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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.** 20-26
Application Type: Minor Subdivision and Variance Application
Applicant: Estate of Karen E. Napodano
Location: 41 W. Sand Dune Lane
Block/Lot: Block 12.19, Lots 2,3,4,5,6,7
OLA File No. LBLU-26-NAPO

Dear Chairman and Members of the Board:

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

1. **Application Overview**

The subject property is comprised of six (6) lots, 2 through 7, each of which includes a single-family dwelling. Lot 2, which is the westerly-most lot, currently contains a five-foot strip of land that runs along the rear of Lots 3 through 7. The applicant proposes to reconfigure the lot boundary lines of Lots 2 through 7 so that the five-foot strip of land will be merged with Lots 3 through 7. As a result, Lots 3 through 7 will each be gaining an additional five (5) feet in the rear of their respective properties.

The configurations of the new lots are as follows:

New Lot 2.01

Lot Area: 5,760 SF
Lot Width: 72 FT
Lot Depth: 80 FT

New Lot 3.01

Lot Area: 3,200 SF
Lot Width: 40 FT
Lot Depth: 80 FT

New Lot 4.01

Lot Area: 3,200 SF
Lot Width: 40 FT
Lot Depth: 80 FT

New Lot 5.01

Lot Area: 3,200 SF
Lot Width: 40 FT
Lot Depth: 80 FT

New Lot 6.01

Lot Area: 3,840 SF
Lot Width: 48 FT
Lot Depth: 80 FT

New Lot 7.01

Lot Area: 3,200 SF
Lot Width: 40 FT
Lot Depth: 80 FT

2. **Submission Documents**

Item	Document	Prepared By	Date / Revision
A	Minor Subdivision Map, One (1) Sheet	Leon J. Tyszka, PLS of Horn, Tyson & Yoder, Inc.	07/09/2025

3. **Zoning and Variance Relief**

The subject structure lies within the R-50 Residential Zone and the six (6) existing single family dwellings are a permitted use 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
Lot Area New Lot 3.01	5,000 SF Required	3,000 SF	3,200 SF	Variance Required
Lot Area New Lot 4.01	5,000 SF Required	3,000 SF	3,200 SF	Variance Required
Lot Area New Lot 5.01	5,000 SF Required	3,000 SF	3,200 SF	Variance Required
Lot Area New Lot 6.01	5,000 SF Required	3,600 SF	3,840 SF	Variance Required
Lot Area New Lot 7.01	5,000 SF Required	3,000 SF	3,200 SF	Variance Required
Lot Width New Lot 3.01	50 FT Required	40 FT	40 FT	Existing non-conforming condition
Lot Width New Lot 4.01	50 FT Required	40 FT	40 FT	Existing non-conforming condition
Lot Width New Lot 5.01	50 FT Required	40 FT	40 FT	Existing non-conforming condition
Lot Width New Lot 6.01	50 FT Required	40 FT	40 FT	Existing non-conforming condition
Lot Width New Lot 7.01	50 FT Required	40 FT	40 FT	Existing non-conforming condition
Front Yard Setback New Lot 3.01 (lots between buildings) §205-11.E(1)	15.5 FT Required	13.9 FT	13.9 FT	Existing non-conforming condition
Front Yard Setback New Lot 4.01 (lots between buildings) §205-11.E(1)	12.4 FT Required	11.4 FT	11.4 FT	Existing non-conforming condition
Front Yard Setback New Lot 5.01 (lots between buildings) §205-11.E(1)	11.7 FT Required	10.8 FT	10.8 FT	Existing non-conforming condition
Front Yard Setback New Lot 6.01 (lots between buildings) §205-11.E(1)	14.0 FT Required	11.9 FT	11.9 FT	Existing non-conforming condition
Side Yard Setback New Lot 3.01 §205-55.C(4)	4 FT/9 FT Required	4.9 FT/3.3 FT	4.9 FT/3.3 FT	Existing non-conforming condition

Parameter	Required / Permitted	Existing	Proposed	Status / Relief
Side Yard Setback New Lot 4.01 §205-55.C(4)	4 FT/9 FT Required	8.4 FT/3.5 FT	8.4 FT/3.5 FT	Existing non-conforming condition
Side Yard Setback New Lot 5.01 §205-55.C(4)	4 FT/9 FT Required	8.9 FT/2.8 FT	8.9 FT/2.8 FT	Existing non-conforming condition
Side Yard Setback New Lot 6.01 §205-55.C(4)	4 FT/9 FT Required	8.7 FT/3 FT	8.7 FT/3 FT	Existing non-conforming condition
Side Yard Setback New Lot 7.01 §205-55.C(4)	4 FT/9 FT Required	8.6 FT/3.2 FT	8.6 FT/3.2 FT	Existing non-conforming condition
Combined Side Yard Setback New Lot 3.01 §205-55.C(4)	15 FT Required	8.2 FT	8.2 FT	Existing non-conforming condition
Combined Side Yard Setback New Lot 4.01 §205-55.C(4)	15 FT Required	11.9 FT	11.9 FT	Existing non-conforming condition
Combined Side Yard Setback New Lot 5.01 §205-55.C(4)	15 FT Required	11.7 FT	11.7 FT	Existing non-conforming condition
Combined Side Yard Setback New Lot 6.01 §205-55.C(4)	15 FT Required	11.7 FT	11.7 FT	Existing non-conforming condition
Combined Side Yard Setback New Lot 7.01 §205-55.C(4)	15 FT Required	11.8 FT	11.8 FT	Existing non-conforming condition
Distance between buildings New Lot 3.01 §205-55.C(4)	15 FT Required	11.7 FT	11.7 FT	Existing non-conforming condition
Distance between buildings New Lot 4.01 §205-55.C(4)	15 FT Required	11.7 FT/12.4 FT	11.7 FT/12.4 FT	Existing non-conforming condition
Distance between buildings New Lot 5.01 §205-55.C(4)	15 FT Required	12.4 FT/11.5 FT	12.4 FT/11.5 FT	Existing non-conforming condition
Distance between buildings New Lot 6.01 §205-55.C(4)	15 FT Required	11.5 FT/11.6 FT	11.5 FT/11.6 FT	Existing non-conforming condition
Distance between buildings New Lot 7.01 §205-55.C(4)	15 FT Required	11.6 FT	11.6 FT	Existing non-conforming condition

Parameter	Required / Permitted	Existing	Proposed	Status / Relief
Rear Yard Setback New Lot 2.01 §205-55.C(5)(b)	15 FT Required	11.9 FT	11.9 FT	Existing non-conforming condition
Rear Yard Setback New Lot 4.01 §205-55.C(5)(b)	15 FT Required	9.9 FT	14.9 FT	Variance Required
Max. Lot Coverage New Lot 4.01 §205-55.C(7)	33.3 % (999 SF)	40.7% (1,221 SF)	38.2% (1,221 SF)	Variance Required
Accessory Rear Yard Setback New Lot 5.01 §205-55.C(6)	4 FT	-2.5 FT +/- (encroachment)	2.5 FT +/-	Variance Required
Accessory Rear Yard Setback New Lot 6.01 §205-55.C(6)	4 FT	-2.5 FT +/- (encroachment)	2.5 FT +/-	Variance Required

- a. Max. Lot Coverage New Lot 4.01 – On the zoning schedule, the reference to (**4) in the legend notes that the existing building coverage is 40.7%. Based on the existing 3,000 SF lot, the total lot coverage would be 1,221 SF. If the lot area is increased by 200 SF to 3,200 SF, and the lot coverage remains 1,221 SF, then the proposed lot coverage is 38.2%, not 36% as indicated on the plan. Though this remains a decrease in lot coverage overall, the plan should be revised to correct this error.
 - b. Accessory Rear Yard Setbacks New Lots 5.01 and 6.01 – The accessory sheds, which exist on New Lots 5.01 & 6.01, are shown on the plan, however, no setbacks are provided. Currently, these sheds encroach over the property line and into the portion of the lot which is to be subdivided. Testimony shall be provided and revisions to the plans may be required.
4. Onsite Parking - The proposed addition of 5 FT to the rear yard areas of Lots 3 through 7 will not impact the existing parking available for each lot nor the driveway area provided adjacent to Sand Dune Lane.
 5. 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.

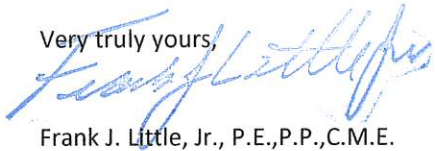
Also, concrete sidewalk is required to be installed along the frontages of the property or a waiver is required. The subdivision plan shall be revised to address depressed curb openings, if required.
 6. Additional Approvals/Outside Agencies – Should the Board approve this application, additional approval 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,

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:kmd

Cc: Jackie Fife, Board Secretary

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