

**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
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June 24, 2026

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

<b>Re:</b>	<b>Docket #:</b>	<b>LUB-13-26 – Bulk Variance</b>
	<b>Applicant:</b>	<b>Roy W. Breslow</b>
	<b>Block:</b>	<b>15.118</b>
	<b>Lot(s):</b>	<b>1.04 and 1.07 (riparian)</b>
	<b>Location:</b>	<b>7 West 40<sup>th</sup> Street</b>
	<b>OLA File No.:</b>	<b>LBLUB-26-BRES</b>

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 5/27/2026.
- B. Tax Map Sheet #21 with the subject property highlighted.
- C. Two (2) photographs of the subject site.
- D. Architectural Plans, S-1, BD-1, BD-2, BD-3 and BD-4, prepared by CWB Architects, dated 01/21/2026.

The applicant seeks variance approval to construct a 29 SF elevator addition to the northerly side of the existing single family dwelling. No other improvements are proposed.

Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

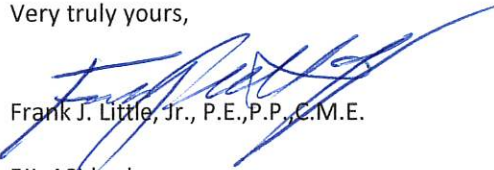
- 1. **Zoning** - The subject site lies within the R-50 Residential Zone. Review of the above-mentioned materials indicates the following:
  - a. **Side Yard Setback - §205-55(C)(4)** – The proposed side yard setback to the elevator addition is 5.8 FT where 9 FT is required. A variance is needed.
  - b. **Combined Side Yard Setback - §205-12(B)** – The proposed combined side yard setback is 11.2 FT where 15 FT, which is 30% of the total lot frontage, i.e. 50 FT, is required. A variance is needed.
  - c. **Distance Between Buildings - §205-55(C)(4)** – The proposed distance between buildings is 9.8 FT where 15 FT is required. This is an existing non-conformity and a Variance is not required. (205-54.C.3).

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2. **Site Improvements** –The proposed elevator addition is 5.2 FT x 5.6 FT and will be constructed at the north side of the existing dwelling to an overall height of 31 FT. The existing walkway will be re-aligned around the elevator and no other improvements are proposed onsite. This elevator will not impact the existing parking onsite and will not generate additional municipal water or sewer utility usage.
3. **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.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASl:hmh

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

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