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July 28, 2023

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

**Re: LUB Docket No.: LBLUB-13-23 Minor Subdivision & Preliminary and Final Major Site Plan**  
**Applicant: Meyer Shore LLC.**  
**Block: 15.147**  
**Lot(s): 2**  
**Location: 3200 Long Beach Boulevard**  
**OLA File No.: LBLU-23-MEYER**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Subdivision and Preliminary and Final Major Site Plan for the referenced site.

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

- A. Survey Map with Topography, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jay F. Pierson, LS, PP and dated 6/7/2023.
- B. Minor Subdivision Map, One (1) Sheet, prepared by east Coast Engineering, Inc., signed by Jay F. Pierson, LS, PP and dated 7/17/2023.
- C. Site Plan, Two (2) Sheets, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP, dated 7/17/2023 and last revised 7/26/2023 as follows:
  - Sheet 1 of 2 – Site Plan
  - Sheet 2 of 2 – Detail Sheet
- D. Architectural Plans, Seven (7) Sheets, prepared by CWB Architecture, signed by Sarah D. Jennings, AIA and dated 7/25/2023 as follows:
  - Sheet BD-1 – Ground Floor Plan
  - Sheet BD-2 – First Floor Plan
  - Sheet BD-3 – Second Floor Plan
  - Sheet BD – 4 – Roof Deck Plan
  - Sheet BD – 5 – Left South Side Elevation and Front (East Side) Elevation Lot 2.02
  - Sheet BD- 6 – Right (North Side) Elevation and Rear (West Side) Elevation
  - Sheet BD -7 – Front (East Side) Elevation Lot 2.01
- E. Site Photographs, prepared by the applicant.

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The subject site is a 150 FT x 100 FT lot in the C- General Commercial Zone that is currently developed with the LaBamba Restaurant which will be demolished. The applicant proposes to subdivide the existing lot into two (2) new 7,500 SF lots that will each be developed with a two-story mixed use building consisting of commercial and living space on the 1<sup>st</sup> floor and remaining living space on the 2<sup>nd</sup> floor. Each building will contain 795 SF of commercial space 1837.9 SF (per unit) of living space. Associated site improvements are also proposed.

Based on our review of the submitted materials for the Minor Subdivision, 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 Minor Subdivision Plan indicates the following:
  - a. **Side Yard Setback** – Code 205-12(B)- Every building shall have side yards totaling not less than 30% of the lot frontage but in no event less than 15 FT with a minimum of 4 FT on each side. The Zoning Schedule shall be amended to reflect the requirement of 22.5 FT of Total Side Yard for each lot. This revision must be added to the plan prior to the filing of the Subdivision Map.
  - b. **Distance between Buildings** – Code 205-12(C) – The Zoning Schedule shall be amended to reflect the required minimum distance of 15 FT between dwellings. This revision must be added to the plan prior to the filing of the Subdivision Map.
2. **Architectural Plans**- Architectural Plans for these new lots will be addressed under the Site Plan section of this review letter.
3. **New Lot Numbers**- New lot numbers must be submitted to the Long Beach Township Tax Assessor for approval prior to the filing of the map.
4. **Concrete Curb, Sidewalk and Driveways**- Concrete curb, sidewalk and driveway openings will be addressed as part of the simultaneous Site Plan Application.
5. **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.

Based on our review of the submitted materials for the Preliminary and Final Major Site Plan, the following comments are offered for the Board's consideration:

6. **Zoning** - The subject site lies within the C-General Commercial Zone. Review of the Preliminary and Final Site Plan indicates the following:
  - a. **Side Yard Setback** – Code 205-12(B)- Every building shall have side yards totaling not less than 30% of the lot frontage but in no event less than 15 FT with a minimum of 4 FT on each side where 4.34 FT on each side are currently proposed on each lot. Variances are required.  
  
The Zoning Schedule shall be amended to reflect the requirement of 22.5 FT of Total Side Yard for each lot.
  - b. **Distance between Buildings** – Code 205-12(C) – The Zoning Schedule shall be amended to reflect the required minimum distance of 15 FT between dwellings. At the present time, the proposed distance between buildings is 8.68 FT where 15 FT is required. A Variance is needed.
7. **Utilities**- The property is currently serviced by public water and sewer mains within Long Beach Boulevard. The plans are subject to further review by the Water and Sewer Department to determine the adequacy of the services and whether or not upgrades are necessary.
8. **Architectural Plans**– Architectural plans indicate proposed mixed-use building to have two (2) side by side retail spaces and two (2) side by side residential apartments. Each retail space is approximately 750 S.F. and has a covered patio in the rear. The two (2) story residential apartments each contain three (3) bedrooms, two (2) full and one (1) half bathroom, an elevator and two (2) levels of decking in the rear yard. There appears to be no exterior stairs from the new upper-level decking to the pool areas. The only ingress/egress for the apartments will be the individual entrances on each side of the building.
9. **Parking** – The site plan indicates that each lot will be improved with six (6) parking spaces of which two (2) spaces will be designated for the residential units only and one (1) space will be reserved for handicap parking. The Township Ordinance requires that each residential unit provide three (3) parking spaces which is provided including two (2) spaces within the garage area for each unit and the space provided within the parking lot, however, only (1) space within the garage area can be counted towards the parking requirement. Additionally, should this building be occupied by a retail use on the first floor, two (2) spaces per 1000 SF are required. Alternatively, should this building be occupied by a business/professional use on the first floor, 1 space per 500 SF of Floor Area is required where 795 SF requires two (2) parking spaces.

In all, eight (8) parking spaces are proposed (including 2 spaces within the garage) where six (6) spaces are provided for the residential units and two (2) spaces are required for the commercial use including one (1) handicap space. No variance relief is required.

10. **Air Conditioning Units/Outdoor Showers/Pool Equipment-** The air conditioning units are located in the rear yard area and encroach into the required setback by less than 4 FT. Based on the ordinance, the total square footage for each amenity cannot exceed 32 SF whereas the air conditioning platforms encompass 45 SF. Variances are required.
11. **Curb and Sidewalk-** Concrete Curb and Sidewalk is proposed along the frontage of the property and a 24 FT wide driveway opening is proposed for access to each lot.
12. **Site Lighting-** There appears to be no proposed lighting associated with the new improvements. The applicant should demonstrate how the site will be lit and confirm that the lighting will not have an impact on surrounding properties. If typical residential site lighting is proposed, a note should be added to the plan. Note #10 states that the only site lighting will be typical building mounted residential lighting. Testimony shall be provided.
13. **Hours of Operation** – The applicant shall provide testimony regarding the proposed operating hours of the first-floor retail space within this building.
14. **Landscaping-** Although no buffer requirement exists, planting areas are proposed within the front and side yard areas. These planting areas should be mulched and landscaped, and the applicant shall discuss whether an irrigation system is proposed onsite for these planted areas. The applicant shall discuss the proposed groundcover for the remainder of the site.

The plans also show that a 6 FT solid vinyl fence is proposed to be installed along a portion of the side and rear property lines. No fence is proposed on the lot line between the buildings. A fence detail shall be provided.

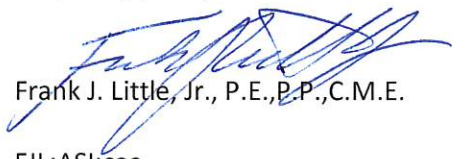
15. **Signage-** A 105 SF signage area is shown on the architectural plans to be installed on the façade of each building, however any signage shall not exceed 79.5 SF in area (10% of 795 SF-floor area). Variances are required. The applicant shall discuss proposed signage with the Board.
16. **Vision Clearance-** Sight triangles are shown on the Site Plan and will not interfere with the building location or the proposed parking.
17. **Refuse Management-** Residential and commercial trash container areas are shown within the side and rear yard areas. The applicant shall discuss refuse management with the Board as well as the entity responsible for pickup.
18. **Stormwater Management** – The total area of the subject site is less than one (1) acre and less than  $\frac{1}{4}$  acre of new impervious coverage and as such, does not require a Stormwater Management Report to be reviewed. Additional Soil Erosion review will be required as a condition of Building Permit issuance.
19. **Flood Zone** – The property lies within a Flood Zone AE, Base Flood Elevation 9 and within the Coastal “A” Zone. All new construction shall comply with current requirements of the zone.

20. **Outside Agencies-** Should the Board approve this application, additional approvals/requirements will be as follows:

- a. Long Beach Township Soil Conservation District.
- b. Long Beach Township Water and Sewer Department.
- c. Ocean County Planning Board
- d. 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](mailto:jfife@longbeachtownship.com))