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June 24, 2025

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

Re:	Docket #:	LUB-13-25 –Preliminary and Final Major Site Plan
	Applicant:	James and Kimba Occhipinti
	Block:	1.84
	Lot(s):	1 & 1.01
	Location:	128 W. Osborn Avenue
	OLA File No.:	LBLUB-25-OCCHIPINTI

Dear Chairman and Board Members:

This office is in receipt of and has reviewed the Preliminary and Final Major Site Plan and Special Reasons Variance application for the referenced site. The submission consists of the following:

- A. Variance Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brozowski, NJPE, PP and Leon J. Tyszka, PLS, and dated 03/31/2025.
- B. Architectural Plans, Six (6) Sheets, prepared CWB Architecture, signed by Sarah D. Jennings, AIA and dated 04/07/2025.
 - 1. Sheet BD-1 – Ground Floor Plan
 - 2. Sheet BD-2 – First Floor Plan
 - 3. Sheet BD-3 – Second Floor Plan
 - 4. Sheet BD-4 – Roof Deck Plan
 - 5. Sheet BD-5 – Front and Left Side Elevation
 - 6. Sheet BD-6 – Rear and Right Side Elevation
- C. Four (4) photographs of the subject site.
- D. Long Beach Township Land Use Board Resolution of Memorialization LUB 16-11 PF, dated 9/14/2011.

The 20,000-square-foot property (15,410 SF of upland) is currently developed with a 24-slip marina and a mixed-use structure that formerly contained a single-family residence and a marina office. The applicant seeks to demolish the existing building and construct a new two-family dwelling and 20 space parking lot on the site. The marina with its 24 slips will remain in operation.

Based on our review of the submitted materials, we offer the following for the Board's consideration:

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412
www.owenlittle.com
info@owenlittle.com

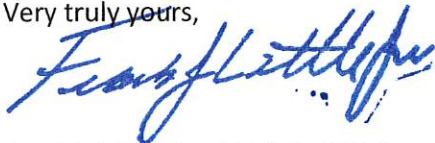
1. **Zoning** – The subject site lies entirely within the MC-Marine Commercial District and the following variances are required:
 - a. The proposed two-family dwelling is not a permitted use in the MC- Marine Commercial Zone, therefore, a Special Reasons/" D" Variance is required.
 - b. Zoning Ordinance Section 205-61 provides uses and buildings that are permitted within the MC- Marine Commercial Zone and, although the Two-Family Use is not permitted, any other residential uses within the zone shall utilize the area and bulk regulations of the closest adjoining residential district. In this case, the closest adjacent district is the R-35 General Residential Zone, where duplexes are also not permitted, however, the proposed duplex structure will adhere to all bulk requirements of this zone.
2. **Parking** – Onsite parking for both the duplex and marina will accommodate 20 vehicles, including one van-accessible space, exceeding the required 19 spaces. Access to the parking area will be limited to a 20-foot-wide driveway entrance from Osborn Avenue. A total of seven residential parking spaces will be provided, consistent with the floor area requirements of each residential unit. Of these, two spaces will be located within the garage areas, while the remaining five will be either in the driveway adjacent to Osborn Avenue or clearly marked as "Residential Parking Only." The parking surface will consist of crushed stone, with the van-accessible space constructed in concrete and marked with striping and signage as detailed in the construction plans. Wheelstops will also be provided.
3. **Utilities** – Although not indicated on the plan, existing utilities service this site, however, testimony shall be provided regarding whether these utilities will be utilized or replaced during construction. Revisions to the plans will be required.
4. **Lighting and Landscaping** – No landscaping is proposed to provide buffering of the adjacent parking lot, though we note that the addition of vegetative buffering may block water views from adjacent lots. Testimony shall be provided. The applicant shall also address existing and proposed site lighting for the marina as well as the parking lot area. A lighting plan may be required.
5. **Architectural Plans** – The applicant proposes to construct a 6,361.5-square-foot two-family dwelling. Each unit will include a two-car garage, storage area, staircase vestibule, and elevator access on the ground floor. The southerly unit will provide four bedrooms, three and a half bathrooms, a kitchen, living room, three-season room, office, multiple exterior decks, and a rooftop deck. The northerly unit will also include four bedrooms but with two and a half bathrooms, a kitchen, living room, dining room, and a covered deck. A rooftop deck will not be included for this unit.
6. **Marina Access** – The applicant shall provide a Statement of Operations for the marina use and specifically provide information related to marina customer access and circulation, hours of operation, supporting facilities such as restrooms, showers, or a marina office, and anticipated staffing onsite.
7. **Curb and Sidewalk** – Concrete curb is proposed along the frontage of the property on Osborn Avenue and no sidewalk will be provided, therefore, a waiver is required.

8. **Flood Zone** – The Flood zone is AE with a Base Flood Elevation of 9.0 FT. The applicant shall confirm that the Flood Zone and that all construction will be in accordance with the applicable flood zone regulations.
9. **Correction Needed** – The Title Block on the Variance Plan should be revised to state *“Preliminary and Final Major Site Plan”*
10. **Additional Approvals** –
 - a. NJDEP – CAFRA approved April 21, 2022.
 - b. Long Beach Township Soil Conservation District.
 - c. Long Beach Township Water and Sewer Department.
 - d. Any other agencies having jurisdiction over this application.

It is therefore recommended that should the Board approve this application, it be conditional upon consideration of the comments cited above 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 signature.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Frank Little, Jr.", with a stylized flourish at the end.

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

FJL:blg

Cc: Jackie Fife, Board Secretary (jfife@longbeachtownship.com)
Robin LaBue, Esq. (rlabue@rmshc.law)