



Engineers
Planners
Surveyors
GIS Specialists

June 1, 2023

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

Re: Docket #: LBLUB-11-23
Applicant: Mark and Angela Burgan
Block: 14.17
Lot(s): 14
Location: 18 E. Culver Avenue
OLA File No.: LBLUB-23-BURG

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. Plot Plan of Survey, One (1) Sheet, prepared by Nelke/Tyszka Land Surveyors, LLC, signed by Leon J. Tyszka, PLS and dated 01/27/2023.
- B. Architectural Plans, Two (2) Sheets, prepared and signed by Rob Roth, Architect and dated March 2023.
- 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 the demolition of the existing dwelling and construction of a new two-story 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, not the R-50A Single Family Residential Zone as noted on the Architectural Plans. The plans should be amended.

Review of the above referenced materials indicates the following:

- a. **Minimum Lot Area** – Code 205-55(C)(2)(a) - A Minimum Lot Area of 4,500 SF is required, whereas 2,275 SF exists. This is an existing non-conformity, no change is proposed.

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

- b. **Minimum Lot Width** – Code 205-55(C)(2)(a) - A Minimum Lot Width of 50 FT is required, whereas 35 FT exists. This is an existing non-conformity, no change is proposed.
- c. **Front Yard Setback** – Code 205-55(C)(3) A Minimum Front Yard Setback of 19.5 FT is required (Average Front Yard Setback), whereas 17 FT is proposed. A Variance is required. We note that the existing Front Yard Setback onsite is -0.04 FT.
- d. **Maximum Lot Coverage**– Code 205-55(C)(7)- Maximum Lot Coverage of 33.3% is permitted, whereas 35.1% is proposed. A Variance is required. We note that the existing Lot Coverage onsite is 42.8%.
- e. **Chimney Encroachment** – The proposed chimney on the Easterly side of the structure is permitted to encroach 24 inches into the side yard setback. The applicant shall confirm that the chimney will comply with this requirement.
- f. **Impervious Lot Coverage**- Code 205-55(E)- A pervious surface area with a minimum of 18 inches shall be provided between any impervious surface and the side yard and rear yard property lines. Adequate yard area is available to comply with the requirement.
- g. **Minimum Parking** – Code 205-55(E)- Minimum Off-Street Parking requirement of 2 spaces is required, whereas 4 spaces are provided although the 9 FT x 18 FT stall size is not accurately represented by the vehicle on the plan.

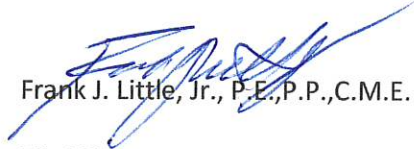
We note that this application was accepted by the Long Beach Township Land Use Board on May 8, 2023, and the amended parking requirements per Ordinance 23-16C became effective May 9, 2023. Therefore, this application is not required to comply with the amended Parking Ordinance requirements.

- h. **Minimum Distance Between Adjacent Dwellings** – The minimum required distance between adjacent dwellings is 15 FT whereas the distance between the existing home and the adjacent dwelling to the West is 16.1 FT and 8.6 FT is proposed and the distance between the existing home and the adjacent dwelling to the East is 4.4 FT and 12.5 FT is proposed. A Variance is required.
2. **Utilities**- The property is serviced by the existing sewer and water services. Subject to review by the Water and Sewer Department, upgrades or replacement of these laterals may be required.
 3. **Architectural Plans**– The architectural plans indicate that the proposed dwelling will consist of approximately 1,600 SF plus the lower garage/foyer area. The first level includes two bedrooms, two bathrooms and a family room while the 2nd level provides the kitchen, dining area and living space. An exterior deck is proposed on the second level as well.
 4. **Air Conditioning Units**- The applicant shall provide testimony regarding the proposed location of air conditioning units onsite as these units cannot exceed 32 SF nor extend more than 4 FT into the required setback.
 5. **Flood Zone** –All 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:caa

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