



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
Planners  
Surveyors  
GIS Specialists

December 30, 2024 – Revised January 2, 2025

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

**Re: LUB Docket No.: LBLUB-16-24- Bulk Variance**  
**Applicant: Bryon & Denise DuBois**  
**Block: 18.116**  
**Lot(s): 2**  
**Location: 4 Lagoon Drive North**  
**OLA File No.: LBLUB-24-DUBOIS**

Dear Chairman and Members:

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

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

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

- A. Variance Plan, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, P.E., P.P., dated 10/31/2024, unrevised.
- B. Architectural Floor Plans, Three (3) Sheets, prepared by Walters Architecture, signed by Arnold E. Boyle, A.I.A., and dated 10/10/2023, revised 10/29/2024.
- C. Tax Map sheet #23 with site highlighted.
- D. Four (4) photographs of the subject property.

The subject site is developed with a two-story single family residential dwelling. The applicant proposes to demolish the existing dwelling and construct a new two-story dwelling on a piling foundation due to Coastal A Zone building requirements.

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-10E, General Residential Zone.
  - a. Minimum Lot Coverage 205-52(C)(6) – Proposed Lot Coverage is 29.98% (1,559 SF) where 25% (1,300 SF) is the maximum permitted. A Variance is required.
  - b. Minimum Distance to Adjoining Dwelling 205-52(C)(3) – Proposed Distance to Adjoining Dwelling to the East is 19.8 FT where 30 FT is required. A Variance is required. We note that the proposed side yard setback to the West is 35.5 FT and that appears that yard area could be reduced to 30 FT so as to provide an additional 5.5 FT on the East side. Testimony shall be provided.

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- c. Minimum Lot Area 205-52(C)(1) - Existing Lot Area is 5,200 SF where 10,000 SF is required. This is an existing nonconforming condition, however, the structure is being demolished, therefore a variance is required.
  - d. **Minimum Lot Depth 205-52(C)(1) – Existing Lot Depth is 65 FT where 75 FT is required. This is an existing nonconforming condition, however the structure is being demolished therefore a variance is required.**
2. **Architectural Plans** - The architectural plans indicate that the applicant proposes the dwelling includes 4 bedrooms, 3 and a half bathrooms, kitchen, dining room, living room, and den as well as laundry and a ground floor 2 car garage. There is also an elevator that provides access from the garage to the first and second floor.

The plans show a proposed covered deck on the first and second floor with portions of the second floor deck being open as well as a rooftop deck that is accessed by the main staircase.

- 3. **Off-Street Parking** – Three (3) off-street parking spaces are required as the total floor area of the dwelling is 2,349 SF (less than 3,000 SF) and three (3) proposed parking spaces are shown on the Variance Plan in accordance with the Ordinance requirement with one (1) space being within the garage area.
- 4. **Utilities** – The property is serviced by the existing sewer and water services, however, subject to review by the Water and Sewer Department, upgrades or replacement of these laterals may be required.
- 5. **Flood Zone** – The proposed structure lies within Flood Zone AE(8) and is impacted by the Limit of Moderate Wave Action Line, therefore adherence to “V” Zone design standards is required.
- 6. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
  - e. 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.

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:hmh

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