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October 6, 2026

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

Re: **Application No.** 18-26
 Application Type: Bulk Variance Application
 Applicant: Lois L. Mullen
 Location: 9 E. Ryerson Lane
 Block/Lot: 8.14/3
 OLA File No.: LBLU-26-MULLEN

Dear Chairman and Members of the Board:

This office is in receipt of and has reviewed the Bulk Variance Application for the above referenced site.

1. **Application Overview-** The subject property is 50 FT x 90 FT (4,500 SF) and is developed with a single-family cape-cod style dwelling and stone driveway as well as a detached garage in the rear of the property. The applicant proposed to install a platform handicap lift within the front yard setback of the home which will provide access to the front porch from the ground. A concrete pad will also be constructed for access to the lift from the existing concrete walk.
2. **Submission Documents-**

Item	Document	Prepared By	Date / Revision
A	Variance Plan, One (1) Sheet	James D. Brzozowski, PE, PP of Horn, Tyson & Yoder, Inc.	4/1/2026 rev. 8/31/2026
B	Lift Renderings, Three (3) Sheets	KM Services, Inc.	9/16/2023
C	Four (4) Photographs, One (1) Sheet	Applicant	Undated

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3. **Zoning and Variance Relief-** The subject structure lies within the R-50A Residential Zone and the existing single-family dwelling, and the proposed handicap lift are permitted in this zone. Based upon our review of the submitted plans, the following existing nonconforming conditions and proposed variances have been identified:

Parameter	Required / Permitted	Existing	Proposed	Status / Relief
Front Yard Setback (to lift) §205-11.E(1)	15.2 FT Required (Based on front yard avg.)	18.2 FT	8.5 FT	Variance Required
Combined Side Yard Setback §205-12.B	15 FT Required	14 FT	14 FT	Existing Non-Conforming Condition
Distance Between Buildings §205-56.C(4)	15 FT Required	13.9 FT	13.9 FT	Existing Non-Conforming Condition
Accessory Side Yard Setback (Garage) §205-56.C(6)	4 FT Required	3 FT	3 FT	Existing Non-Conforming Condition
Accessory Rear Yard Setback (Garage) §205-56.C(6)	4 FT Required	3.1 FT	3.1 FT	Existing Non-Conforming Condition
Lot Coverage §205-56.C(7)	33.3% (1,500 SF)	34.6% (1,555 SF)	34.9 % (1,571.8 SF)	Variance Required

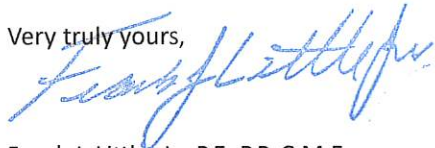
- a. With regard to lot coverage, we note that the area of the proposed chairlift is 16.5 FT. When this area is added to the existing lot coverage, the total proposed lot coverage should be 1,571.8 SF, rather than the 1,539.5 SF currently shown on the plan. The resulting lot coverage percentage remains unchanged at 34.9%.

4. **Parking-** The proposed location of the chairlift will not impact the existing on-site parking available within the driveway area. Adequate parking will continue to be provided for three (3) vehicles, as required for a dwelling containing less than 3,000 SF of floor area.
5. **Architectural Rendering-** A rendering and specifications for the proposed chairlift were provided which show that the platform lift will be comprised of a metal frame and be installed adjacent to the existing front deck/landing area for direct access into the dwelling. The deck will be modified to provide a safety gate, and it appears that the lift can extend 47 inches. The ground elevation is 3.8 FT, and the elevation of the first-floor house is 10.2 FT, the applicant should confirm that this model lift can reach the existing platform. Testimony shall be provided.
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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