



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
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December 4, 2023

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

**Re: LUB Docket No.: LBLUB-21-23- Minor Subdivision**  
**Applicant: Lynne J. Schnell**  
**Block: 15.90**  
**Lot(s): 1**  
**Location: 4807 Long Beach Blvd.**  
**OLA File No.: LBLUB-23-SCHNELL**

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 Nelke/Tyszka Land Surveyors, LLC., signed by Leon J. Tyszka, PLS, dated 08/10/2023 and last revised 10/04/2023.
- B. Tax Map sheet #20 with site highlighted.
- C. Four (4) photographs of the subject property.

The applicant seeks Minor Subdivision approval to create two new lots. The existing lot has a one-story single-family dwelling which will remain on proposed lot 1.01, and 2 existing sheds which will be removed.

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.
  - a. Minimum Lot Area – (Ordinance 205-55.C.3) A Minimum Lot Area of 5,000 SF is required, whereas 4,500 SF is proposed for New Lot 1.02 as the rear property line of the lot is not the median line of the block.
  - b. Minimum Front Yard Setback – (Ordinance 205-55.C) A Minimum Front Yard Setback of 20 FT is required, whereas 19.5 FT is proposed for New Lot 1.01.
  - c. Minimum Rear Yard Setback – (Ordinance 205-55.C) A Minimum Rear Yard Setback of 10 FT is required, whereas 9.1 FT is proposed for New Lot 1.01.

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- d. Maximum Building Coverage – (Ordinance 205-55.C) A Maximum Building Coverage of 33.3% is permitted, whereas 37.2% is proposed for New Lot 1.01.
  - e. Impervious Surface – (Ordinance 205-33.B.4) A pervious surface with a minimum width of 18 inches shall be provided between any impervious surface and the side property line whereas on New Lot 1.01, the concrete driveway will abut the property line. The plan shall be revised or a variance is required.
2. **Architectural Plans** - No architectural were provided for review, therefore a waiver is required.
  3. **Curbing and Sidewalk** – Curbing and Sidewalk exists along Long Beach Blvd, 49<sup>th</sup> Street, and 48<sup>th</sup> Street. However, no depressed curbing is indicated for any driveways. A testimony shall be provided and the plan shall be revised.
  4. **Off-Street Parking** – Two parking spaces are provided on New Lot 1.01, however, no parking tabulations were provided for New Lot 1.02. Testimony shall be provided. The applicant shall also confirm the number of bedrooms in the existing dwelling as more than 4 bedrooms will require an additional parking space.
  5. **Utilities** – The plan must be revised to show existing and proposed water and sewer laterals.
  6. **Flood Zone** – All new construction shall comply with current requirements of the zone.
  7. **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.
  8. **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.

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:ASl:hmh:caa

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

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