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September 2, 2026

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

Re:	Docket #:	LUB-17-26 –Bulk Variance
	Applicant:	Santo A. Cugliotta and Kathleen M. Cugliotta
	Block:	1.48
	Lot(s):	35
	Location:	4002 Julia Lane, Holgate
	OLA File No.:	LBLUB-26-CUGL

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 8/18/2026.
- B. Architectural Plans, Three (3) Sheets, prepared by CWB Architecture, unsigned, and dated 8/17/2026 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 3,750-square-foot lot developed with an existing elevated two-story single-family dwelling. The applicant proposes renovations and additions to the existing structure. Specifically, a one-story rear addition is proposed as well as new elevator addition at the north side of the dwelling.

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 MC-Marine Commercial Zone and the residential structure shall adhere to the closest residential zoning district which is the R-35 General Residential Zone. Review of the above-mentioned materials indicates the following:
 - a. **Lot Area: Code §205-58.C(1)** – The existing lot area is 3,750 SF where 4,500 SF is the minimum lot area required. This deficiency represents a pre-existing nonconforming condition and is not created or intensified by the proposed improvements.
 - b. **Front Yard Setback: Code §205-58.C(3)** -The existing front yard setback to the building is 12.8 FT and the existing setback to the steps is 4.6 FT +/- where 20 FT is required. This deficiency represents a pre-existing nonconforming condition and is not created or intensified by the proposed improvements.
 - c. **Onsite Lot Coverage: Code §205-58.C(7)** – The proposed lot coverage is 36.13% (1,354.88 SF) where 34.03% (1,276.13 SF) presently exists and 33.3% (1,248.75 SF) is the maximum permitted. The proposed lot coverage exceeds the permitted lot coverage by 106.13 SF.
 - d. **Accessory Structure Side Yard Setback: Code §205-58.C(6)** – The existing accessory structure (shed) side yard setback is 0.0 FT where 4 FT is required. This is an existing non-conforming condition and no change is proposed.
2. **Architectural Plans** – The plans indicate a proposed renovation to the existing single-family dwelling which will include 279 SF first floor addition as well as a second-floor covered deck and an associated open deck area. This addition will allow for the creation of two (2) additional bedrooms. An elevator will also be constructed on the northerly side of the dwelling which will provide access from the ground floor area to a bedroom on the first floor and the living room on the second floor. No additional modifications will be made to the second floor and the kitchen, dining room, living room and bedroom will remain as-is. The existing full bathroom will also remain.

The first floor will be renovated to provide 5 bedrooms, an office space, and two (2) full bathrooms.
3. **Parking-** After the addition is complete, the total habitable living space will comprise 2,048 SF which is less than 3,000 SF and therefore requires Three (3) onsite parking spaces. Three (3) 9'18' parking spaces are provided with One (1) of the spaces being within the garage area. The proposed parking conforms to all the Ordinance requirements.
4. **Curb and Sidewalk** – In accordance with Code §172-21(A), concrete curb or sidewalk is not required along the frontage of the subject, however, we note that the 3 parking spaces proposed onsite will be accessed utilizing nearly the entire frontage of the property.
5. **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.
6. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of plot plan approval.

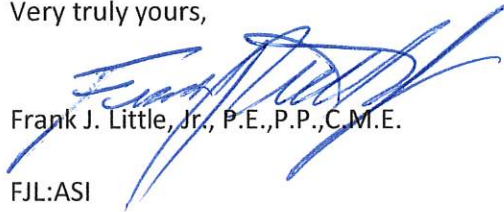
7. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:

- 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,

A handwritten signature in blue ink, appearing to read 'Frank Little, Jr.', is written over the typed name.

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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