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

January 7, 2026

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

**Re: Docket #: LUB-28-25 –Bulk Variance  
Applicant: Kenneth Possenriede and Jennifer S. Possenriede  
Block: 20.151  
Lot(s): 5  
Location: 151 D Long Beach Boulevard  
OLA File No.: LBLUB-25-POSSEN**

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 Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP and dated 10/21/2025.
- B. Architectural Plans, Nine (9) Sheets, prepared by Jay Madden Architect, signed, sealed and dated 12/16/2025 as follows:
  - i. Sheet SP – Site/Roof Plan/General Notes
  - ii. Sheet 1 – North Elevation
  - iii. Sheet 2 – West Elevation
  - iv. Sheet 3 – East Elevation
  - v. Sheet 4 – South Elevation
  - vi. Sheet 5 – Existing Ground Floor Plan
  - vii. Sheet 6 – Existing First Floor Plan
  - viii. Sheet 7 – Existing Second Floor Plan
  - ix. Sheet 8 – Proposed Roof Plan
- C. Four (4) photographs of the subject site.

The subject property consists of a 10,080 square foot lot currently developed with a single-family two-story dwelling which contains an elevator on the westerly side of the structure. The applicant proposes to extend the existing elevator so as to provide access to the roof deck and also eliminate a set of existing stairs on the easterly side of the home. No other improvements are proposed.

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-10, Single Family Residential Zone. Review of the above-mentioned materials indicates the following:

- a. **Building Height: Section 205-10(A)** – The proposed height of the expanded elevator tower is 37.3 feet where 34 feet is the maximum height permitted. The height of the existing structure is 30.6 feet.

We note that Section 205-10(F)(6)(b) of the Ordinance permits a residential structure to have an elevator tower that exceeds the height limit of the applicable zone by not more than 8 feet provided that the elevator tower is located no less than 10 feet from all exterior walls of the building in which it is located and no less than 15 feet from the exterior front wall of the building. In this case, the elevator shaft is only 3.3 feet above the permitted height of 34 feet but is located along an exterior wall of the structure thereby requiring the variance relief noted above.

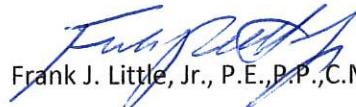
- b. **Front Yard Setback: Section 205-51(B.2)** – The existing front yard setback is 24.7 feet where 25 feet is required. This is an existing non-conforming condition and no variance relief is required.
- c. **Rear Yard Setback: Section 205-51(B.4)** - The existing rear yard setback is 24.6 feet where 25 feet is required. This is an existing non-conforming condition and no variance relief is required.
- d. **Lot Coverage: Section 205-51(B.6)** – The existing lot coverage is 27.7% (2,792 SF) and is being reduced by the elimination of the easterly staircase to 26.8% (2,697.8 SF). However, the maximum permitted lot coverage is 25% (2,520 SF) and the reduction still results in 177.8 SF of excessive lot coverage. A Variance is required.

2. **Site Improvements** - The subject property is an ocean block site located in the Loveladies section of the Township. At this time, no additional site improvements are proposed beyond those previously permitted. The site is fully serviced by existing public utilities and is accessed via a 20-foot-wide private access easement extending from the public right-of-way. Six (6) or more parking spaces are available and the overall existing site conditions will remain unchanged as part of the current application.
3. **Architectural Plans** - The submitted architectural plans show that the existing elevator shaft is 3 feet x 4 feet and will be extended 6'-2 1/2" to the existing roof deck. Siding and fascia will be matching the existing façade and new open railing will be provided to match the existing on the roof deck and provide safe utilization of the roof deck adjacent to the elevator door.
4. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of plot plan approval.
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

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

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