



Engineers
Planners
Surveyors
GIS Specialists

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.

December 20, 2024

Chairman and Members
Township of Long Beach
Land Use Review Board
6805 Long Beach Boulevard
Long Beach Township, NJ 08008

Re: Docket No.: LBLUB-17-24
P/F Major Site Plan & Variance Application
Applicant: Whittingham Worldwide
Block: 4.19
Lots: 1.01
Location: 1501 Long Beach Blvd.
OLA File No.: LBLUB-24-WHIT

Dear Chairman and Members:

This office is in receipt of and has reviewed the Preliminary and Final Major Site Plan application for the above referenced site.

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

- A. Site Plan, One (1) Sheets, prepared by Horn, Tyson & Yoder and signed by James D. Brzozowski, P.E. The plans are dated 11/25/2024, unrevised.
- B. Floor Plan Sketches, One (1) Sheets, prepared by an unknown party and unsigned and dated 11/21/2024, revised 12/20/2024.
- C. Forty One (41) color photos of various angles of the building's interior and exterior.
- D. Tax Map Sheet #8.

The subject site is presently developed with a mixed-use building containing a commercial restaurant/retail space on the first floor and a 325 SF studio apartment on the second floor. The applicant proposes to add 54 indoor seats and an unknown number of outdoor seats. In addition, the applicant requests a reduction in the number of outdoor parking spaces as well as the approval to stay open beyond typical hours of 7 AM through 2 PM for special event evenings. Other proposed site improvements include relocation of the trash enclosure and picnic table as well as the addition of one (1) handicap parking space.

Based on our review of the submitted materials, we offer the following for the Board's consideration:

1. **Zoning-** The subject site lies within the C (General Commercial) Zone. The existing mixed-use building is a permitted use in this zone and complies with the access and square footage requirements in Section 205-59(A)(18)(a&b). Zoning comments and required variances are as follows:

- a. **Minimum Lot Width (205-59.C.1.):** The existing lot width is 55 FT, where 60 FT is required. This is an existing non-conformity and a variance is not required.
- b. **Minimum Setback to Impervious Surfaces (205-33.B.4.):** A setback of 0.4 FT exists to the wood walkway, where 15 FT is required. As this is an existing non-conformity, a variance is not required provided previous approval was granted by the Township Zoning Office.
- c. **Maximum Free Standing Sign Area (205-65.B.5.a.):** The existing free standing sign has a total area of 76 SF, where 40 SF is allowed. This is an existing non-conformity and a variance is not required provided previous approval was granted by the Township Zoning Office.
- d. **Maximum Building Mounted Sign Height (205-65.B.7.):** The existing building mounted sign is at 5.5 FT high, where 5 FT is the maximum permitted. This is an existing non-conformity and a variance is not required provided previous approval was granted by the Township Zoning Office.
- e. **Parking Requirement (205-59.E.2.):** Based upon the parking calculation below, 12 spaces are required whereas 11 spaces are provided. A Variance is required.

2. **Parking-** The ordinance requirements for parking are as follows:

Restaurant	1 spaces/6 seats (54 seats)	9 spaces required
Apartment	1 unit (325 SF)	<u>3 spaces required</u>
		12 Spaces required
		11 spaces provided*

* A Variance is needed.

- a. Testimony shall be provided as to whether any parking spaces will be specifically designated for the residential apartments or employees of the retail establishment.
- b. Electric Vehicle Charging requirement - Based upon our review of the New Jersey State Ordinance authorizing and encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready Spaces, the installation of a Make Ready Space or EV unit is not required for this Mixed-Use Site. Testimony shall be provided.
- c. The parking lot area will remain a stone surface, and the handicap parking stall is proposed to be a concrete surface compliant with ADA requirements. The spaces will be delineated with wheel stops.
- d. It is noted that the three (3) spaces along E. 15th Street are to be removed as they lie within the ROW.

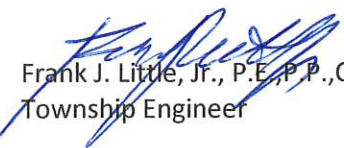
3. **Concrete Curb and Sidewalk**- Concrete curbing and sidewalk exist along Long Beach Boulevard. Should any portion of the existing curb or sidewalk be deteriorated or below design standard, it shall be removed and replaced at the direction of the Township Engineer. No curbing or sidewalk is proposed along E. 15th Street.
4. **Water and Sewer Utilities**- No changes to the existing water and sewer utility connections are proposed.
5. **Vision Clearance**- There is a sight triangle provided on the plans at the corner of Long Beach Boulevard and E. 15th Street. Testimony shall be provided regarding the Township sight triangle and the location of proposed outdoor seating.
6. **Site Lighting**- No changes are proposed to the site lighting. Testimony shall be provided to ensure that the proposed lighting will adequately cover the site and its commercial use component.
7. **Landscaping**- No changes are proposed to the landscaping.
8. **Architectural Plans**- The plans do not provide any architectural plans, however floor plan sketches are provided for the interior seats which show 16 tables with 54 seats as well as one (1) restroom and a kitchen area.
9. **Signage**- The site is currently developed with three (3) signs on site, two (2) building mounted and one (1) ground mounted sign. There are no proposed changes to these existing non-conforming signs.
10. **Refuse Management**- There is an 8 FT x 12 FT trash enclosure area which is proposed to be relocated from the Northerly side of the lot to the Southerly side of the lot. Testimony shall be provided to confirm that these receptacles will be handled by a private carting company and the proposed hour of pick-up.
11. **Off-Street Loading**- No loading zone shall be required for any business of commercial use less than 4,000 SF.
12. **Site Drainage** – There is a slight increase in impervious coverage from 33% to 38.9%. A waiver is requested for not providing stormwater management facilities.
13. **Hours of Operation**- The application states that the coffee shop will be open from 7:00am to 2:00pm with the possibility of being open later depending upon demand. It is anticipated that the store will have 4 employees at any given time. The applicant shall provide testimony related to any proposed seasonal hours as well as intended uses of the property in the evening hours to ensure that the proposed uses are permitted in the C-General Commercial Zone.
14. **Flood Zone**- All construction shall comply with current flood requirements of the zone including flood proofing of the commercial retail space. Coordination with the Township Building Department will be required.

15. **Waivers** – Additional waivers requested:
- a. The applicant did not include the property names and addresses for the 200 FT radius. These will be required before the plans are approved.
 - b. The application is revolving around an existing building, but it is a mixed-use building.
16. **Outside Agencies**- Should the Board approve this application, additional approvals will be required from:
- a. Ocean County Planning Board.
 - b. Any and all other outside agency approvals as may be required.

Based on our review, this application is deemed complete. It is therefore recommended that should the Board approve this application, it will 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 site plan ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to the filing of the map.

Very truly yours,


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

FJL:ASI:hmh:caa

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

W:\PROJECTS\CLERICAL\LONG BEACH TOWNSHIP\LUB\LUB-__-24- WHITTINGHAM WORLDWIDE- MJRSP&VA.DOCX