



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

April 24, 2023

**Chairman and Members
Long Beach Township Land Use Board**

6805 Long Beach Blvd.
Brant Beach, NJ 08008

Re:	Docket #:	LUB-08-23 Amended Site Plan
	Applicant:	8701 LBI, LLC
	Block:	13.02
	Lot(s):	1 Qual. C0003
	Location:	8701 Long Beach Boulevard, Unit C
	OLA File No.:	LBLUB-23-8701

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 Amended Site Plan application for the referenced site.

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

- A. Site Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc. The map is signed James D. Brzozowski, PE, PP and dated 3/24/2023 with no revisions.
- B. Architectural Plans, Four (4) Sheets, prepared and signed by Robert Roth, Architect and dated 10/2005 with no revisions. The plan set consists of the following:
 - o A-5 – West and South Elevations
 - o A-6 – East and North Elevations
 - o A-9 – First Floor Plan
 - o A-10 – Second Floor Plan
- C. Tax Map Sheet with the subject property highlighted.
- D. Color Photos, Four (4) color photos of the various angles of the property.

The subject site is presently developed with a two-story mixed-use building and the existing structure will remain as part of this amended site plan request.

In September 2005, the applicant received Preliminary Major Site Plan approval to permit the construction of a new building to contain a food marketplace and restaurant along with two (2) dwelling units and Final Major Site Plan approval was granted in October 2005. In December 2006, the Board granted Amended Site Plan Approval and a Bulk Variance to permit the retention of the then recently constructed building with a distance of 8 FT from the rear lot line where 10 FT was required.

In March 2020, the Board again granted Amended Site Plan Approval which removed the prior condition on the property limiting the two (2) dwelling units to be utilized by owners of the property or employees of the commercial unit at the site.

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412
www.owenlittle.com
info@owenlittle.com

At the present time, the applicant proposes to convert the existing Deli and Restaurant use to a Candy Store use which is a permitted use in the C-General Commercial Zone, however, any change in use requires site plan approval from the Land Use Board.


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 Zone. Review of the above referenced materials indicates the following:
 - a. **Minimum Lot Area** – Code 205-59.C.(1) – The Minimum Lot Area required is 6,000 SF; whereas 5,100 SF exists. This is an existing non-conforming condition which received prior variance approval under Resolution #32-05PF Approved 9/1/2005 (Preliminary) and 10/6/2005 (Final).
 - b. **Minimum Rear Yard Setback** – Code 205-59.C.(4) – The Minimum Rear Yard Setback required is 10 FT; whereas 8.1 FT exists. This is an existing non-conforming condition which received prior variance approval under Resolution #32-05PFA Approved 12/7/2006.
 - c. **Minimum Combined Side Yard Setback** – Code 205-12.B. – The Minimum Combined Side Yard Setback required is 18 FT; whereas 6 FT exists. This is an existing non-conforming condition of the original site plan approved in 2005, however, the specific variance relief does not appear to be noted in the prior Resolutions. No changes to the structure are proposed.
 - d. **Minimum Setback to Impervious Surfaces** – Code 205-33.B.(4) – The Minimum Setback to Impervious Surfaces required is 1.5 FT; whereas 0 FT Exists. This Impervious Lot Coverage requirement was adopted by Ordinance 8/22/2014 and later amended 2/6/2017 by Ordinance 17-01C. Since this site was developed prior to this impervious coverage requirement being in effect and as there are no changes proposed to the site as part of this application, variance relief is not required.
 - e. **Minimum Parking Requirement** – Code 205-55.E(1) and 205-59.E.(3) – The Minimum Onsite Parking required for retail use is 6 Spaces and 4 spaces for the two (2) apartments (10 total spaces required) whereas 7 spaces are provided. This is an existing non-conforming condition which received prior variance approval under Resolution #32-05PF Approved 9/1/2005 (Preliminary) and 10/6/2005 (Final).
2. **Change in Use** – The applicant shall provide testimony related to the proposed Candy Store Use including:
 - a. Proposed Interior and/or Exterior Renovations including renderings or floorplans, if appropriate.
 - b. Hours of operation.
 - c. Signage - Any proposed signage shall be constructed in accordance with Township Code 205-65.
 - d. Trash/refuse disposal.

3. **Utilities**- The proposed change in use is not anticipated to generate any impacts to the existing utilities.
4. **Curbing and Sidewalk**- Curb and sidewalk exist along the frontages of the property and no alterations are proposed, however, should any of the curbing or sidewalk be deteriorated or below design standard, it shall be removed and replaced at the direction of the Township Engineer.
5. **Flood Zone** – The subject property is located within Flood Zone AE, Elevation 8 on FIRM #34029C0602F, effective date 9/29/2006 and Flood Zone AE, Elevation 8 on FIRM #34029C0602G dated 01/30/2015. Any new construction shall comply with current 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:hmh

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