



Engineers
Planners
Surveyors
GIS Specialists

September 26, 2023

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

Re:	Docket #:	LBLUB-17-23
	Applicant:	Samuel Giordano and Talya Spivak
	Block:	11.29
	Lot(s):	18
	Location:	4 E. Jerome Avenue
	OLA File No.:	LBLUB-23-GIO

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 Plan for Building Addition, One (1) Sheet, prepared by Morgan Engineering & Surveying, signed by Mathew R. Wilder, PE and dated 08/25/2023 with no revisions indicated.
- B. Architectural Plans, Three (3) Sheets, prepared Walters Architecture and signed by Arnold E. Boyle, AIA and dated 06/15/2023 with a revision date of 08/03/2023.
- C. Boundary and Topographic Survey, One (1) Sheet, prepared by Morgan Engineering & Surveying, signed by David J. Von Steenburg, PSL and dated 08/14/2023 with a revision date of 08/22/2023.
- D. Tax map sheet with the subject property highlighted.
- E. Color Photos, Four (4) color photos of the various angles of the property.

The applicant proposes the construction of two septate, second story additions, the Westerly side addition will also contain a rooftop deck.

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

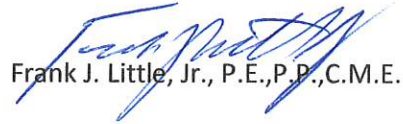
- 1. **Zoning** - The subject site lies within the R-50, Single Family Residential Zone. Review of the above referenced materials indicates the following:
 - a. **Minimum Lot Area** – Code 205-55(C)(2)(a) - A Minimum Lot Area of 4,500 SF is required, whereas 3,200 SF exists. This is an existing non-conformity, 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. **Distance Between Buildings** – Code 205-55(C)(4) – Distance between structures is 15 FT whereas 14.7 FT is proposed. A Variance is required.
 - c. **Minimum Lot Width** – Code 205-55(C)(2)(a) - Minimum Lot Width of 50 FT is required, whereas 40 FT exists. This is an existing non-conformity, no change is proposed.
 - d. **Minimum Side Yard Setback** – Code 205-55(C)(4) - Minimum Side Yard Setback of 4 FT is required, whereas 3.6 FT is proposed. A Variance is required.
 - e. **Minimum Combined Side Yard Setback** – Code 205-55(C)(4) - Minimum Combined Side Yard Setback of 15 FT is required, whereas 8.2 FT is proposed. A Variance is required.
 - f. **Minimum Accessory Structure Setback** – Minimum Accessory Structure Setback of 4 FT is required to any side or rear lot line, whereas 1.1 FT exists to the rear of the yard. This is an existing non-conformity, no change is proposed.
 - g. **Minimum Parking** – Code 205-51(D)- Minimum Off-Street Parking requirement of 3 spaces is required as the total floor area is less than 3,000 SF, whereas zero (0) stalls are available for onsite parking. 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 181 SF of additional space on the first-floor plan and a 374 SF of additional space on the second floor plan. The first level includes a new living room, bedroom, pantry, mechanical room and garage/storage space while the 2nd level provides a new exterior deck. The applicant also proposes a new rooftop deck. In all, the house will contain 4 bedrooms, 3 bathrooms, kitchen, dining room and living room as well as a garage storage area and a rooftop deck.
 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. The a/c platform lies at the rear of the dwelling and conforms to all setback requirements.
 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,

A handwritten signature in blue ink, appearing to read "Frank Little, Jr.", is written over the typed name.

Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASl:caa

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

W:\PROJECTS\CLERICAL\LONG BEACH TOWNSHIP\LUB\LBLUB-17-23- S. GIORDANO. T. SPIVAK-VA.DOC