



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
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April 24, 2023

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

Re:	Docket #:	LUB-07-23- Minor Subdivision
	Applicant:	LBI Investment Group, LLC.
	Block:	15.23
	Lot(s):	6 & 7
	Location:	67th Street and Ocean Blvd.
	OLA File No.:	LBLUB-23-LBI

Dear Chairman and Members:

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

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

- A. Minor Subdivision, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc. The map is signed by Leon J. Tyszka, P.L.S. and dated 2/9/2023 with no revisions.
- B. Tax map sheet with the subject property highlighted.
- C. Color Photos, Four (4) color photos of the various angles of the property.
- D. Resolution 09-22 – Long Beach Township Land Use Board, dated 4/13/2022.

The subject site is a 20,000 SF lot situated between 66th Street and 67th Street on the West side of Ocean Avenue where Lot 7 (10,000 SF) is developed with a single-family dwelling along with associated typical residential site improvements and Lot 6 (10,000 SF) is vacant.

The applicant proposes to re-subdivide Lots 6 and 7 so as to create two (2) new lots with New Lot 6.01 being comprised of 5,000 SF and 15,000 of lot area for New Lot 7.01. In the future, a new single-family dwelling will be constructed on New Lot 6.01. No modifications are proposed to the existing dwelling on New Lot 7.01.

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- Residential Zone. Review of the above referenced materials indicates the following:

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Beachwood, NJ 08722
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info@owenlittle.com

- a. **Impervious In Front Yard** – Code 205-33B.(3)(a) - Proposed Impervious in Front Yard is 71.7% where 60% is the maximum permitted within any front yard setback area. This is an existing non-conforming condition as the proposed Minor Subdivision will not impact the existing condition in the front yard, therefore a Variance is not required.
 - b. **Bulk Zoning Requirements** – All other Bulk Zoning Requirements of the R-50 Zone will be met.
2. **Utilities**- The plans indicate that the existing water and sewer laterals to New Lot 7.01 will remain, and new laterals will be installed from 67th Street- Brownson Avenue to New Lot 6.01. Subject to review by the Township Water and Sewer Department, upgrades to the existing laterals may be required.
3. **Curb and Sidewalk**- Belgian block curb exists along the frontages of existing Lot 7 on 66th Street – Goodrich Avenue and Ocean Blvd. The plans indicate that concrete curb is proposed along the frontages of the remainder of the property and construction details have been provided for review. The plans should be revised to note that sidewalk is also required along the frontages of the subject site pursuant to the Residential Site Improvement Standards for new subdivisions along with appropriate curb cuts for driveway access, however, no sidewalks exist within a 100 FT ± radius of these lots. A waiver is required.

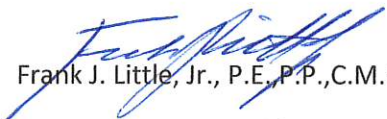
Each lot with more than 50 FT of frontage shall be permitted curb cuts up to 40% of the frontage. The applicant shall provide testimony regarding the proposed driveway location for New Lot 6.01 and the plan should be revised accordingly.

4. **Architectural Plans**- No architectural plans have been submitted as part of this application as no new construction is proposed at this time.
5. **Flood Zone** – The subject property is located within Flood Zone AO, Depth 1 FT on FIRM #34029C0602F, effective date 9/29/2006 and Flood Zone X on FIRM #34029C0602G dated 01/30/2015. All new construction shall comply with the most stringent requirements of the zone.
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. Long Beach Township Soil Conservation District.
 - 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 Township 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.

Very truly yours,


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

FJL:ASI:hmh

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