



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
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January 30, 2024

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

**Re: Docket #: LBLUB-03-24  
Variance Application  
Applicant: Anthony Malinowski  
Block: 7.02  
Lot(s): 16  
Location: West Maryland Avenue (no street # provided)  
OLA File No.: LBLUB-24-MALIN**

Dear Chairman and Members:

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/Plot Plan, One (1) Sheet, prepared by Gravatt Consulting Group, signed by John P. Augustine, PLS and Bruce Jacobs, PE, and dated 01/03/2024.
- B. Architectural Plans, Five (5) Sheets, prepared by the Creative Minds Group Architecture, LLC, signed by Edward Gorleski, RA, and dated 01/11/2024 as follows:
  - 1. Sheet A0.0 – Cover Sheet
  - 2. Sheet A1.1 – North and West Exterior Elevations
  - 3. Sheet A1.2 – South and East Exterior Elevations
  - 4. Sheet A2.1 – Garage/Entry Level and First Floor
  - 5. Sheet A2.2 – Second Floor and Roof/Roof Deck Plan
- C. Tax map sheet with the subject property highlighted.
- D. Color Photos, Four (4) color photos of the various angles of the property.

The applicant proposes the construction of a two-story single-family dwelling on the existing vacant lot.

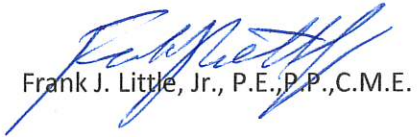
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Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

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)(b) - Minimum Lot Area of 5,000 SF is required as the rear lot line is not the median line of the block, whereas 1,988 SF exists. This is an existing non-conforming condition, and no change is proposed.
  - b. **Distance Between Buildings** – Code 205-55(C)(4) –Minimum Distance Between Structures is 15 FT whereas 14.5 FT is proposed to the existing dwelling on Lot 15. A Variance is required.
  - c. **Minimum Lot Width** – Code 205-55(C)(2)(a) - Minimum Lot Width of 50 FT is required, whereas 30 FT exists. This is an existing non-conformity, and no change is proposed.
  - d. **Minimum Combined Side Yard Setback** – Code 205-55(C)(4) - Minimum Combined Side Yard Setback of 15 FT is required, whereas 10 FT is proposed. A Variance is required.
2. **Minimum Parking** – Three (3) off-street parking spaces are required as the total floor area of the dwelling is 1,474 SF (less than 3,000 SF) and three (3) parking proposed parking spaces are shown on the Variance Plan in accordance with the Ordinance requirement.
3. **Utilities**- The property is serviced by the existing sewer and water services and is proposed to be utilized. Subject to review by the Water and Sewer Department, upgrades or replacement of these laterals may be required.
4. **Architectural Plans**– The architectural plans indicate that the proposed dwelling will consist of 4 bedrooms, 3 bathrooms, kitchen, dining room and family room as well as a roof top deck and lower-level garage and storage area.
5. **Air Conditioning Units**- The proposed air conditioning units will be installed on the roof deck and will meet the minimum setback requirements of the Ordinance.
6. **Concrete Curb** – Curb is proposed along the frontage of the property.
7. **Grading** – The applicant proposes a 6-inch-high retaining wall along portions of the Easterly and Southerly property lines which will allow for grading of the site and additional fill at the rear of the property. No drainage impacts are permitted on adjacent properties.
8. **Flood Zone** –All new construction shall comply with current requirements of the zone.
9. **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 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, Board Secretary ([jjife@longbeachtownship.com](mailto:jjife@longbeachtownship.com))

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