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July 30, 2026

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

Re:	Docket #:	LUB-14-26 –Bulk Variance
	Applicant:	Michael D. Lefkowitz and Sharon A. Lefkowitz, Trustees
	Block:	15.68
	Lot(s):	3
	Location:	9 E. Kirkland Avenue
	OLA File No.:	LBLUB-26-LEFK

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. Plot Plan for Variance, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP and dated 7/14/2026.
- B. Architectural Plans, Three (3) Sheets, prepared by CWB Architecture, signed by Sarah D. Jennings, AIA and dated 3/26/2026 as follows:
 - i. Sheet BD-1 – Ground and First Floor Plans
 - ii. Sheet BD-2 – Second Floor Plan
 - iii. Sheet BD-3– Elevations
- C. Four (4) photographs of the subject site.

The subject property consists of a 4,500-square-foot lot developed with an existing elevated two-story single-family dwelling. The applicant proposes renovations and additions to the existing structure, including 545 SF of expansions to the ground, first, and second floors at the rear of the dwelling. The application also includes the construction of new decks at both the front and rear of the residence.

Based on our review of the materials submitted, we offer the following comments 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. **Lot Area: Code §205-55.C(2)(a)** – The existing lot area is 4,500 SF. We note that the Plot Plan references Borough Code §205-55.C(2)(a) which states, *"Lots on blocks between streets - On existing blocks between dedicated and accepted streets, residential lots shall have a minimum lot width of 50 feet at the street line or on the ocean or bay and a minimum lot depth of 1/2 of the block width, and the minimum lot area shall be based and computed upon the following formula; provided, however, that in any event, no lot shall be less than 4,500 square feet:"*

$$\frac{\text{Block width (200 FT)} \times 50}{2} = \text{Minimum Lot Area (5,000 SF)}$$

Therefore, proposed development requires a minimum lot area of 5,000 square feet; however, the subject property contains only 4,500 square feet. This deficiency represents a pre-existing nonconforming condition and is not created or intensified by the proposed improvements.

- b. **Lot Width: Code §205-55.C(1)** - The existing lot width is 45 FT where 50 FT is required in the R-50, General Residential Zone. This is a pre-existing nonconforming condition and is not created or intensified by the proposed improvements.
 - c. **Front Yard Setback: Code §205-55.C(3)** -The existing front yard setback is 9.8 FT where 20 FT is required. We note that the front yard setback is measured to the existing 1st floor enclosed sunroom and this will be converted to an outdoor deck during the renovation. However, since the renovation from enclosed sunroom to open deck will not alter the footprint of the structure, this is considered a pre-existing nonconforming condition.
 - d. **Onsite Parking: Code §205-55.C(3)** – The proposed floor area of the renovated and expanded dwelling is 2,579 SF which requires three (3) onsite parking spaces. The applicant proposes 1 parking space within the garage and three (3) parking spaces within the driveway area, however, these spaces are 9 FT x 16.8 FT and do not meet the minimum stall size requirement of 9 FT x 18 FT. Therefore, a variance is required from providing one (1) space onsite where three (3) spaces are required.
2. **Architectural Plans** – The plans indicate a proposed extensive renovation to the existing single family dwelling which will include 157 SF of new first floor area and 388 SF of new 2nd floor area. We note that a portion of the first floor will be converted from interior space to exterior space thereby resulting in the reduced "new" floor area. Regardless, the applicant's architect shall confirm these floor area calculations and provide testimony related to the total floor area of new additions.

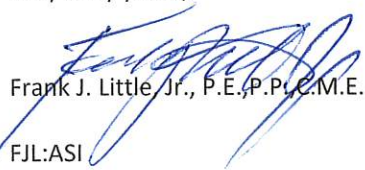
The new addition space will result in a new kitchen, half bath, guest room and laundry room on the 1st floor as well as two (2) new bedrooms, a full bathroom, new bunk room area. A new elevator is also proposed which will provide access from the ground floor to the 1st and 2nd floors. We note that a 'cabana room' is proposed on the ground level and testimony shall be provided to confirm that this space will meet applicable floodplain regulations.
 3. **Curb and Driveway** – Belgian block curb exists along the frontage of the property and currently, a 20 FT +/- depressed curb opening exists for driveway access. The applicant proposes to expand the driveway approximately 8 FT to the east which will create a 28 FT wide driveway opening and is permitted by Ordinance.
 4. **Water and Sewer** – The subject property is presently serviced by municipal water and sewer utilities. Subject to review by the Township Water and Sewer Department, upgrades to the existing utilities may be required.

5. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of plot plan approval.
6. **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.

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

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