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GIS Specialists

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.

March 27, 2024

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

Re: LUB Docket No.: LBLUB-05-24- Minor Subdivision
Applicant: McKinley Ave Properties, LLC
Block: 1.10
Lot(s): 22
Location: 11 W McKinley Ave
OLA File No.: LBLUB-24-MCKIN

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 Horn, Tyson & Yoder, Inc., signed by Leon J. Tyszka, PLS, dated 01/02/2024, unrevised.
- B. Tax Map sheet #4 with site highlighted.
- C. Four (4) photographs of the subject property.

The applicant seeks Minor Subdivision approval to demolish the existing structure and subdivide the parcel into two conforming single-family building lots. Proposed Lots 22.01 and 22.02 will each be comprised of 40 FT by 100 FT and 4,000 SF of total lot area.

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 minor subdivision located entirely within a single residential zone may be approved without a variance where the lots created conform in lot frontage, depth, and square footage to the majority of the lots located on both sides of the street on which the new lots front located within 200 feet of the exterior boundary line of the land to be subdivided. That is to say, a minor subdivision may be created having lot dimensions and lot size conforming to the size and frontage of more than 50% of the lots located on both sides of said street on which the subdivision fronts within 200 feet of the exterior boundary line of the land being subdivided.

In this case, there are 18 properties within 200 FT of Lot 22, Block 1.10 with frontage on McKinley Avenue. Ten (10) of those lots have lot frontage and lot area equal to that of the proposed lots, therefore, pursuant to Township Code 176-27(A)(1) and 205-26(C). No Variances or Waivers are required for this Minor Subdivision.

2. **Architectural Plans** – No architectural plans have been submitted for review as the proposed lots are conforming. The Minor Subdivision Plan states that the new homes to be constructed on new lots 22.01 and 22.02 will conform to all bulk zoning requirements.
3. **Curbing and Sidewalk** – In accordance with Code 172-20, each lot with a frontage up to 50 FT shall be permitted a maximum curb cut of 20 FT whereas 20 FT is proposed. The remainder of the lot frontage will be full face curb and no sidewalk is required.
4. **Off-Street Parking** – Proposed off-street parking requirements should be addressed at the time of Plot Plan submission as the number of spaces required is dependent upon the total floor area of the dwelling.
5. **Utilities** – New Lot 22.01 will utilize the water and sewer laterals from the existing dwelling while new laterals will be installed for New Lot 22.02. Subject to review by the Water and Sewer Department, upgrades to the existing laterals may be required.
6. **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.
7. **Flood Zone** – All new construction shall comply with current requirements of the zone.
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:caa

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

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