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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-16-26 –	Minor Subdivision
	Applicant:	LBI Signature Builders, LLC
	Block:	5.03
	Lot(s):	5
	Location:	13 Anderson Drive
	OLA File No.:	LBLUB-26-LBI

Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Subdivision Application for the referenced site.

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

- A. Minor Subdivision, One (1) Sheet, prepared by Horn, Tyson and Yoder, Inc., signed by Leon J. Tyszka, PLS and dated 11/07/2025.
- B. Four (4) photographs of the subject site, prepared by the applicant and undated.
- C. Tax Map # 7 with the subject site Highlighted.

The subject property is 100 FT x 100 FT and is currently vacant. The applicant proposes to subdivide the lot into two (2) 50 FT x 100 FT single family residential building lots. The building envelopes of the proposed dwellings will conform to all bulk zoning requirements.

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 the proposed subdivision of the subject lot into two (2) 50 FT x 100 FT single family building lots conforms to both the Subdivision (Chapter 176) and Zoning (Chapter 205) Codes of the Township. No variance relief is required.
- 2. **Architectural Plans** – No architectural plans were submitted for review as the proposed subdivision conforms to minimum ordinance requirements and the application notes that the building envelopes of the dwellings will conform to all bulk zoning requirements.
- 3. **Utilities**- The subdivision plan indicates that an existing water and sewer lateral will be utilized for new lot 5.01 and new laterals will be installed for new lot 5.02. Subject to review by the Township Water and Sewer Department, upgrades to the existing laterals may be required.

4. **Curb, Sidewalk & Driveways-** Also, in accordance with Township Code 176-21 as it relates to Curb Standards as part of a Subdivision, concrete curbing shall be constructed along the edge of all paved surfaces, or a suitable alternative to curbs which is approved by the Township Engineer and provides for adequate drainage shall be provided whereas no curb is proposed along the frontages of the property. The plans should be revised to propose concrete curb or a Waiver is required.

Also, concrete sidewalk is required to be installed along the frontages of the property or a waiver is required.

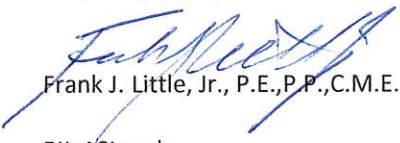
The subdivision plan shall be revised to address depressed curb openings, if required.

5. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
- a. Compliance with all technical revisions and/or additional information previously indicated.
 - b. Verification of proposed lot numbers with the Long Beach Township Tax Assessor prior to filing.
 - c. Long Beach Township Soil Conservation District.
 - d. Ocean County Planning Board Approval.
 - e. Monument shall be set in accordance with the Map Filing Law.
 - f. Filing with County Recording Office within 190 days of Municipal Approval; additional copies of the filed map to be submitted to the Township as required for processing.
 - g. Compliance with all technical revisions and/or additional information previously indicated.
 - h. Any and all other outside agency approvals as may be required.
 - i. Posting of the required bonds and inspection fees, should site improvements 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:cmb

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