OWEN, LITTLE & ASSOCIATES INC.

Engineers
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October 26, 2026

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

Re:	**Docket #:**	**LUB-21-26**
	Application Type:	**Minor Subdivision**
	Applicant:	**Michael Goldman and Teresa Goldman**
	Block/Lot:	**Block 11.03, Lot 1**
	Location:	**106 E. Nebraska Avenue**
	OLA File No.:	**LBLU – 26 – GOLDMAN**

Dear Chairman and Members of the Board:

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

1. **Application Overview**

The subject property consists of a 19,752.6 SF lot that is presently developed with a two-story single-family dwelling, above ground swimming pool, associated decks and driveway area. The applicant proposes to demolish all onsite improvements and subdivide the lot into three (3) new conforming building lots.

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.	08/11/2026
B.	Four (4) Photographs of the subject site	Applicant	Undated

3. **Zoning and Variance Relief**

The subject property is 141.09 FT x 140 FT located at the corner of Beach Avenue and Nebraska Avenue and is located within the R-35 General Residential District. Based upon our review of the submitted plans, no variances are required for this proposed minor subdivision.

Parameter	Required / Permitted	Proposed	Status / Relief
Lot Area (205-58.C(2b)	5,000 SF	New Lot 1.01 6,306.30 SF New Lot 1.02 6,306.30 SF New Lot 1.03 7,140 SF	Conforming
Lot Width (205-58.C(2a)	50 FT	New Lot 1.01 70 FT New Lot 1.02 70 FT New Lot 1.03 51 FT	Conforming

4. **Architectural Plans**

An architectural plan review is not required as the proposed lots conform to the minimum bulk requirements of the Township Code.

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5. **Utilities**

The Minor Subdivision map indicates that the existing water and sewer lateral for the lot will be used to service the new development onsite and additional services will be installed as required. Subject to review by the Water and Sewer Department, upgrades to the existing water and sewer laterals may be required to provide adequate service to the additional habitable space.

6. **Concrete Curb and Sidewalk**

The Minor Subdivision map indicates that concrete curb will be installed along the frontages of the property on Beach Avenue and Nebraska Avenue along with depressed curb openings for future driveway access. We note that concrete sidewalk exists along the frontages of adjacent properties on Beach Avenue and therefore, the plan shall be revised to include proposed sidewalk along the Beach Avenue frontage and a construction detail should be provided.

7. **Flood Zone Requirements**

All construction shall comply with the applicable FEMA and NJDEP flood zone regulations at the time of plot plan approval.

8. **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.

Upon final approval of this application, a construction estimate of site improvements will be made to determine the performance bond and inspection fees required in accordance with the Subdivision Ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to signature.

Should you have any questions or require any additional information, please do not hesitate to call.

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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