



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

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.

September 26, 2023

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

Re: LUB Docket No.: LBLUB-15-23- Minor Subdivision
Applicant: Robert Ross and Tracy C. Ross
Block: 20.104
Lot(s): 1 & 2
Location: 93 A & B Long Beach Boulevard
OLA File No.: LBLUB-23-ROSS

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 Map, One (1) Sheet, prepared by Act Engineers, Inc., signed by Scott F. Lopert, PLS and dated 08/09/2023.
- B. Copy of Property Deed, Block 20.104 Lot 1 and 2, recorded 09/12/2022.
- C. Restriction within Deed dated March 9, 1942.
- D. Four (4) photographs of the subject property.
- E. CAFRA Permit, recorded 08/09/20222, authorizes the reconstruction, relocation, and expansion of the existing single family dwelling home within the footprint of the development shown on the approved plans. In addition, the construction of accessory development which may include a garage, pool, and cabana within the footprint of the existing tennis court on the property. The existing stone driveway will remain onsite.

The applicants are seeking Minor Subdivision approval relative to the proposed development at the property located in the Loveladies section of the Township. Currently, the lots are vacant. The applicant is proposing to relocate the property line separating Lots 1 and 2 by shifting the property line 10 FT to the East, which will result in New Lots 1 and 2 having the following dimensions: New Lot 1 – 125 FT x 135 FT; New Lot 2 – 125 FT x 587 FT +/- . The new lots will be single family building lots.

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

Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

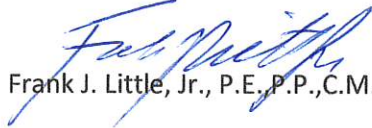
1. **Zoning** - The subject site lies within the R-10, Single Family Residential Zone. Review of the Minor Subdivision Plan indicates that relocation of the existing property line 10 FT to the East will not create any non-conforming conditions and the resultant lots will comply with the minimum bulk requirements of the Ordinance.
2. **Easements** – There are two (2) existing easements on the property which are reflected on the Minor Subdivision Map including a private easement for vehicular and pedestrian access across Lot 1, which has 45 FT of frontage along Long Beach Boulevard. The applicant proposes to remove this easement and replace it with a 25 FT wide driveway easement across Lot 1. There is also an existing 5 FT wide pedestrian walkway easement along the Southerly lot line of Lot 2 which is proposed to remain. A new 10 FT wide public access easement is also proposed along the Northerly property line of Lots 1 and 2. These easements are proposed in accordance with the minimum regulations set forth in Ordinance Section 176-30 as it relates to design standards for easements as part of a subdivision.
3. **Architectural Plans** - No architectural were provided for review as the proposed lots conform to the minimum requirements of the R-10 Zone. The approved_CAFRA Permit authorizes the reconstruction, relocation, and expansion of the existing single family dwelling home within the footprint of the development shown on the approved plans. In addition, the construction of accessory development which may include a garage, pool, and cabana within the footprint of the existing tennis court on the property is also permitted. The existing stone driveway will remain onsite.
4. **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.
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.
 - a. Verification of proposed lot numbers with the Long Beach Township Tax Assessor prior to filing.
 - b. NJDEP CAFRA PERMIT – Approval August 2, 2022; Expiration August 1, 2027.
 - 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.

Upon final approval of this application, a construction estimate of site improvements will be made to determine the performance bond and inspection fees required in accordance with the Subdivision Ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to signature.

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)