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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-25-25 –Bulk Variance</b>
	<b>Applicant:</b>	<b>Chirage Patel &amp; Amin Sonali</b>
	<b>Block:</b>	<b>15.134</b>
	<b>Lot(s):</b>	<b>3</b>
	<b>Location:</b>	<b>3501 Ocean Boulevard</b>
	<b>OLA File No.:</b>	<b>LBLUB-25-PATEL</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 Plot Plan, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP and dated 10/20/2025.
- B. Architectural Plans, Four (4) Sheets, prepared by CWB Architecture, signed by Sarah Jennings, AIA and dated 7/30/2025 as follows:
  - i. Sheet S-1: Site Plan
  - ii. Sheet BD-1: First and Second Floor Plans
  - iii. Sheet BD-2: Third Floor, Roof Vestibule and Roof Deck Plans
  - iv. Sheet BD-3: Elevations
- C. Four (4) photographs of the subject site.

The subject property is an oceanfront parcel comprising approximately 5,017.7 square feet and is currently improved with a two-story single-family dwelling. The applicant proposes to demolish the existing structure and construct a new three-story single-family residence.

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. **Distance Between Buildings (205-55(C)(4))** – The proposed Distance between Buildings on the south side of the property is 10.45 feet where 15 feet is required. We note that the proposed setback to the property line is approximately 6.05 feet (at the location of the adjoiner) and the


adjacent structure is offset from the property line 4.4 feet. A Variance is required.

2. **Parking** – The proposed structure will contain 3,340 SF of total floor area which requires four (4) onsite parking spaces and four (4) spaces are provided. Three of the parking spaces will be located within the front yard area adjacent to Ocean Boulevard and one space will be located within the garage.
3. **Architectural Plans** - The applicant proposes the construction of 3,340 SF single family three-story dwelling with 5 bedrooms plus a bunk room which will contain 2 bunk beds, 5 ½ bathrooms, a kitchen, living room, dining room, two family rooms and an elevator which will provide access to all floors. A roof top deck is also proposed as well as several exterior decks at the rear of the house. A one car garage is proposed for vehicle parking as well. The applicant shall address the proposed a/c condenser platform location and confirm that it will meet all setback and size requirements of the Ordinance.
4. **Utilities**- The subject lot is presently serviced by municipal water and sewer laterals. Subject to review by the Water and Sewer Department, replacement of these laterals may be required.
5. **Flood Zone** – The Preliminary Flood Zone is VE(13) which is more stringent than the Effective Flood Zone VE(11). All construction must meet the most stringent flood hazard regulation at the time of construction.
6. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
  - a. Ocean County Soil Conservation District
  - b. 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:

Cc: Jackie Fife, Board Secretary ([jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com))  
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