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& ASSOCIATES
INC.**

Engineers
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June 23, 2026

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

Re: Docket #: LUB-12-26 –Bulk Variance
Applicant: James Curran and Jill Curran
Block: 12.10
Lot(s): 30 & 30.01
Location: 31 W. Bay Berry Drive
OLA File No.: LBLUB-26-CURRAN

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/Plot Plan, One (1) Sheet, prepared by Gravatt Consulting Group, signed by Bruce Jacobs, PE and dated 3/13/2026.
- B. Architectural Plans, Four (4) Sheets, prepared by Hoffman Architects, signed by R. Hoffman and dated 3/9/2026.
- C. Four (4) photographs of the subject site.

The subject property consists of a 6,240 square foot bayfront lot currently developed with a two-story single family residential dwelling. The applicant proposes to demolish the existing structure, construct a retaining wall and fill the lot approximately 1 FT from the existing grade and construct a new single family dwelling.

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. **Front Yard Setback – Section 205-55(C)(3)** – The proposed Front Yard Setback to the porch is 12 FT where 20 FT is required. A Variance is needed.
 - b. **Distance between Structures - Section 205-55(C)(3)** – We note that 15 FT is required between adjacent structures and 15 FT is proposed. This parameter should be added to the Variance Map and no variance relief is required.

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2. **Off-Street Parking** – The proposed dwelling appears to contain less than 3000 SF of total floor area which requires three (3) onsite parking spaces. Two (2) 9 FT x 18 FT spaces are provided within the driveway area and an additional space will be located within the garage, as permitted by Township Code Section 205-51(D). The applicant shall provide testimony and a precise floor area calculation to confirm compliance with the onsite parking requirements of the Ordinance.
3. **Architectural Plans** - The submitted architectural plans show that the proposed dwelling will contain four (4) bedrooms, three (3) full bathrooms and one (1) half bathroom as well as a kitchen, dining room and living room area. An office space, exterior deck and screened porch are proposed on the 2nd floor as well as a roof deck above. The ground floor enclosure will accommodate the parking of one (1) vehicle and elevator access is proposed to the habitable floors of the dwelling.
4. **Utilities**- The dwelling is currently serviced by municipal water and sewer facilities. Subject to review by the Water and Sewer Department, upgrades to the existing systems may be required.

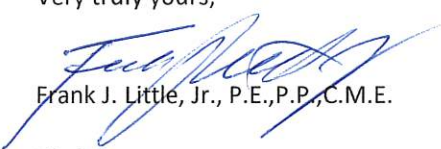
In addition, we note that the proposed air conditioning condensers will be located within the side yard area and the applicant shall confirm that the proposed platform will meet all setback and coverage related requirements.

5. **Lot Fill** – No municipal ordinance requires the placement of fill on the subject property. The applicant proposes to place approximately one (1) foot of clean fill across the site and construct an approximately one (1) foot high retaining wall along the property lines adjacent to Lots 14 and 29. The proposed grading and drainage improvements will adequately manage stormwater runoff and prevent adverse drainage impacts to adjoining properties.
6. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of plot plan approval.
7. **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)

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