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April 24, 2026

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

**Re: Docket #: LUB-07-26 –Preliminary and Final Major Site Plan
Applicant: James P. Occhipinti and Kimba M. Occhipinti
Block: 1.84
Lot(s): 1 & 1.01
Location: 128 W. Osborn Avenue
OLA File No.: LBLUB-26-OCC**

Dear Chairman and Members:

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

This office is in receipt of and has reviewed the Preliminary and Final Major Site Plan Application for the referenced site.

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

- A. Site Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brozowski, NJPE, PP and dated 2/5/2026.
- B. Architectural Plans, Five (5) Sheets, prepared by CWB Architecture, signed by Sarah D. Jennings, AIA and 12/2/2025 as follows:
 - i. Sheet A-1: Ground Floor/Piling Plan
 - ii. Sheet A-2: First Floor Plan
 - iii. Sheet A-3: Second Floor and Roof Plan
 - iv. Sheet A-4: Front and Left Side Elevation and Plumbing Riser Diagram
 - v. Sheet A-5: Rear and Right-Side Elevation
- C. NJDEP CAFRA Permit GP-5 Expansion or Reconstruction SFH/Duplex, Permit # 1517-05-0103.2 LUP220001, expires April 20, 2027.
- D. Four (4) photographs of the subject site.
- E. Tax Map Sheet # 5

The 20,000 SF (15,410 SF) upland lot area is currently developed with a mixed-use building that formerly contained a marina office and single-family dwelling unit. The applicant proposes to demolish the mixed-use building and construct a new single-family dwelling. The existing marina use at the site and the associated 24 boat slips will remain and parking will be provided.

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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 MC – Marine Commercial Zone and the R-35, Single Family Residential zoning requirements shall be used for the proposed single-family dwelling. Review of the above-mentioned materials indicates that no variance relief is required for the proposed construction of a single-family dwelling or the continued use of the marina boat slips.
2. **Parking** – Onsite parking for the single-family dwelling and the marina will accommodate 18 vehicles including one (1) van accessible space, which exceeds the sixteen (16) spaces required. The parking spaces will be accessible via a 24 FT wide drive aisle, however, the plans should be modified to reflect a 24 FT driveway opening on Osborn Avenue instead of the 18 FT opening that aligns with the handicap parking stall. Revised plans will be required. Four (4) parking spaces will be provided for the residential units and of these, one (1) space will be within the garage area. The residential spaces within the parking lot will be delineated with “Residential Parking Only” signage. The parking surface will be comprised of crushed stone with the van =-accessible handicap space constructed of concrete and marking with striping and signage as detailed on the site plan. Wheelstops will also be provided.
3. **Utilities** – Although not indicated on the plan, existing utilities service this site, however, testimony shall be provided regarding whether these utilities will be utilized or replaced during construction. Revisions to the plans will be required.
4. **Lighting and Landscaping** – No landscaping is proposed to provide buffering of the adjacent parking lot, though we note that the additional of vegetative buffering may block water views from adjacent lots. Testimony shall be provided. The applicant shall also address existing and proposed site lighting for the marina as well as the parking lot area. A lighting plan may be required.
5. **Architectural Plans** – The plans show a proposed 3,185.1 SF single family dwelling with a 2-car garage and storage area on the ground floor along with 4 bedrooms, 3.5 bathrooms, kitchen, living room, 3 season room, office and elevator. A third garage bay will also be constructed and connected to the dwelling by an elevated walkway which will provide access to a rooftop deck.
6. **Marina Access** – The applicant shall provide a Statement of Operations for the marina use and specifically provide information related to marina customer access and circulation, hours of operation, supporting facilities such as restrooms, showers, or a marina office and anticipated staffing onsite.
7. **Curb and Sidewalk** – Concrete curb is proposed along the frontage of the property on Osborn Avenue, and no sidewalk will be provided, therefore a waiver is required. As noted above, the parking spaces will be accessible via a 24-FT wide drive aisle, however, the plans should be modified to reflect a 24 FT driveway opening on Osborn Avenue instead of the 18 FT opening that aligns with the handicap parking stall. Revised plans will be needed.
8. **Flood Zone** – The Effective Flood Zone is AE(9) and the Preliminary Flood Zone is AE(8), however the site is located within the LiMWA-Limit of Moderate Wave Action Zone, therefore, compliance with V-Zone design standards is required. This development previously received a CAFRA GP-6 Permit which allows for the construction of a single-family dwelling or duplex and this approval is valid until April 20, 2027. Therefore, all construction shall meet the flood requirements set forth in the applicable permit.

9. **Additional Approvals** - Should the Board approve this application, additional approval requirements will be as follows:
- a. NJDEP – CAFRA GP-6 Approved April 21, 2022, Expires April 20, 2027.
 - b. Long Beach Township Soil Conservation District
 - c. Long Beach Township Water and Sewer Department
 - 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:caa

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

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