windows, whereas 8.7 FT and 13.5 FT are proposed. Variances are required.
2. **Utilities**- The property is serviced by the existing sewer and water services. No change is proposed. Review by the Long Beach Township Water and Sewer Department will determine the adequacy of the services or if replacement shall be required.

3. **Architectural Plans**–

First Floor-

- Two bedrooms
- One full bathroom
- Laundry facilities
- One garage
- Elevator

Second Floor-

- Three bedrooms
- Three full bathrooms
- Laundry facilities
- Elevator
- Sitting room

Third Floor-

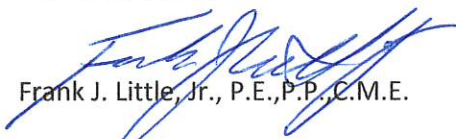
- Kitchen
- Living room
- Dining room
- One half bathroom
- Elevator
- Covered and open decks

Roof-

- Rooftop deck
4. **Air Conditioning Units-** Air conditioning units are not show on the plans. Testimony shall be provided to ensure the air conditioning units will comply with ordinance standards.
 5. **Flood Zone** – The subject property is located within Flood Zone AO, Depth 1 as shown on FEMA FIRM #34029C0602F, effective date 9/29/2006 and Flood Zone X, on FEMA Preliminary FIRM #34029C0602G dated 01/30/2015. All new construction shall comply with the more stringent requirements of the zone.
 6. **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:ASI:cmb:caa

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