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December 4, 2023

Chairman and Members
Township of Long Beach
Land Use Review Board
6805 Long Beach Boulevard
Long Beach Township, NJ 08008

Re: Docket No.: LBLUB-18-23
P/F Major Site Plan Application
Applicant: HSR Company, Inc.
Block: 6.27
Lot: 1 & 13
Location: 13601 Long Beach Blvd.
OLA File No.: LBLUB-23-HSR

Dear Chairman and Members:

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

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

A. Preliminary/Final Site Plan, Ten (10) Sheets, prepared by Cornerstone Consulting Engineering & Design Services, Inc. and signed by Kevin H. Fruck, P.E. The plans are dated 06/21/2023 with a revision date of 08/23/2023.

- Sheet 1 of 8 – Cover sheet
- Sheet 2 of 8 – Notes
- Sheet 3 of 8 – Site Plan
- Sheet 4 of 8 – Existing Conditions & Demolition Plan
- Sheet 5 of 8 – Grading & Drainage Plan
- Sheet 6 of 8 – Utility Plan
- Sheet 7 of 8 – Details
- Sheet 8 of 8 – Details
- Sheet 1 of 2 – Soil Erosion & Sediment Control Site Plan
- Sheet 2 of 2 – Soil Erosion & Sediment Control Details

B. Architectural Plans, Four (4) Sheets, prepared by Cornerstone Consulting Engineering & Design Services, Inc. and un-signed by Christopher R. Stress RA. The plans are dated 03/07/2023 with no revisions.

- A-1.0 – Floor Plan Layout
- A-2.0 – Building Elevations
- A-2.1 – Building Elevations
- RND-1.0 – Conceptual Exterior Perspective

C. Four (4) color photos of various angles of the site.

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D. Tax Map Sheet #10 with property highlighted.

The property is currently developed with an automobile service station and retail fueling station. The applicant proposes to convert the existing commercial building on the property to a two-story mixed-use building with a convenience/retail store on the first floor and two single family apartments on the second floor. The retail fueling station will remain and the mixed-use building will remain in the same footprint as the existing commercial building at the site.

Based on our review of the submitted materials, we offer the following for the Board's consideration:

1. **Zoning-** The subject site lies within the C (General Commercial) Zone. The existing fueling station is permitted as a conditional use pursuant to Code 205-59(A)(16) as follows:

- a. **Minimum Lot Depth 205-59(A.16)(a)** – As a condition for the fueling station use, the Minimum Lot Depth required is 100 FT, whereas 81.71 FT exists. This is an existing non-conformity and a variance is not required.
- b. **Minimum Pump Setback 205-59(A.16)(b)-** As a condition for the fueling station use, a Minimum Pump Setback of 20 FT to any lot line or property line is required, whereas 12 FT exists to the lot line This is an existing non-conformity, a variance is not required.
- c. **Maximum Impervious Coverage 205-59(A.16)(a)** – The Maximum Impervious Coverage permitted is 75%, whereas 95.1% is proposed. The existing impervious coverage is 98.4%. A Variance is required.
- d. **Onsite Parking – 205-51(D.1)** - A Variance is required as 10 parking spaces are required and 8 parking spaces are provided. Additional comments related to this variance condition are noted under Item 2 Parking.
- e. **Parking Stall Size – 205-51(D.1)** - All off-street parking spaces shall be a minimum size of 18 FT x 11 FT where 18 FT x 9 FT is proposed. A Variance is required.
- f. **Mixed Use Ordinance 23-25C** – The proposed Mixed Use Building will comply with the regulations of Ordinance 23-25C; specifically that the residential uses will not be on the first floor and that the square footage of the residential portion off the mixed use on the second floor will not exceed the square footage of the commercial use on the first floor. Also, the 50% of the parking on the property will be for non-residential use and a variance is being sought for the deficient parking stall size.

2. **Parking-** The ordinance requirements for parking are as follows:

Retail	2 Space/1,000 SF (1,643SF)	4 Spaces Required.
Apartments	3 Spaces/Unit (2 Units)	<u>6 Spaces Required.</u> 10 Spaces Required 8 Spaces Proposed **

** Two of the proposed onsite parking spaces lie within the Sight Triangle Easement and therefore cannot be counted towards the available parking onsite. A Variance is required as 10 parking spaces are required and 8 parking spaces are provided.


- a. We note that variance relief is required as the minimum stall size permitted is 18 FT x 11 FT whereas 18 FT x 9FT is proposed.
 - b. Testimony shall be provided as to whether any parking spaces will be specifically designated for the residential apartments or employees of the retail establishment.
 - c. One (1) ADA handicap parking stall is proposed as part of the parking design.
 - d. Electric Vehicle Charging requirement - Based upon our review of the NJ State Ordinance authorizing and encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready Spaces, the installation of a make ready space or EV unit is not required for this Mixed-Use Site. However, the applicant shall discuss the feasibility of installing one (1) EV unit as the site is a vehicle fueling station, and if the apartment use was not proposed, then the EV Unit would be required. Testimony shall be provided.
3. **Concrete Curb and Sidewalk-** Sections of the existing curb and sidewalk along the frontage of the property will be removed and replaced with concrete curb, sidewalk and ADA compliant ramps. Specifically, a 24 FT driveway opening, and concrete curb is proposed on East 31st Street and the two existing driveway openings on Long Beach Boulevard will remain. Details have been provided and coordination will be required with the Township Engineer.
 4. **Water and Sewer Utilities-** Water and sewer service exist to service the property and subject to further review by the Township Water and Sewer Department, replacement of these laterals may be required to meet the demand of the residential units.
 5. **Vision Clearance-** Two 25 FT x 25 FT sight triangles are shown on the plan at the corners of Long Beach Boulevard. Testimony shall be provided confirming compliance that no fence, sign or other structure, planting, or other obstruction to vision higher than 2.5 FT above the established grade at the centerline of the street shall be erected, placed, permitted or maintained with the easement. Also, the proposed parking spaces shall be removed from the easement. Revised plans are required.
 6. **Site Lighting-** Four wall mounted lighting fixtures are proposed on the building, however, no additional pole lights are proposed for the parking and fueling area. Testimony shall be provided to ensure that the proposed lighting will adequately cover the site.
 7. **Landscaping-** Landscaping is proposed as part of this application, however no landscaping plan was provided for review. A Landscaping Plan should be provided for review, or a waiver is required per Code 164-5(R). In addition, a vegetated buffer shall be installed along the rear property line adjacent to the residential structures as required by Code 164-9(A.5) for the screening of parking and service areas from the view of adjacent properties. Revised plans are required.
 8. **Architectural Plans-** The architectural plans provided show the floorplans and elevations for a retail convenience store on the first floor and two apartments on the second floor. The apartments will be accessed via separate interior stairways on both sides of the building. The proposed second floor apartments are identical in layout with each containing 2 bedrooms, 1 bathroom, a kitchen, and living room.

9. **Signage**- The plans indicate a wall-mounted identification sign which complies with ordinance requirements. No ground mounted signs are proposed.
10. **Refuse Management**- There is a 10 FT x 20 FT trash enclosure area located adjacent to the building on the Northerly side of the lot. Testimony shall be provided to confirm that these receptacles will be handled by a private carting company. Also, the applicant shall address the means of accessing the trash enclosure as the plans indicate that three (3) parking spaces will block access for pickup.
11. **Off-Street Loading**- No loading zone shall be required for any business of commercial use less than 4,000 SF.
12. **Site Drainage** - The site lies in a tidal flood hazard area with stormwater quantities being reduced and therefore, based on the regulations, stormwater quantity analysis is not applicable.
13. **Hours of Operation**- The application states that the convenience store and fueling station will be open 24 hours per day with a maximum of 3 employees. The applicant shall provide testimony related to any proposed seasonal hours.
14. **Flood Zone**- All construction shall comply with current flood requirements of the zone including flood proofing of the commercial retail space. Coordination with the Township Building Department will be required.
15. **Outside Agencies**- Should the Board approve this application, additional approvals will be required from:
 - a. Ocean County Planning Board.
 - b. Any and all other outside agency approvals as may be required.

Based on our review, this application is deemed complete. It is therefore recommended that should the Board approve this application, it will 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 site plan ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to the filing of the map.

Very truly yours,


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

FJL:ASI:hmh:caa

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