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March 26, 2025

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

Re:	Docket #:	LUB-05-25 – Bulk Variance
	Applicant:	Russell J. Kane
	Block:	1.71
	Lot(s):	10
	Location:	10 W. Webster Avenue
	OLA File No.:	LBLUB-25-KANE

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. Site Plan, One (1) Sheet, prepared and signed by Rob Roth Architect, AIA, and dated August 2024.
- B. Architectural Plans, Two (2) Sheets, prepared and signed by Rob Roth Architect, AIA and dated August 2024 as follows:
  - i. Sheet A-3: Floorplans
  - ii. Sheet A-4: Elevations
- C. Four (4) photographs of the subject site.
- D. Tax Map Sheet # 5 with the subject lot highlighted

The applicant proposes the construction of a 3-bedroom single family dwelling on a 2,596.8 SF lot in the Holgate section of the Township. No other improvements are proposed.

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

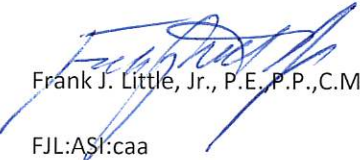
- 1. **Zoning** - The subject site lies within the R-35, Single Family Residential Zone. Review of the above-mentioned materials indicates the following:
  - a. **Lot Width** – Existing Lot Width is 40 FT where 50 FT is required. This is a pre-existing non-conforming condition, however, since the lot is currently vacant and will be improved with a structure, a variance is required.
  - b. **Lot Area** – Existing Lot Area is 2,596.8 SF where 4,500 SF is required. This is a pre-existing non-conforming condition, however, since the lot is currently vacant and will be improved with a structure, a variance is required.
- 2. **Technical Waiver** – The applicant requests a waiver from providing a variance plan that is based upon a survey less than 12 months old whereas the variance plan is based upon a survey from November 3, 2022. We note that the property was vacant prior to the 2022 survey date.

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3. **Curb and Sidewalk** – Analysis of the existing conditions along W. Webster Avenue indicates that no curb is present along the property frontages however, there is an elevated sidewalk along with concrete aprons for driveway access. The Variance Plan submitted does not show this sidewalk area within the right-of-way, therefore the plan should be revised to reflect this existing condition and include a note that the sidewalk shall be removed and replaced as it is deteriorated and under design standard. A construction detail shall be provided to the Township Engineer for approval.
4. **Architectural Plans** - The applicant proposes the construction of a two-story single-family dwelling with a one-car garage, 3 bedrooms, 2.5 bathrooms, living area, dining area and kitchen. Total floor area of the home is not provided. An elevator will provide access from the ground floor to each living floor. An exterior deck is proposed along the front of the house and a roof top deck will also be constructed.
5. **Parking** – The proposed structure appears to be less than 3,000 SF in floor area which would require three (3) onsite parking spaces, and three (3) spaces are provided. Testimony shall be provided to confirm the total floor area as well as the required number of parking spaces needed.
6. **Utilities**- No information is provided related to existing or proposed water or sewer utilities. Testimony shall be provided and the plan shall be revised accordingly.
7. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of plot plan approval.
8. **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,



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

FJL:ASl:caa

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

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