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June 23, 2025

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

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|------------|----------------------|---|
| Re: | Docket #: | LUB-12-25 –Special Reasons and Bulk Variance |
| | Applicant: | West LBI, LLC |
| | Block: | 1.18 |
| | Lot(s): | 2 |
| | Location: | 5104 West Avenue |
| | OLA File No.: | LBLUB-25-WEST |

Dear Chairman and Members:

This office is in receipt of and has reviewed the Special Reasons and Bulk Variance Application for the referenced site.

In addition to the Application, the submission consists of the following:

- A. Variance Map, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP, and , dated 05/13/2025, unrevised.
- B. Architectural Floor Plans, Four (4) Sheets, prepared by Musgnug & Associates, unsigned and dated 05/06/2025, unrevised.

The applicant proposes to demolish the existing two-family dwelling on the 4,978.80 SF subject lot and construct a new two-family dwelling as well as six (6) off-street parking spaces. We note that the site is encumbered by 15 FT wide access and utility easement which benefits adjacent lot 4.

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-50 General Residential Zone. Review of the above-mentioned materials indicates the following:
 - a. **Special Reasons Variance** – Under Section 205-55, two-family dwellings are not permitted in the R-50 General Residential Zone, therefore, a Special Reasons or "D" Variance is required. While Section 205-17(D) of the Zoning Ordinance does permit the reconstruction of two-family dwellings provided all bulk requirements are met, the need for additional variance relief (as outlined below) necessitates the continued requirement for a Special Reasons/"D" Variance.
 - b. **Lot Area** – Existing Lot Area is 4,978.80 SF where 5,000 SF is required in the R-50 General Residential Zone. Although this is a pre-existing non-conforming condition, the use on the site is being removed, therefore, variance relief is required.

- c. **Side Yard Setback** – Proposed Side Yard Setback to the access easement is 2.5 FT where 4 FT minimum is required. A Variance is needed.
 - d. **Side Yard Setback Combined** – Proposed Combined Side Yard Setback is 7.67 FT where 15 FT is required. A Variance is needed.
2. **On-Site Parking** – Total living space for each duplex unit is less than 3,000 SF, therefore, 3 spaces for each unit are required. The Variance Plan indicates that three (3) 9x18 FT spaces for each unit will be provided with two (2) of the spaces being within the driveway area and 1 space being within the garage. Also, the plans indicate a 27 FT depressed curb cut in accordance with the driveway specification for a non-corner lot and the driveway area will be constructed of paver block.
3. **Architectural Plans** – The plans provided indicate a proposed two-story 2,706 SF duplex structure with a ground floor garage and storage enclosure as well as a roof top deck for each unit. Access to each unit will be provided via two (2) separate entrances, with one being at the front of the structure and the other at the rear of the structure. The separate foyer areas and staircases will lead to the individual units which will be identical in layout and include 4 bedrooms, 3 bathrooms, laundry area, kitchen, dining and living room. An exterior deck is also proposed as part of the first floor plan. Air conditioning units will be located on the roof and it does not appear that outdoor showers are proposed.
4. **Water and Sewer** – The existing duplex is connected to municipal water and sewer utilities. Subject to review by the water and sewer department, upgrades to the existing laterals may be required.
5. **Flood Zone** – Any construction shall be designed in accordance with the applicable regulations at time of plot plan approval.
6. **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.

We recommend that this application be deemed complete and placed on the next agenda meeting provided the applicant has met the administrative requirements of the Ordinance.

Very truly yours,


Frank J. Little, Jr., P.E., P.P., C.M.E.
FJL:ASI:caa

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