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April 23, 2024

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

**Re: Docket No.: LBLUB-06-24**  
**P/F Major Site Plan & Bulk Variance Application**  
**Applicant: Delores Santoro**  
**Block: 30.08**  
**Lots: 1 & 17**  
**Location: 8511 Long Beach Blvd.**  
**OLA File No.: LBLUB-24-SANTORO**

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. Site Plan, Two (2) Sheets, prepared by Horn, Tyson & Yoder and signed by James D. Brzozowski, P.E. The plans are dated 04/03/2024, unrevised.
- B. Architectural Plans, Three (3) Sheets, prepared by Studio Tagland Designs, LLC un-signed and dated 04/05/2024, unrevised.
  - A-1 – Ground Floor Plan
  - A-2 – First and Second Floor Plans
  - A-3 – Building Elevations
- C. Four (4) color photos of various angles of the site.
- D. Tax Map Sheet #16.

The subject site is presently developed with a mixed-use building with the commercial portion being formerly known as Brighton Beach Surf Shop. The applicant proposes to demolish the existing mixed-use building and garage and construct a new mixed-use building with a commercial space on the ground floor and one (1) residential unit above along with associated site improvements.

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 proposed mixed-use building is a permitted use in this zone. Zoning comments and required variances are as follows:

a. **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, that the square footage of the residential portion of the mixed use on the second floor will not exceed the square footage of the commercial use on the first floor, and that the square footage of the residential portion of the mixed use on the third floor will not exceed the residential square footage of the second floor. Also, 50% of the parking on the property will be for non-residential use and sufficient parking stall size is provided.

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

Retail	2 spaces/1,000 SF (1,995 SF)	4 spaces required
Apartment	1 unit (3,687 SF)	<u>4 spaces required</u> 8 spaces provided

a. We note that that the proposed handicap space lies within the Sight Triangle easement and typically could not be counted as available parking onsite, however, the application states that testimony will be provided related to use of the AASHTO sight triangle for distancing purposes.

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. Electric Vehicle Charging requirement - Based upon our review of the New Jersey 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. Testimony shall be provided.

d. The parking stalls will be comprised of crushed shell surface and the handicap parking stall will be a paver block surface compliant with ADA requirements.

e. Two (2) additional on-street parking stalls can be striped on Long Beach Boulevard due to raised curb being installed at the original driveway opening.

3. **Concrete Curb and Sidewalk-** Sections of the existing curb and sidewalk along the frontages of the property will be removed and replaced with concrete curb, sidewalk. Specifically, a 34 FT driveway opening on Long Beach Boulevard will be removed and replaced with raised curb and sidewalk will be installed in the same area. Additionally, 71 FT of depressed curb and apron will be installed on Sea Glass Lane and the existing sidewalk will remain. Details have been provided and coordination will be required with the Township Engineer. Should any portion of the existing curb or sidewalk be deteriorated or below design standard, it shall be removed and replaced at the direction of the Township Engineer.

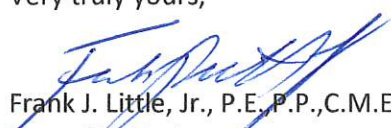
4. **Water and Sewer Utilities**- Water and sewer service exist to service the property and subject to further review by the Township Water and Sewer Department, replacement of these laterals may be required to meet the demand of the residential unit.
5. **Vision Clearance**- A 25 FT x 25 FT sight triangle is shown on the plan at the corner of Long Beach Boulevard and the proposed handicap parking stall encroaches into this easement. Testimony shall be provided regarding the AASHTO sight triangle and its impacts to the handicap parking stall design on this lot. A waiver from meeting the Township Sight Triangle Easement requirements is needed and should a waiver not be granted by the Land Use Board, the handicap parking stall must be removed from the site plan and a parking variance will be required.
6. **Site Lighting**- The only site lighting proposed onsite will be typical residential lighting. Testimony shall be provided to ensure that the proposed lighting will adequately cover the site and its commercial use component.
7. **Landscaping**- According to the Site Plan, no landscaping is proposed as part of this development. 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 property lines 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 may be required.
8. **Architectural Plans**- The plans indicate a proposed three-story mixed-use building with a frozen yogurt retail store on the ground floor which includes the commercial space, storage and office space as well as a bathroom and foyer area with stairs and an elevator to access the upper level apartment.  
  
The apartment will be comprised of two (2) living floors and provide 6 bedrooms, 5.5 bathrooms, a den, family room, living room, office, kitchen and dining room as well as a living room space and outdoor deck.
9. **Signage**- No signage is proposed as part of the site plan or shown on the architectural plans. Testimony shall be provided related to any proposed wall-mounted identification signs or ground mounted signs.
10. **Refuse Management**- There is a 5 FT x 10 FT trash enclosure area is proposed adjacent to the building on the Southerly 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 two (2) 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 proposed frozen yogurt store will be open from 11:00am to 9:00pm with the possibility of being open until 10:00 pm on the weekends depending upon demand. It is anticipated that the store will have 1 to 3 employees at any given time. 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:ASl:caa

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

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