



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

November 25, 2024

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

Re: LUB Docket No.: LBLUB-15-24- Minor Subdivision
Applicant: 123 E. Maryland, LLC
Block: 7.11
Lot(s): 6
Location: 123 E. Maryland Avenue
OLA File No.: LBLUB-24-123EMARY

Dear Chairman and Members:

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

In addition to the application, the submission consists of the following:

- A. Minor Subdivision Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by Leon J. Tyska, PLS, dated 01/30/2024, and last revised 11/18/2024.
- B. Tax Map Sheet #10 with site highlighted.
- C. Four (4) photographs of the subject property.

The applicant seeks Minor Subdivision approval to demolish the existing cape style dwelling and associated 3-car detached garage structure and subdivide the parcel into two (2) single-family building lots each consisting of 4,087.51 SF and 4,100 SF. This property is located on the ocean block East of Beach Avenue.

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. A minor subdivision located entirely within a single residential zone may be approved without a variance where the lots created conform in lot frontage, depth, and square footage to the majority of the lots located on both sides of the street on which the new lots front located within 200 feet of the exterior boundary line of the land to be subdivided. That is to say, a minor subdivision may be created having lot dimensions and lot size conforming to the size and frontage of more than 50% of the lots located on both sides of said street on which the subdivision fronts within 200 feet of the exterior boundary line of the land being subdivided.

In this case, there are 19 properties within 200 FT of the subject lot with frontage on Maryland Avenue and only nine (9) of those lots have lot frontage and lot area equal to or less than that proposed for the two new lots. Therefore, pursuant to Township Code 176-27(A)(1) and 205-26(C), Variances are required for this Minor Subdivision. The proposed single-family dwellings, each consisting of 2,844 SF of living space, will conform to all bulk zoning requirements.

New Lot 6.01

- a. Code 205-55(C)(1) - Proposed Lot Area is 4,087.51 SF where 5,000 SF is required. A Variance is needed.
- b. Code 205-55(C)(1) - Proposed Lot Width is 41.50 FT where 50 FT is required. A Variance is needed.

New Lot 6.02

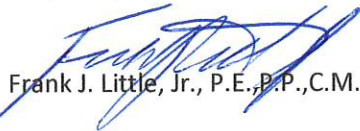
- a. Code 205-55(C)(1) - Proposed Lot Area is 4,100 SF where 5,000 SF is required. A Variance is needed.
 - b. Code 205-55(C)(1) - Proposed Lot Width is 41 FT where 50 FT is required. A Variance is needed.
2. **Architectural Plans** – Architectural plans are required, and have been provided, as the proposed lots do not conform to minimum lot dimensions for a minor subdivision in the R-50 Zone. The plans show the 2,844 SF dwellings will include 4 bedrooms, 4.5 bathrooms, kitchen, living room and dining room, as well as an elevator, 1 car garage, roof deck and several exterior decks. An outdoor shower will also be provided.
 3. **Curbing and Sidewalk** – In accordance with Code 172-20, each lot with a frontage up to 50 FT shall be permitted a maximum curb cut of 20 FT whereas 27 FT is proposed. The remainder of the lot frontage will be full face curb, and the existing concrete sidewalk will be maintained. Note #11 states “Existing curb and sidewalk shall be removed and replaced as necessary to ensure compliance with current design standards as directed by the Township Engineer.” A Waiver is required for providing excessive curb width where 27 FT is proposed, and 20 FT is permitted.
 4. **Off-Street Parking** – Each proposed dwelling will be comprised of approximately 2,844 SF and 4 parking spaces are proposed for each structure whereas 3 parking spaces are required. One of the proposed spaces will be located within the garage area and the proposed development will comply with the parking requirements found in Section 205-51D of the Township Code per the Minor Subdivision Map. The applicant shall confirm the total area of each dwelling as it appears that there is a discrepancy between the Minor Subdivision Map and the Architectural Plans. Testimony shall be provided.
 5. **Utilities** – The plans indicate that two sets of water and sewer laterals currently provide service to the subject lot. Subject to review by the Water and Sewer Department, upgrades to the existing laterals may be required. Should only (1) set of laterals exist, the plan shall be amended accordingly prior to the Minor Subdivision Map being filed.
 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. **Flood Zone** – All new construction shall comply with current requirements of the zone.
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.

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)