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July 31, 2025

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

Re:	LUB Docket No.:	LBLUB-__-25 – Preliminary and Final Major Site Plan/ Special Reasons/ "D" Variance
	Applicant:	Elm H Holdings, LLC
	Block/Lot:	Block 4.12, Lot 6.01
	Location:	1412 Long Beach Boulevard
	OLA File No.:	LBLU-25-1412

Dear Chairman and Members:

This office is in receipt of and has reviewed the Preliminary and Final Major Site Plan and Special Reasons/"D" Variance application for the referenced site.

The submission consists of the following:

- A. Site Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP and dated 6/3/2025.
- B. Architectural Plans, Six (6) Sheets, prepared by Studio Tagland Designs, LLC, signed by David A. Gaffin, Architect and dated 6/2/2025.
- C. Two (2) Color Photographs, prepared by the applicant and undated.

The applicant is proposing to develop a three-story mixed-use building at 1412 Long Beach Boulevard (Block 4.12, Lot 6.01) in Long Beach Township. The proposed building will include approximately 3,300 sq. ft. of retail space on the first and second floors and two residential apartments on the third floor. A total of 15 parking spaces will be provided (6 for residential use and 9 for commercial use), where 13 spaces are required. The site is currently used as a 36-space parking lot.

The property is split-zoned between the General Residential (R-50) and General Commercial (C) zoning districts. The building will be located in the C zone, while a portion of the parking extends into the R-50 zone. As such, the applicant is seeking a Special Reasons/"D" Variance for the parking and mixed-use development within the R-50 zone.

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 C-General Commercial Zone and the R-50 General Residential Zone. Review of the application and Site Plan indicates the following:
 - a. **Special Reasons/"D" Variance** - The property is split between the General Residential (R-50) and General Commercial (C) zoning districts. The proposed building will be situated entirely within the General Commercial zone; however, a portion of the parking area will extend into the R-50 zone. Therefore, a Special Reasons/"D" Variance is required to allow parking and mixed-use development within the R-50 zone.
 - b. **Combined Side Yard Setback 205-12.B** – The proposed combined side yard setback is 28.5 FT where 31.9 FT is the minimum permitted (30% of the lot frontage on Long Beach Blvd.) A Variance is needed.
 - c. **Impervious Coverage Setback 205-33.B(4)** – The proposed setback to impervious surface (drive aisle) is 0 FT where 1.5 FT is required. A Variance is needed.
 - d. **Mixed Use Requirements 205-59.A(18).(b)** – The proposed mixed-use structure will comply with the regulations of 205-59.A(18).(b), specifically that the residential uses will not be 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 square footage of the commercial uses on the first and second floors. Also, more than 50% of the parking on the property will be for non-residential use.
 - e. **Sight Triangle Encroachment 205-6** – The proposed 3rd floor deck will encroach into the sight triangle easement at the corner of 14th Street and Long Beach Boulevard whereas no structure taller than 2.5 FT above grade is permitted within this easement. A Variance is required.
2. **Off-Street Parking** – The Site Plan indicates that 12 (9'x18') spaces are required for this mixed-use development and 15 (9'x18') spaces are provided, by calculation, as follows:

<u>Parameter</u>	<u>Required</u>	<u>Provided</u>
3,300 SF Retail (2 spaces/1,000 SF)	7 spaces	9 spaces
Two (2) apartments (1,940 SF & 1,780 SF)	<u>6 spaces</u>	<u>6 spaces</u>
	13 spaces	15 spaces

- a. **Handicap Parking Spaces** – One of the proposed parking spaces provided must be delineated as handicap accessible in accordance with the Americans with Disabilities Act (ADA) and the plan must be revised accordingly. The parking area will be comprised of a stone surface and the required handicap parking stall must be on a stabilized surface compliant with ADA requirements. Associated construction details must also be provided.
- b. **Space Designation** - Testimony shall be provided as to whether the parking spaces will be specifically designated for residential apartments or employees of the retail units.

- c. **EV Compliance** –Based upon our review of the New Jersey State Ordinance authorizing and encouraging electric vehicle supply and 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. **Parking Layout** - The parking stalls onsite will be delineated with wheelstops on a stone surface and three (3) of the parking spaces will be located underneath the 2nd floor of the building on a pavement surface. A ramp will be provided adjacent to these spaces which make them the ideal location for the required handicap parking space.
3. **Curb and Sidewalk** –Both Municipal and County curb and sidewalk exist along the frontages of the property on Long Beach Boulevard and 14th Street and no changes are proposed to these conditions. Any curb or sidewalk that is deteriorated or below design standard shall be removed and replaced at the direction of the Township Engineer.
4. **Water and Sewer** – The plan should be revised to indicate all existing and proposed laterals, if required, associated with the proposed development. Subject to review by the Water and Sewer Department, upgrades to or replacement of the existing systems may be required.
5. **Landscaping** –Township Code 164-9 requires a reasonable screening at all seasons of the year of all parking and service areas from the view of adjacent properties and streets be provided where necessary for the purpose of protecting the health, safety and general welfare, comfort and convenience of the public. We note that no landscaping or fencing is proposed and testimony shall be provided. Adequate area exists along the western side of the property for vegetative buffering that will provide screening for adjacent residential lot 4.
6. **Waste Management** – A trash enclosure is proposed off-site on Lot 6.02. The applicant shall address this proposed location and the plan shall be revised to locate the enclosure onsite unless testimony is otherwise provided and adequate legal forms are in place for this condition. In addition, testimony should be provided regarding the adequacy of the trash enclosure for 3,300 SF of retail uses and two (2) apartment uses as well as anticipated pick up times and means of access by the carting company.
7. **Lighting** – The applicant shall address any proposed site lighting that will be installed. All exterior site lighting shall be designed to provide a minimum lighting intensity of 0.5 lumen per square foot. Lighting shall be of a soft or glare-free type and shall not cast an illumination color which shall be distractive, obliterate or obscure the view, be it ultraviolet, strobic, pulsating, flashing or of any unnatural kind to create a public nuisance, discomfort or hazard. All exterior lighting fixtures shall be designed, manufactured, installed and aimed in such a manner as to keep glare from reflecting onto adjacent streets, properties, residences or public areas. The intensity of lighting provided throughout a site shall not be greater than 1.5 footcandles and shall not exceed 1.0 footcandles at the property lines. Testimony shall be provided, and a lighting plan may be required.

8. **Architectural Plans** – The applicant proposes to construct a three-story mixed-use building. The ground floor (labeled as the 1st floor on the plan set) will include retail space, featuring a checkout area, ADA-compliant restroom, and both stair and elevator access to the upper floors.

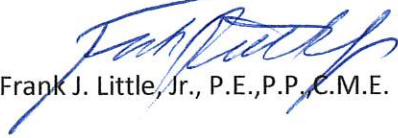
The second floor (plan labeled as the 2nd floor) appears to serve a supporting commercial function for the retail space below. It includes storage, workshop/product assembly areas, an office, break room, ADA-compliant restroom, and a loading bay. Testimony should be provided to clarify the intended use and operational details of the second floor loading bay.

The third floor will contain two residential apartment units, each with four bedrooms, two full bathrooms, a kitchen, great room, dining area, and exterior decks. Both units will have shared access via an elevator and stairwell, which will also provide access to a shared rooftop deck.

9. **Loading Zone** – No loading zone is required as the proposed business/commercial use contains less than 4,000 SF of floor area, however, testimony should be provided related to the 2nd floor proposed loading bay.
10. **Site Signage**- The applicant shall address proposed façade or freestanding signage as all signage must be in accordance with Code Section 205-65 as it related to signs in non-residential zones.
11. **Site Drainage**- The site lies in a tidal flood hazard area with impervious coverage being reduces from nearly 95% to 69.1%, therefore, based on the regulations, a stormwater quantity analysis is not applicable.
12. **Flood Zone** – The Flood Zone is AE with a Base Flood Elevation of 9.0 FT and the building will be floodproofed to Elevation (10) a s required. Compliance will be completed by the Township Building Department at time of construction and the building will be subject to an additional flood regulations imposed at the time of permitting.
13. **Outside Agency Approvals**- Should the Board approve this application, additional approvals/requirements will be as follows:
- a. Long Beach Township Soil Conservation District.
 - b. Long Beach Township Water and Sewer Department.
 - c. Ocean County Planning Board.
 - d. Any and all 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,

A handwritten signature in blue ink, appearing to read "Frank Little, Jr.", is written over the typed name.

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

FJL:ASI:

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