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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-06-26	Bulk Variance Application Variance
	Applicant:	Anthony Malinowski
	Block:	7.02
	Lot(s):	16
	Location:	Maryland Avenue
	OLA File No.:	LBLUB-26-MALIN

Dear Chairman and Members:

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

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:

- ❖ Variance Plan/Plot Plan, One (1) Sheet, prepared by Gravatt Consulting Group, signed by John P. Augustine, PLS & Bruce Jacobs, PE and dated 01/03/2024 as follows:
 - ❖ Architectural Plans, Two (2) Sheets, prepared by Creative Minds Group, signed by Edward S. Gorleski, RA and dated 02/21/2026 with no revisions.
 - a. Sheet A1 – Exterior Elevations
 - b. Sheet A2 – Building Plans
- ❖ Four (4) photographs of the subject site, prepared by the applicant and undated.
- ❖ Long Beach Township Land Use Board Resolution of Memorialization (LUB 03-24) in which the applicant sought to construct a two-story single-family dwelling on the existing vacant lot. The proposed development noted the existing nonconformities of lot coverage, lot area and lot width and required new variance relief for distance between buildings and combined side yard setback. The Board denied the applicant's request.
- ❖ Long Beach Township Land Use Board Resolution of Memorialization (LUB 11-25) in which the applicant sought to construct a single-family dwelling on the existing vacant lot. The proposed development noted the existing nonconformities of lot coverage, lot area and lot width and required new variance relief for distance between buildings and combined side yard setback. Although the applicant reduced the scope of the proposed construction, the Board denied the applicant's request a second time.

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The subject property is an undersized lot located on W. Maryland Avenue. The applicant proposes to construct a two-bedroom, 1-1/2 bathroom single family dwelling. The construction will not create any new variance conditions.

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 (Single Family Residential) Zone. Review of the above-mentioned materials indicates the following:
 - a. **Minimum Lot Area - Section 205-55C** – Minimum Lot Area of 4500 SF is required, whereas 1987.5 SF exists. A variance is required.
 - b. **Minimum Lot Width – Section 205-55** – Minimum Lot Width of 50 FT. is required, whereas 30 FT. exists. A variance is required.
2. **Architectural Plans** – The architectural plans show floor plans including two bedrooms, one- and one-half bathrooms, kitchen, great room, an outdoor shower with air conditioning units above and a lower-level garage and four (4) elevations with roof peak heights. Access to the dwelling is via the garage.
3. **Utilities**- The Plot Plan shows new sewer and water services to the proposed dwelling.
4. **Concrete Curb/Driveway Opening**- New concrete curb is proposed to replace the existing curb in poor condition across the frontage of the site. A 20 FT wide depressed curb is proposed to accommodate the new paver driveway.
5. **Retaining Wall**- A modular block retaining wall is proposed around on the east, south and west sides of the property.
6. **Off-Street Parking**- The applicant proposes a 36 FT wide paver driveway. Adequate parking is proposed for the two-bedroom dwelling.
7. **Flood Zone** – The subject property lies within Flood Zone AE, Elevation 9 as shown on Effective FEMA FIRM 3453010603F dated 09/29/2006 and Floor Zone AE, Elevation 8 as shown on Preliminary FEMA FIRM #34029C0603G dated 01/30/15. All 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.
8. **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:ASl:cmb

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