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September 24, 2025

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

Re:	Docket #:	LUB-21-25 –Bulk Variance
	Applicant:	Thomas R. Stefany and Susan R. Stefany
	Block:	13.08
	Lot(s):	2
	Location:	3 E. 86th Street (Sea Glass Lane)
	OLA File No.:	LBLUB–25-STEFANY

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 Plan, One (1) Sheet, prepared by Gravatt Consulting Group, signed by John P. Augustine, PLS and Bruce A. Jacobs, PE, and dated 07/23/2025.
- B. Architectural Plans, Two (2) Sheets, prepared by Architectural Integrity, LLC, and dated 03/19/2025.
- C. Four (4) photographs of the subject site.

The subject property consists of an undersized 3,750 square foot lot currently developed with a two-story single-family residential dwelling. The applicant proposes the construction of a two-story rear addition to the existing dwelling, along with the removal of an existing shed and the construction of a new detached one-car garage in approximately the same location. The project also includes modifications to the existing roofline; however, the overall building height will remain in compliance with the maximum Township height requirement.

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. **Lot Area – Section 205-55(C)(3)** - The existing Lot Area is 3,750 SF where 4,500 SF is required for a lot located within a block between streets. This is an existing non-conforming condition, and no variance relief is required.
 - b. **Front Yard Setback – Section 205-55(C)(3)** – The existing Front Yard Setback is 14.3 feet where 20 feet is required. This is an existing non-conforming condition, and no variance relief is required.

- c. **Side Yard Setback – Section 205-55(C)(6)** - The proposed Accessory Westerly Side Yard Setback to the proposed detached garage is 2 Feet where 4 Feet from the side yard lot line is required. A variance is needed.
 - d. **Side Yard Setback – Section 205-55(C)(6)** - The proposed Accessory Rear Yard Setback to the proposed detached garage is 2 Feet where 4 Feet is required. A variance is needed.
 - e. **Lot Coverage – Section 205-55(C)(7)** - The proposed Lot Coverage is 34.6% (1,297.5 SF) where 33.3% (1,248 SF) is the maximum permitted. A variance is required. We note that the existing lot coverage is 29% (1,087.5 SF).
 - f. **Off Street Parking – Section 205-51(D)(1)(a)** - Two (2) off street parking spaces are proposed where three (3) spaces are required. A variance is needed. We note that one (1) parking space currently exists onsite.
2. **Off-Street Parking** – The proposed renovated dwelling will contain 1,677.88 SF which is less than 3,000 SF in floor area and therefore would require three (3) onsite parking spaces. Two (2) 9 FT x 18 FT spaces are provided onsite with one of the spaces being located within the driveway and an additional space located in the garage. As noted above, a variance is needed. Although the proposed driveway is approximately 54 Feet long, Township Code Section 205-51(D)(1)(a) does not permit the stacking of vehicles to be counted towards the off-street parking requirement.
 3. **Architectural Plans** - The submitted architectural plans show an existing dwelling containing three (3) bedrooms, one (1) full bathroom, a sitting area, living room, dining room, and kitchen. The first-floor covered deck is proposed to be expanded, with a new master bedroom and full bathroom constructed above this area on the second floor. The proposed footprint of the new two-story addition is 11.5 FT x 28 FT or 322 SF. The existing outdoor shower will remain within the footprint of the dwelling. Additional proposed modifications include alterations to the roofline, resulting in an overall building height increase from 23.8 Feet to 24.7 Feet, which remains below the Township's maximum permitted building height of 34 Feet. In addition, the existing accessory shed will be removed and replaced with a new detached one-car garage measuring approximately 16 Feet by 19 Feet (varied) in the same general location.
 4. **Utilities**- The dwelling is currently serviced by municipal water and sewer facilities. As part of the proposed renovation, one (1) full bathroom is to be added. Accordingly, testimony shall be provided to confirm that the existing water and sewer utility connections are adequately sized, in good working order, and capable of accommodating the additional bathroom without adverse impacts to system functionality.

In addition, we note that the existing air conditioning condenser is elevated above the storage area attached to the westerly side of the house and maintains all required setbacks.
 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,

A handwritten signature in blue ink, appearing to read "Frank J. 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)

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