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September 2, 2025

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

Re:	Docket #:	LUB-19-25 –Bulk Variance
	Applicant:	Michael Alfonso & Melissa Alfonso
	Block:	11.22
	Lot(s):	13
	Location:	110 E. California Avenue
	OLA File No.:	LBLUB-25-ALF

Dear Chairman and Members:

This office is in receipt of and has reviewed the Bulk 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 6/25/2025.
- B. Architectural Plans, Nine (9) Sheets, prepared by Hand Line, Architect, and dated 3/7/2025.
- C. Four (4) photographs of the subject site.

The subject lot is 4,800 SF and developed with a two-story single family residential dwelling. The applicant proposes the construction of a two-story addition in the westerly side yard to accommodate a residential elevator as well as the relocation of the pantry on the second floor. Exterior facade improvements are also proposed as well as the construction of new exterior decks and an outdoor shower.

Based on our review of the materials submitted, the following comments are offered for the Board's consideration:

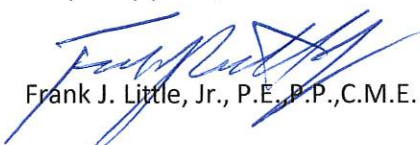
1. **Zoning** - The subject site lies within the R-50, General Residential Zone. Review of the above-mentioned materials indicates the following:
 - a. **Front Yard Setback (205-55(C)(3))** – The existing Front Yard Setback is 15 FT where 20 FT is required. This is an existing non-conforming condition and no variance relief is required.
 - b. **Side Yard Setback (205-55(C)(4))** - The proposed westerly Side Yard Setback is 6.7 FT where 9.7 FT is required to meet the Side Yard Setback requirements of 4 FT one side/15 FT combined. A Variance is needed.
 - c. **Combined Side Yard Setback (205-55(C)(4))** – The proposed combined Side Yard Setback is 12 FT where 15 FT is required. A Variance is needed.

- d. **Distance Between Buildings (205-55(C)(4))** – The existing Distance Between Buildings between the subject dwelling and the dwelling on Lot 12 to the east is 8.6 FT where 15 FT is required.
 - e. **Combined Side Yard Setback (205-12(B))** – The proposed combined Side Yard Setback is 12 FT where 18 FT is required which is 30% of the lot frontage of 60 FT. A Variance is needed.
 - f. **Parking (205-55(E)(1))** – An onsite parking variance is required as described in #2 below.
2. **Parking** – The proposed structure appears to be less than 3,000 SF in floor area which would require three (3) onsite parking spaces and two (2) spaces are provided. A Variance is needed. The proposed elevator location will not affect the onsite parking or driveway area.
 3. **Architectural Plans** - The applicant proposes the construction of a pantry and a residential elevator on the westerly side of the home which will provide access to both habitable living floors from the ground floor garage area. In addition, other proposed modifications include new exterior deck areas and a new outdoor shower.
 4. **Utilities**- The proposed elevator will not impact any existing water or sewer utilities or increase utility demand.
 5. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of plot plan approval.
 6. **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:

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