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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 4.06, Lot 5**  
**Location: 1300 Long Beach Boulevard**  
**OLA File No.: LBLU-25-ELM**

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, Three (3) Sheets, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP and Leon J. Tyszka, PLS as follows:
  - Sheet 1 – Site Plan, dated 6/24/2025
  - Sheet 2 – Existing Conditions Survey, dated 5/6/2025
  - Sheet 3 – Demolition Plan and Details, dated 5/6/2025
- B. Architectural Plans, Five (5) Sheets, prepared by Studio Tagland Designs, LLC, signed by David A. Gaffin, Architect and dated 6/22/2025.
- C. Four (4)) Color Photographs, prepared by the applicant and undated.

The applicant seeks preliminary and final major site plan approval, conditional use approval, and variance relief to develop a three-story, 24-unit hotel with ground-floor retail and a rooftop pool at 1300 Long Beach Boulevard, which is presently developed with the Hand Store. This building will be demolished. The hotel will include sixteen 1-bedroom units and eight 2-bedroom units.

The subject lot spans two zoning districts: General Commercial (C) and General Residential (R-50). The hotel and most improvements are within the C zone, while a portion of the parking lot extends into the R-50 zone, where hotels and parking are not permitted. Therefore, the Applicant seeks a Special Reasons/"D" variance relief for both the hotel and parking in the R-50 zone as well as Special Reasons/"D" variance relief to allow two principal uses (hotel and retail) on a single lot, which is not permitted.

Also, hotels are a conditional use in the C zone and therefore, the applicant requests conditional use approval and variance relief from the following standards:

- Building coverage: 46.8% proposed (33 1/3% permitted)
- Front yard setback (14th Street): 20 ft. proposed (25 ft. required)
- Front yard setback (Long Beach Blvd): 0.7 ft. proposed (25 ft. required)

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In all, the project includes 44 parking spaces, a trash enclosure, and a rooftop pool which will required variance relief as rooftop pools are prohibited per Code 205-22(A).

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. Part of the proposed parking lot is within the R-50 zoning district while the remainder of the development, including the hotel, is within the C zoning district. Hotels and parking lots are not permitted in the R-50 Zone, therefore a Special Reasons/"D" Variance is required to permit this development.
  - b. **Special Reasons/"D" Variance-** Pursuant to Code Section 205-2 (Principal Use), a Special Reasons/"D" Variance is required to permit the two principal uses of hotel and retail on one (1) lot where two (2) principal uses are not permitted on a single lot of record.
  - c. **Conditional Use-** In accordance with Section 205-59(A)(17), hotels are conditionally permitted in the C zoning district subject to the following:
    - i. *The maximum lot coverage shall be 33 1/3% (8,512.8 SF):* The proposed lot coverage is 46.8% (11,963.94 SF), therefore a Variance is required.
    - ii. *The minimum front yard setback shall be 25 feet:* The proposed Front Yard Setback on 14<sup>th</sup> Street is 20 FT, therefore a Variance is Required. The proposed Front Yard Setback on Long Beach Boulevard is 0.7 FT, therefore a Variance is required.
    - iii. *The minimum side yard and rear yard setback shall be 20 feet:* Complies
    - iv. *A minimum of one off-street parking space shall be provided for each motel or hotel unit, plus there shall be one employee parking space for each five units, or portions thereof:* This requirement is applicable specifically to the employee spaces as additional spaces for the units are required in section v. below. Five (5) employee spaces are provided for 24 proposed units which complies with this requirement.
    - v. *A minimum of one off-street parking space shall be provided for each motel/hotel dwelling unit, up to and including 500 square feet per unit, located in the General Commercial Zone and the Marine Commercial Zone:* This requirement is applicable for this development as a dwelling unit is defined as "one or more rooms providing living facilities for one family, including equipment for cooking or provisions for the same" and the proposed hotel units each provide cooking facilities including a 4-burner stovetop, sink, refrigerator and countertop area as follows:

8 proposed units  $\geq$  500 SF requires 2 spaces per unit – 16 spaces are provided  
 16 proposed units  $\leq$  500 SF requires 1 space per unit – 16 spaces are provided

- vi. *Garbage and refuse containers must be fully enclosed on all four sides with a stockade fence or similar permanent structure which the Board deems adequate for screening: Complies*
  - d. **Rooftop Pool-** In accordance with Code Section 205-22(A), no swimming pool, lap pool, or any other type of pool shall be installed or permitted on any roof of roof deck structure whereas a 21'-4" x 38'-4" pool structure is proposed. A Variance is required and should a Variance be granted, the Board shall address permitted hours of operation, occupancy limits and safety measures including lighting and noise mitigation.
2. **Off-Street Parking-** The Site Plan indicates that 42 (9'x18') spaces are required for this hotel and retail development and 44 (9'x18') spaces are provided, by calculation, as follows:

<u>Parameter</u>	<u>Required</u>	<u>Provided</u>
8 proposed hotel dwelling units $\geq$ 500 SF 2 spaces/unit	16 spaces	16 spaces
16 proposed hotel dwelling units $\leq$ 500 SF 1 space/unit	16 spaces	16 spaces
Hotel employee parking 1 space/5 units (24 units)	5 spaces	5 spaces
Retail Parking 2 spaces/1000 SF (2,382 SF)	5 spaces	7 spaces

- a. **Handicap Parking Spaces** – Two (2) of the proposed parking spaces have been delineated as handicap accessible in accordance with the Americans with Disabilities Act (ADA) and will be located on a stabilized surface compliant with ADA requirements. Access from these spaces will be provided to the building via depressed curbing and sidewalk at the rear of the building adjacent to the parking stalls. Associated construction details have been provided.
- b. **Parking Space Designation** - Testimony shall be provided as to whether the parking spaces will be specifically designated for hotel guests or employees as well as if any of the spaces will be designated specifically for check-in/check-out/ and loading purposes. Adequate signage may be required.
- 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 one (1) Make Ready Space or EV Charging Unit is required for this new development as the parking lot contains less than 50 parking spaces. Testimony shall be provided and the plan must be revised accordingly.
- d. **Parking Layout** - Twenty (20) of the parking stalls onsite will be delineated with wheelstops on a stone surface and fourteen (14) of the parking spaces, including the handicap spaces, will be located underneath the 2<sup>nd</sup> floor of the building on a pavement surface. Six (6) additional spaces will be provided on a paved surface at both the north and south sides of the

development and will be accessible from 13<sup>th</sup> and 14<sup>th</sup> Streets only. The proposed drive aisle will be 24 FT wide which is adequate for two-way traffic flow, therefore, appropriate pavement markings and signage shall be provided.

3. **Curb and Sidewalk**-Both Municipal and County curb and sidewalk exist along the frontages of the property on Long Beach Boulevard, 13<sup>th</sup> Street and 14<sup>th</sup> Street and numerous modifications are proposed to accommodate this new development including:
  - New proposed Municipal concrete curb along the frontages of the property on 13<sup>th</sup> and 14<sup>th</sup> Streets as well as 24 LF of depressed curb/apron on each street for drive aisle access and 27 LF of depressed curb/apron on each street for parking stall access.
  - New 4 FT wide concrete sidewalk will be installed along the frontages of the property on 13<sup>th</sup> and 14<sup>th</sup> Streets.
  - No curb or sidewalk improvements are proposed along the frontage of the property on Long Beach Boulevard, however, we note that there is an existing 27.4 LF driveway opening, which presently provides access to the Hands Store parking lot, and this must be replaced with full face County curb. We defer additional comment related to County facilities to Ocean County Planning Board.
  - Any curb or sidewalk that is deteriorated, below design standard, or damaged during construction 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 to meet demands for this development.
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, which are single family dwellings, 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 is proposed, however a 5 FT high vinyl fence is proposed on the plan. Testimony shall be provided and plan revisions may be required.
6. **Waste Management** – A trash enclosure is proposed onsite between the two (2) banks of parking along the westerly lot line. Testimony should be provided regarding the adequacy of this 12'x16' trash enclosure for retail and hotel use as well as anticipated pick up times and means of access by the carting company. The applicant shall also address the suitability for seasonal volume increases .
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 the development of a three-story, hotel/motel and retail building that will contain a total of 24 hotel/motel dwelling units, ground-floor retail space, and rooftop amenities. The hotel/motel units will include sixteen one-bedroom units, each approximately 500 square feet, and eight two-bedroom units, each approximately 875 square feet. Each unit is designed with in-unit cooking facilities, classifying them as hotel/motel dwelling units under the Township's zoning regulations.

The ground floor will include a central lobby and 21 private storage closets designated for use by hotel/motel guests. Also on the ground floor, a retail space not exceeding 2,400 square feet is proposed. No bathroom is included in the retail space, indicating a limited-use occupancy or a potential connection to the overall hotel operation. Additional clarification regarding the intended retail shall be provided.

Vertical access throughout the building will be provided by one elevator and two staircases, which will connect all levels, including the rooftop. The rooftop is designed with two levels: the upper level will contain a swimming pool and the lower level will provide an outdoor kitchen area and deck space. The pool equipment will be installed on the roof, however, the applicant shall address the location of all other mechanical systems. Additional detail should also be provided regarding the rooftop design/intended use, occupancy limits, noise mitigation, safety railing, and hours of operation and other operational impacts of the rooftop features on adjacent properties and the surrounding neighborhood.

9. **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.
10. **Site Drainage** - The site lies in a tidal flood hazard area with impervious coverage being reduced from nearly 100% to 74.7%, therefore, based on the regulations, a stormwater quantity analysis is not applicable.
11. **Loading Zone** – Each business use shall provide off-street loading space at the side or rear of the building at the rate of one space (10 FT x 25 FT with adequate ingress and egress) for each 5,000 SF of floor area or fraction thereof, whereas, approximately 34,875 SF of total hotel and retail floor area is proposed, which requires seven (7) 10 FT x 25 FT loading zones. Testimony shall be provided related to the utilization of loading zones onsite and variance relief may be required if its determined that the hotel use generates a loading zone requirement.
12. **Retaining Wall**-A retaining wall is proposed along the westerly property line which will contain any site fill that will be utilized to properly grade the site.
13. **Plan Revisions** – The Site Plan set shall be revised to address the following:
  - a. On Sheet 2, the existing building is a commercial use and not a 2-story dwelling as indicated.
  - b. Any other revisions as may be required as the result of Board approval.

14. Outside Agencies 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 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:ASI:

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