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April 21, 2026

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

Re: Docket #: LUB-04-26 – Minor Subdivision and Bulk Variance
Applicant: BI 8200, LLC
Block: 13.16
Lot(s): 9.03
Location: 8 W Rhode Island
OLA File No.: LBLUB-26-BI8200

Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Subdivision and Bulk Variance Application for the referenced site.

In addition to the application, the submission consists of the following:

- A. Minor Subdivision, One (1) Sheet, prepared by Horn, Tyson and Yoder, Inc., signed by Leon J. Tyszka, PLS and dated 04/07/2025 with a revision date of 02/17/2026.
- B. Architectural Plans for Lot 9.04, Three (3) Sheets, prepared by CWB Architecture, un-signed by Sarah D. Jennings, AIA and dated 03/11/2026 as follows:
 - Sheet BD-1 – Preliminary Floor Plans – Ground Floor & First Floor
 - Sheet BD-2 – Preliminary Floor Plans – Second Floor & Roof Deck
 - Sheet BD-3 – Preliminary Elevations
- C. Architectural Plans for Lot 9.05, Three (3) Sheets, prepared by CWB Architecture, un-signed by Sarah D. Jennings, AIA and dated 03/11/2026 as follows:
 - Sheet BD-1 – Preliminary Floor Plans – Ground Floor & First Floor
 - Sheet BD-2 – Preliminary Floor Plans – Second Floor & Roof Deck
 - Sheet BD-3 – Preliminary Elevations
- D. Resolution of Memorialization of the Land Use Review Board of the Township of Long Beach Docket No. 10-21 in which the applicant proposed to demolish the existing mixed use building and create six (6) single family residential building lots. The portion of the property was within the C (General Commercial) Zone and the R-50 (General Residential) Zone. The application was denied.
- E. Resolution of Memorialization of the Land Use Review Board of the Township of Long Beach Application No. 22-23, dated February 14, 2024 in which the applicant proposed to subdivide existing lot 9.01 into two (2) lots along the zoning boundary line creating one (1) new lot within the C (General Commercial)

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- F. zZone and one (1) new lot within the R-50 (General Residential) Zone. The application was approved, creating New Lots 9.02 & 9.03.
- G. Four (4) photographs of the subject site, prepared by the applicant and undated.
- H. Tax Map # 16 with the subject site Highlighted.

The subject property is currently vacant. The applicant proposes to subdivide the lot into two (2) single family residential building lots. The lot is currently a through lot, fronting both Maryland Avenue and Connecticut Avenue. No new construction is proposed as part of this application.

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. **Minimum Lot Depth- 205-55C(2)(a)** - Minimum Lot Depth of 75 FT is required, whereas 69 FT is proposed to proposed lot 9.04. A Variance is required.
2. **Architectural Plans** – While no development is proposed, the applicant submitted architectural renderings of examples of development might be proposed. Summaries of each building are as follows:

Future Building on Proposed Lot 9.04: The applicant proposes the construction of a single-family three-story dwelling with 4 bedrooms, 3 ½ bathrooms, a kitchen, living room, dining room, two family rooms and an elevator which will provide access to all floors. An outdoor shower and roof top deck is also proposed as well as several exterior decks at the rear of the house. A three-car garage is proposed for vehicle parking as well.

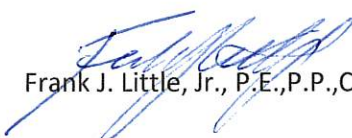
Future Building on Proposed Lot 9.05: The applicant proposes the construction of a single-family three-story dwelling with 4 bedrooms, 3 ½ bathrooms, a kitchen, living room, dining room, two family rooms and an elevator which will provide access to all floors. An outdoor shower and roof top deck is also proposed as well as several exterior decks at the rear of the house. A two-car garage is proposed for vehicle parking as well.
3. **Utilities**- No detail is provided related to existing or proposed connections to the municipal sewer and water utility system and will be addressed at the time of individual plot plan.
4. **Curb, Sidewalk & Driveways**- The plans indicate that existing curb and sidewalk shall be removed and replaced as necessary and will comply with current design standards.
5. **Off Street Parking**- Off street parking will be addressed at the time of individual plot plan.
6. **Flood Zone** – The subject site lies within the Flood AZone AE, Elevation 9 as shown on FEMA FIRM Map 34029C0602F and Flood Zone AE, Elevation 8 as shown on Preliminary FEMA FIRM Map 34029C0602G. All future construction shall be designed in accordance with the applicable regulations at time of plot plan approval for each structure and all applicable flood related permits should be obtained prior to the issuance of building permits.

7. **Monumentation**- All monuments shall be the size and shape required by N.J.S.A. 46:23-9.11(q) and shall be placed in accordance with the statute. The plans shall be revised to show any required monumentation.
8. **Lot Numbers**- Lot numbers shall be approved by the Township Tax Assessor prior to the filing of the map.
9. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
 - a. Compliance with all technical revisions and/or additional information previously indicated.
 - b. Filing with the County Recording Office in accordance with the New Jersey Map Filing Law.
 - c. Posting of the required bonds and inspection fees, should site improvements be required.
 - d. 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:cmb

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