



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
Planners  
Surveyors  
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September 26, 2023

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

6805 Long Beach Blvd.  
Brant Beach, NJ 08008

<b>Re:</b>	<b>Docket #:</b>	<b>LUB-16-23</b>
	<b>Applicant:</b>	<b>Carl R. Ohlsson, Jr. and Koral Ohlsson</b>
	<b>Block:</b>	<b>1.77 &amp; 1.79</b>
	<b>Lot(s):</b>	<b>1 &amp; 1</b>
	<b>Location:</b>	<b>31 W. Susan Avenue</b>
	<b>OLA File No.:</b>	<b>LBLUB-23-OHL</b>

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. Variance Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc. signed by James D. Brzozowski, PE, PP, dated 10/01/2020 and last revised 08/23/2023.
- B. Tax Map sheet with the subject property highlighted.
- C. Color Photos, Five (5) color photos of the various angles of the property.

The applicant proposes to install an inground pool in the front yard adjacent to the existing single-family dwelling at the property that is nearing completion of construction. In addition to Lot 1 in Block 1.79, the applicant also owns Lot 1 in Block 1.77, which is a vacant lot across S. Pennsylvania Avenue from the proposed pool. Lot 1 in Block 1.77 cannot be developed.

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-35, Single Family Residential Zone. Review of the above referenced materials indicates the following:
  - a. **Front Yard Setback** – Code 205-11(E)(1)(a) - On any corner lot, the owner of such lot may determine upon which street he or she wished the main building to front. The front yard shall have the minimum setback required provided that if the main building on the adjoining lot fronting on the street upon which street the owner wishes his or her main building to front provides for a front yard setback of less than that required by this section, the corner lot being developed may maintain the same front yard setback as the adjacent building; provided that such front yard shall not be less than 10 FT. The street not selected as the front yard shall be designated as the side yard.

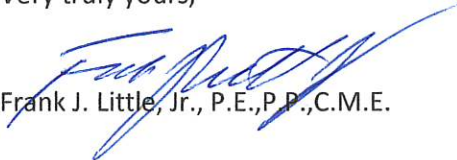
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In this case, S. Pennsylvania Avenue is the front yard and W. Susan Avenue is the side yard. Therefore, the minimum required setback to the pool from S. Pennsylvania Avenue is 18.3 FT where 4.4 FT is proposed. A Variance is required.

- b. **Impervious Coverage** – Code 205-33(B)(3)(a) - On lots adjacent to a paved roadway, the impervious lot coverage shall not exceed 75% of the entire lot area nor 60% of any yard setback area whereas the proposed impervious coverage within the front yard setback to S. Pennsylvania Avenue is 71.8%. A variance is required.
  - c. **Pool Equipment** - Testimony shall be provided as to the location of the pool equipment to ensure a variance is not required.
  - d. **Pool Construction and Fencing** – The proposed pool will be surrounded by a 4 FT high fence with 50% opacity, which is the minimum required for a corner lot and all other facets of construction shall be in accordance with Chapter 180 of the Township Code.
2. **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:cmb:caa

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