



Engineers  
Planners  
Surveyors  
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

July 23, 2025

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

<b>Re:</b>	<b>Docket #:</b>	<b>LUB-18-25 –Bulk Variance</b>
	<b>Applicant:</b>	<b>Barry and Janet Sullivan</b>
	<b>Block:</b>	<b>18.68</b>
	<b>Lot(s):</b>	<b>1</b>
	<b>Location:</b>	<b>1068 A Long Beach Blvd., North Beach</b>
	<b>OLA File No.:</b>	<b>LBLUB-25-SULL</b>

Dear Chairman and Members:

This office is in receipt of and has reviewed the 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 Horn, Tyson & Yoder, Inc., signed by James D. Brozowski, NJPE, PP and dated 06/05/2025.
- B. Four (4) photographs of the subject site.
- C. Tax Map Sheet #23 with the site highlighted.

The applicant proposes the construction of a 3.3' x 10' (33 SF) deck extension on the southeast side of the existing 1-story single family dwelling. The 10,000 SF lot is located within the North Beach section of the Township, on a 30' wide private easement, and no other improvements are proposed as a part of this application.

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-10E, Single Family Residential Zone. Review of the above-mentioned materials indicates the following:
  - a. **Rear Yard Setback** – The minimum rear yard setback required is 20 FT, whereas 17.8 FT is proposed to the new deck. A variance is required.
  - b. **Front Yard Setback** – The minimum front yard setback required is 20 FT, whereas 19.2 FT presently exists. This is a pre-existing non-conforming condition, a variance is not required.

2. **Architectural Plans** - The applicant did not provide architectural plans. However, the Variance Map indicates that the deck will be constructed as the same elevation as the existing deck which is 14.5 FT and no stairs are proposed. No changes are proposed to the existing dwelling, however, testimony shall be provided for confirmation.
3. **Parking** – The proposed structure appears to be less than 3,000 SF in floor area which would require three (3) onsite parking spaces, and four (4) spaces are provided. Testimony shall be provided to confirm the total floor area as well as the required number of parking spaces needed.
4. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of building permitting.
5. **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:hmh

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