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December 21, 2023

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

**Re: LUB Docket No.: 22-23 Minor Subdivision**  
**Applicant: BI 8200, LLC**  
**Block 13.16, Lot 9.01**  
**Location: 8200 Long Beach Boulevard, Brighton Beach**  
**OLA File No.: LBLUB-23-BI8200**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Subdivision application for the referenced site.

The submission consists of the following:

- A. Minor Subdivision Plat, One (1) Sheet, prepared by Joseph F. Barbieri & Associates, signed by Joseph F. Barbieri, PP, PLS and dated 11/06/2023.
- B. Existing Conditions Survey, One (1) Sheet, prepared by Joseph F. Barbieri & Associates, Inc., signed by Joseph F. Barbieri, Jr., and dated 02/22/2021.

The applicant proposes to subdivide existing Lot 9.01 into two lots along the zoning boundary line with New Lot 9.02 being entirely within the C- General Commercial Zone and New Lot 9.03 being entirely within the R-50 General Residential Zone. Proposed New Lots 9.02 and 9.03 will have the following dimensions:

New Lot 9.02 – 160 FT x 190 FT (Irregular) Total Lot Area 17,600 SF  
New Lot 9.03 – 55 FT x 160 FT (Irregular) Total Lot Area 10,675 SF

New Lot 9.03 will be a single-family building lot and the applicant will return to the Land use Board at a later date with a site plan relative to the proposed development on New Lot 9.02. The applicant intends on utilizing Lot 12.01 in Block 13.19 as part of the New Lot 9.02 site plan application, to be used for parking.

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

1. **Zoning**– The subject site is located within both the C- General Commercial Zone and R-50 General Residential Zone. Review of the zoning requirements indicates the following:

a. The applicant is proposing the creation of two (2) building lots as follows:

i. Commercial New Lot 9.02 – 160 FT x 190 FT (Irregular)  
Total Lot Area 17,600 SF

ii. Residential New Lot 9.03 – 55 FT x 160 FT (Irregular)  
Total Lot Area 10,675 SF

Both New Lots 9.02 and 9.03 meet the minimum lot size dimensions for the C-General Commercial Zone and the R-50 General Residential Zone. No Variance relief is required.

b. In accordance with Ordinance Section 205-55(C)(2)(b) as it relates to the R-50 Zone, Where the rear property line of a lot is not the median line of the block, the lot area shall be not less than 5,000 SF. Review of the proposed Subdivision Plat indicates that there is no rear property line for New Lot 9.03 as it is a through lot with frontage on both Rhode Island Avenue and Connecticut Avenue. The proposed lot is greater than 5,000 SF, therefore, variance relief is not required.

2. **Easements** – No access or utility easements are proposed as part of this Minor Subdivision application.

3. **Vision Clearance/Sight Triangle Easements**- In any District on a corner lot, no fence, sign or other obstruction to vision higher than 30 inches above the established street grade at the centerline shall be erected or maintained within the area defined by a line connecting points on the two (2) street lot lines at a distance of twenty-five (25) Feet from the corner. The plans show 25 FT x 25 FT sight triangle easements proposed at the street corners on New Lot 9.02. We note that any future development of Lot 12.01, Block 13.19 will also require a 25 FT x 25 FT sight triangle easement.

4. **Curb and Sidewalk** – County curb and sidewalk presently exists along Long Beach Boulevard. We defer additional comment related to the condition and design standard of the curb and sidewalk to the Ocean County Planning Board. Replacement of these improvements may be required.

In accordance with Ordinance 176-15 as it relates to Subdivisions, concrete curb is required to be installed along the frontages of the property on Connecticut Avenue and Rhode Island Avenue. The plan shall be revised accordingly, or a waiver is required.

5. **Site Grading** - In accordance with Ordinance Section 176-29 as it relates to Subdivisions, a grading plan showing existing spot elevations 50 Feet on center each way based on United States Coast and Geodetic Survey datum and proposed finished spot elevations 50 Feet on center each way for the grading of all lots and streets and at each property corner shall be submitted to the Township Engineer. However, since no development is currently proposed, this information shall be provided at time of site plan or building permit submission.

6. **Architectural Plans** – No architectural plans were provided as part of this Minor Subdivision application as no variance relief is being sought.

7. **Stormwater Management** – In accordance with Ordinance 178-14 as it relates to Stormwater Waivers, all residential construction on individual lots which requires a Long Beach Township soil erosion permit, shall provide stormwater control which includes the installation of leaders and gutters on all roof area and the installation of one linear foot of twelve-inch perforated drainage pipe per 100 square foot of building coverage in a stone trench and connect same to the roof leaders. A Soil Erosion Permit will be required for New Lots 9.02 and 9.03. Based on the history of the installation and usage of recharge systems in the immediate neighborhood, the soil type is not a factor in the functionality of the system.


Any future Site Plan Commercial or Residential Building Permit Application will be subject to Chapter 178 Stormwater Regulations.

8. **Water and Sewer Laterals**– The applicant shall address existing and proposed water and sewer utilizes for each lot. The Minor Subdivision Plan shall be revised upon testimony being provided.
9. **New Lot Numbers**- New lot numbers shall be submitted to the Long Beach Township Tax Assessor for approval prior to the filing of the map.
10. **Electric Utilities**- Per Ordinance 176-24, the applicant shall arrange with the serving utility for the underground installation of the utility distribution supply lines and service connections.
11. **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. Ocean County Planning Board Approval.
  - d. Monument shall be set in accordance with the Map Filing Law.
  - e. Filing with County Recording Office within 190 days of Municipal Approval; additional copies of the filed map to be submitted to the Borough as required for processing.
  - f. Compliance with all technical revisions and/or additional information previously indicated.
  - g. Any and all other outside agency approvals as may be required.
  - h. 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 Site Plan Ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to signature.

Very truly yours,

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

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

FJL:ASI:caa

Cc: Jackie Fife, Secretary

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