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November 25, 2024

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

Re: Docket #: **LUB-13-24 – Bulk Variance**
Applicant: **John Sules and Kelli Sules**
Block: **15.36**
Lot(s): **7**
Location: **6212 Ocean Boulevard**
OLA File No.: **LBLUB-24-SULES**

Dear Chairman and Members:

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

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

- A. Plot Plan for Variance, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP and dated 10/10/2024.
- B. Color Photographs, four (4) total, on one sheet, and prepared by the applicant.
- C. Resolution No. LUB-06-18 of the Long Beach Township Land Use Board for bulk variance relief related to lot size, lot width and distance between buildings, dated April 11, 2018.

The subject site is a corner lot (Ocean Boulevard and 63rd Street) and is developed with a three-story single family with an inground swimming pool which fronts on 63rd Street. The applicant proposes to install a generator on an elevated deck within the front yard setback adjacent to Ocean Boulevard. No other improvements are proposed within this application.

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-50, Single Family Residential Zone. Review of the above referenced materials indicate the following:
 - a. **Front Yard Setback** – Per Township Code 205-5(A), accessory structures are not permitted in the front yard setback whereas the proposed generator is proposed to be located within the front yard setback adjacent to Ocean Boulevard at a setback of 17.6 FT. A Variance is required.
 - b. **Bulk Lot Requirements** – The structure was granted Variance relief in 2018 for deficient lot size, deficient lot width and deficient distance between buildings related to the new construction of this single-family dwelling. These are existing non-conforming conditions that will not be impacted by the installation of the proposed generator.

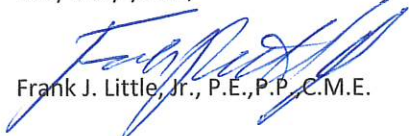
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2. **Flood Zone Requirements** – The proposed height of the generator platform is Elevation (12.0) and the applicant shall confirm that the proposed generator will meet the design flood elevation for this zone at the time of the installation. We note that an updated Flood Elevation Certificate may be required confirming the as-built elevation.

3. **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:ASl::caa

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

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