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October 31, 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-23-25 –Bulk Variance</b>
	<b>Applicant:</b>	<b>Roy Martin</b>
	<b>Block:</b>	<b>15.03</b>
	<b>Lot(s):</b>	<b>14</b>
	<b>Location:</b>	<b>9 Seagull Avenue</b>
	<b>OLA File No.:</b>	<b>LBLUB-25-MARTIN</b>

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 CME Associates, signed by Joseph Gray, P.E. C.M.E., and dated 08/04/2025, last reviewed on 09/25/2025.
- B. Architectural Plan, One (1) Sheet, prepared by the Creative Minds Group, signed by Edward S. Corlesk, R.A. and dated 08/27/2025.
- C. Two (2) photographs of the subject site.
- D. Map of Survey, One (1) Sheet, prepared by CME Associates, signed by Anthony Goodwin, PLS, and dated 06/03/2025.

The subject property consists of an undersized 4,130 square foot lot currently developed with an elevated two-story single-family residential dwelling and garage enclosure. The applicant proposes the construction of an elevator shaft to the easterly side of the structure and relocation of the existing AC unit.

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

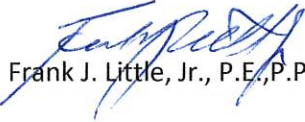
- 1. **Zoning** - The subject site lies within the R-50 General Residential Zone. Review of the above-referenced materials indicates the following:
  - a. **Lot Area – Section 205-55(C)(1)** - The existing Lot Area is 4,130 SF where 5,000 SF is required. This is an existing non-conforming condition, and no variance relief is required.
  - b. **Lot Width – Section 205-55(C)(1)** – The existing Lot Width is 46.38 feet where 50 feet is required. This is an existing non-conforming condition, and no variance relief is required.

- c. **Side Yard Setback – Section 205-55(C)(4)** - The proposed Side Yard Setback to the elevator is 0.9 Feet where 4 feet is required. A variance is needed.
  - d. **Side Yard Setback – Section 205-55(C)(4)** - The proposed Combined Side Yard Setback is 11.9 Feet where 15 Feet is required. A variance is needed.
  - e. **Distance Between Structures – Section 205-55(C)(4)** – The proposed distance between adjacent houses is 10 FT whereas 15 FT is required. A variance is needed.
  - f. **Accessory Side Yard Setback – Section 205-55(C)(6)** - The existing Accessory Side Yard Setback to the detached garage is 3.1 Feet where 4 Feet from the side yard lot line is required. This is an existing non-conforming condition, and no variance relief is required.
  - g. **Accessory Rear Yard Setback – Section 205-55(C)(6)** - The existing Accessory Rear Yard Setback to the detached garage is 2.9 Feet where 4 Feet is required. This is an existing non-conforming condition, and no variance relief is required.
  - h. **Impervious Buffer Area – Section 205-33(B)(4)** - A pervious surface with a minimum width of 18 inches is required between any impervious surface and the side and rear property lines. The existing paver driveway does not provide this pervious area and the proposed elevated addition is an expansion of non-conforming pervious coverage requirements as 0.9 feet is proposed and 1.75 feet/ (18-inches) is required. A variance is needed.
2. **Off-Street Parking** – In accordance with this Township code section, the newly adopted parking ordinance that requires 3 parking spaces for a dwelling less than 3,000 SF does not apply as the proposed elevated addition is not a substantial improvement. We note that the existing parking onsite will not be impacted by the elevated addition.
  3. **Architectural Plans** - The submitted architectural plans show that the elevator will be constructed on the easterly side of the dwelling and will provide access to all living floors. The footprint of the elevator addition will be 35 SF, and the exterior will match the existing exterior of the home.
  4. **Utilities**- No changes to the utilities are proposed.
- In addition, we note that the proposed location of the air conditioning condenser will be elevated above the DFE at the easterly side of the house and will maintain all required setbacks.
5. **Flood Zone** – All construction shall be completed 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](mailto:jfife@longbeachtownship.com))

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