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October 6, 2026

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

Re: Application No. 19-26
Application Type: Minor Subdivision
Applicant: 20 East 33rd Street Properties, LLC
Location: 20 E. South 33rd Street
Block/Lot: Block 6.32, Lot 7
OLA File No. LBLU-26-20E

Dear Chairman and Members of the Board:

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

1. **Application Overview** - The subject property consists of a 100 FT by 120 FT (12,000 SF) lot located at the southwest corner of East South 33rd Street and Beach Avenue. The property is presently developed with a single-family dwelling and a detached accessory garage, both of which are proposed to be demolished. The applicant proposes to subdivide the existing parcel into two (2) conforming lots, each of which will be developed with a new single-family dwelling.

The new lot configurations are as follows:

New Lot 7.01

Lot Area: 7,000 SF
Lot Width: 70 FT
Lot Depth: 100 FT

New Lot 7.02

Lot Area: 5,000 SF
Lot Width: 50 FT
Lot Depth: 100 FT

2. **Submission Documents**

Item	Document	Prepared By	Date / Revision
A.	Minor Subdivision Plan, One (1) Sheet	Eric V. Wilde, PLS of Colliers Engineering & Design	8/27/2026
B.	Four (4) Property Photographs	Applicant	Undated

3. **Zoning and Variance Relief** - The subject structure lies within the R-50 Residential Zone and the two (2) proposed single family residential building lots are a permitted use in this zone. Based upon our review of the submitted plans, there are no existing non-conforming conditions nor variances required as part of this subdivision plan. The proposed building envelopes will conform to all bulk zoning requirements.
4. **Curb, Sidewalk & Driveways**- Concrete curb and sidewalk exists along the frontages of the property, however, this curb and sidewalk is in deteriorated condition and below design standard. Therefore, the Minor Subdivision plan shall be revised to show the installation of new curb and sidewalk as well as the proposed driveway opening locations.
5. **Utilities** – No existing utility laterals are shown on the Subdivision Map. Subject to review by the Water and Sewer Department, upgrades to the existing laterals may be required as well as installation of new services for the additional new building lot. The plan shall be revised prior to the filing of the map.
6. **New Lot Numbers**- New lot numbers must be submitted to the Long Beach Township Tax Assessor for approval prior to the filing of the map.
7. **Architectural Plans** – Architectural plans have not been provided for review, however, plans are not required as the proposed building lots conform to the minimum requirements of the Township Code.
8. **Flood Zone** – All new construction shall comply with applicable flood elevation requirements of the zone at the time of permitting.
9. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
- Compliance with all technical revisions and/or additional information previously indicated.
 - Verification of proposed lot numbers with the Long Beach Township Tax Assessor prior to filing.
 - Long Beach Township Soil Conservation District.

- d. Ocean County Planning Board Approval.
- e. Monuments 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:kmd

Cc: Jackie Fife, Board Secretary