



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

October 25, 2024

**Chairman and Members
Long Beach Township Land Use Board**

6805 Long Beach Blvd.
Brant Beach, NJ 08008

Re:	Docket #:	LUB-11-24 – Bulk Variance
	Applicant:	Carl R. Ohlsson, Jr. and Koral Ohlsson
	Block:	1.77 & 1.79
	Lot(s):	1 & 1
	Location:	31 W. Susan Avenue
	OLA File No.:	LBLUB-24-OHL

Dear Chairman and Members:

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

In addition to the Application with Exhibits A through E, the submission consists of the following:

- A. Pool Permit Plan, One (1) Sheet, prepared by Linework Landscape Architecture, LLC, signed by Charles Morris, LLA and stamped March 12, 2024.
- B. Pool Piling Plan, Notes and Details, Two (2) Sheets, prepared and signed by John W. Lord, PE, LS, and dated March 4, 2024.
- C. Tax Map Sheet #7 with the subject property highlighted.
- D. Five (5) Property Photographs of the subject site.

The applicant proposes to install an inground pool in the front yard area adjacent to the existing single-family dwelling at the property that was recently constructed. In addition to Lot 1 in Block 1.79 which contains the dwelling and proposed pool, the applicant also owns Lot 1 in Block 1.77, which is a vacant bayfront lot across S. Pennsylvania Avenue from the subject lot and cannot be developed.

Based on our review of the submitted materials, the following comments are offered for the Board’s consideration:

1. **Zoning** - The subject site lies within the R-35, Single Family Residential Zone. Review of the above referenced materials indicates the following:
 - a. **Front Yard Setback** – Code 205-11(E)(1)(a) - On any corner lot, the owner of such lot may determine upon which street he or she wishes the main building to front. The front yard shall have the minimum setback required provided that if the main building on the adjoining lot fronting on the street upon which street the owner wishes his or her main building to front provides for a front yard setback of less than that required by this section, the corner lot being developed may maintain the same front yard setback as the adjacent building; provided that such front yard shall not be less than 10 FT. The street not selected as the front yard shall be designated as the side yard. In this case, S. Pennsylvania Avenue is the front yard with an 18.3 FT required setback and W. Susan Avenue is the side yard with a 4 FT required setback.

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412
www.owenlittle.com
info@owenlittle.com

- b. **Interpretation** – According to the application, the applicant was advised by the Township Construction Department that the proposed pool location violated Code Section 205-5(A) which references “accessory buildings” and specifically states: “swimming pools shall be permitted in front yards of properties immediately adjacent to the ocean, bay or lagoon.” We note that the pool does conform to the 18.3 FT front yard setback and the 4 FT side yard setback requirements.

Should the Board determine that the proposed pool is not permitted in the front yard as the lot is not immediately adjacent to the ocean, bay or lagoon, a Variance will be required for the front yard installation location.

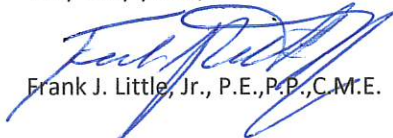
- c. **Impervious Coverage** – Code 205-33(B)(3)(a) - On lots adjacent to a paved roadway, the impervious lot coverage shall not exceed 75% of the entire lot area nor 60% of any yard setback area whereas the proposed impervious coverage within the front yard setback to S. Pennsylvania Avenue 55.8% (817 SF). No variance relief is required.
- d. **Pool Equipment** – The pool equipment and pad will be located at the rear of the structure near the A/C platform and will adhere to the minimum setback requirements of the Township Code.
- e. **Pool Construction and Fencing** – The proposed pool will be surrounded by a 4 FT high fence with 50% opacity, which is the minimum required for a corner lot and all other facets of construction shall be in accordance with Chapter 180 of the Township Code.

- 2. **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.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI:cmb:caa

Cc: Jackie Fife, Board Secretary (jfife@longbeachtownship.com)