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June 24, 2025

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

Re:	LUB Docket No.:	LBLUB-15-25- Minor Subdivision
	Applicant:	LSH Holdings, LLC
	Block:	7.17
	Lot(s):	23
	Location:	102 E. New Jersey Avenue
	OLA File No.:	LBLUB-25-LSH

Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Subdivision Application for the referenced site.

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

- A. Minor Subdivision Map, One (1) Sheet, prepared by Gravatt Consulting Group, signed by John P. Augustine, PLS, dated 05/22/2025 with no revision date.
- B. Tax Map Sheet #10 with site highlighted.
- C. One (1) photograph of the subject property.

The applicant proposes to subdivide the existing 10,800-square-foot lot into two new residential lots. The existing two-story dwelling and all associated structures will be demolished. The subdivision will create two single-family building lots, each comprising 5,400 square feet, which exceeds the minimum lot area requirement. The proposed single-family homes on each lot will comply with all applicable setback and coverage requirements as outlined in the Ordinance.

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 R-50 General Residential Zone and both lots will comply with all ordinances required and therefore no variances are required.
- 2. **Architectural Plans** – Architectural plans were not provided as part of this application as the proposed subdivision conforms to all bulk and setback requirements. Review of the architectural plans will be completed at the time of plot plan review by the Township Building Department.

3. **Curbing and Sidewalk** – Concrete curb and sidewalk exist along the frontages of the property on East New Jersey Avenue and Beach Avenue, however, these improvements are deteriorated and below design standard. Therefore, replacement of the concrete curb and sidewalk is required, and the plans shall be revised accordingly. Proposed driveway openings shall adhere to maximum ordinance requirements for a single family dwelling.
4. **Utilities** – No existing utility laterals are shown on the Subdivision Map. Subject to review by the Water and Sewer Department, upgrades to the existing laterals may be required as well as installation of new services for New Lot 23.02.
5. **New Lot Numbers**- New lot numbers must be submitted to the Long Beach Township Tax Assessor for approval prior to the filing of the map.
6. **Flood Zone** – All new construction shall comply with flood elevation requirements of the zone at the time of permitting.
7. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
 - a. Compliance with all technical revisions and/or additional information previously indicated.
 - b. Verification of proposed lot numbers with the Long Beach Township Tax Assessor prior to filing.
 - c. Long Beach Township Soil Conservation District.
 - d. Ocean County Planning Board Approval.
 - e. Monument shall be set in accordance with the Map Filing Law.
 - f. Filing with County Recording Office within 190 days of Municipal Approval; additional copies of the filed map to be submitted to the Township as required for processing.
 - g. Compliance with all technical revisions and/or additional information previously indicated.
 - h. Any and all other outside agency approvals as may be required.
 - i. Posting of the required bonds and inspection fees, should site improvements 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.

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 Subdivision

Ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to signature.

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)
Robin LaBue, Esq. (rlabue@rmshc.law)

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