



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

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January 24, 2025

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

**Re: LUB Docket No.: LBLUB-01-25- Minor Subdivision**  
**Applicant: Churchview Property, LLC**  
**Block: 15.90**  
**Lot(s): 1**  
**Location: 4807 Long Beach Boulevard**  
**OLA File No.: LBLUB-25-CHURCH**

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. Tyszka, PLS, and James D. Brzozowski, PE, PP, dated 01/02/2025 with no revision dates.
- B. Boundary and Topographic Survey, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by Leon J. Tyszka, PLS, dated 12/06/2024 and last revised 01/02/2025.
- C. Architectural Plans, Five (5) Sheets, prepared and signed by Michael Pagnotta Architecture & Construction, dated 1/13/2025 with no revision date as follows:
  - i. Sheet CS – 1 of 9 - Cover Sheet
  - ii. Sheet A1 - 2 of 9 – Ground Floor Plan
  - iii. Sheet A2 - 3 of 9 - First and Second Floor Plans
  - iv. Sheet A3 - 4 of 9 – Building Sections and Electrical
  - v. Sheet A4 - 4 of 9 (*noted discrepancy in sheet #*) – All Elevations

Sheets 5 through 9 were not provided for review as part of this application
- D. Tax Map Sheet #20 with site highlighted.
- E. Five (5) photographs of the subject property.
- F. Deed of Easement related to Atlantic City Electric Utility, One (1) Sheet, dated 05/31/1995.

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The subject site is an 11,250 SF parcel which encompasses the entire block between 48<sup>th</sup> Street and 49<sup>th</sup> Street on the Eastern side of Long Beach Boulevard. The applicant proposes to demolish the existing single-family dwelling onsite and subdivide the parcel into two (2) new single-family building lots comprised of 5,625 SF each. New two-story dwellings (2,830 heated SF) and associated 10'x20' inground swimming pools will be constructed on each lot along with proposed curb and sidewalk modifications to accommodate driveway use.

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, General Residential Zone and single-family dwellings are a permitted use in this zone. The proposed lot sizes and single-family homes comply with all bulk and general requirements listed within Chapter 176: Subdivisions and 205: Zoning of the Township Code.
2. **Architectural Plans** – The architectural plans provided indicate that each dwelling will be comprised of 2,830 SF of conditioned space to include 5 bedrooms, 4.5 bathrooms, a kitchen, living room, dining room and den, as well as an elevator which will service all floors, a 2 car garage, several exterior decks and a roof top deck. We note that the roof top deck will only be accessible via a staircase. An outdoor shower will also be provided with the A/C equipment located above. It appears that the same home will be constructed on each lot with the floorplan and exterior being mirrored.
3. **Concrete Curb and Sidewalk** – Concrete curb and sidewalk exist along 48<sup>th</sup> Street, 49<sup>th</sup> Street and Long Beach Boulevard. The subdivision plan indicates a proposed 5 FT +/- long curb and sidewalk extension to the east along both 48<sup>th</sup> and 49<sup>th</sup> Streets to provide continuous curb and sidewalk along the entire lot frontages. Note #13 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," however, the existing curb and sidewalk along the street frontages is in a deteriorated condition and shall be replaced as a condition of this subdivision approval.

Also, in accordance with Township Code 176-21 as it relates to Curb Standards as part of a Subdivision, concrete curbing shall be constructed along the edge of all paved surfaces, or a suitable alternative to curbs which is approved by the Township Engineer and provides for adequate drainage shall be provided whereas no curb is proposed along the frontage of the alley. The plans should be revised to propose concrete curb or a Waiver is required.

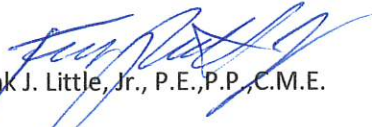
4. **Driveways** – As stated in Township Code Section 172-20, any lot with more than 50 FT of lot frontage shall be permitted a curb cut up to 40% of the lot frontage on a public street. Since the lot frontage of each lot is 75 FT, the maximum permitted curb cut is 30 FT whereas 27 FT is proposed. This proposed driveway opening dimension complies with the Ordinance requirement and will allow adequate access to the proposed two-car garage on each lot from 48<sup>th</sup> Street and 49<sup>th</sup> Street as shown on the Minor Subdivision Map. We note that the application states that driveway access may also be provided from the alley way, however, the structure setbacks do not allow for adequate parking space nor is space available near the alley corners due to sight triangle restrictions. Testimony shall be provided.
5. **Off-Street Parking** – Three (3) parking spaces are proposed on each lot with one of the proposed spaces being located within the garage area which complies with the off street parking requirements for a single family home containing less than 3,000 SF of floor area.

6. **Utilities** – The plans indicate that existing water and sewer connections from 49<sup>th</sup> Street will be utilized for the new dwelling on Lot 1.01, however, subject to review by the Water and Sewer Department, upgrades to these existing laterals may be required. New water and sewer services are proposed with connections from 48<sup>th</sup> Street for new Lot 1.02.
7. **Pool Equipment** – The proposed pool equipment will be located in the rear yard areas directly adjacent to the dwellings and will meet all setback requirements
8. **Pool Construction and Fencing** – The proposed inground swimming pool on each lot will be 10' x 20' and each will be surrounded by paver patio pool and fencing. The applicant shall provide testimony regarding the proposed fence height and opacity factor as both lots must adhere to the fencing requirements applicable to corner lots.
9. **New Lot Numbers-** The proposed lot numbers must be submitted to the Long Beach Township Tax Assessor for approval prior to the filing of the map.
10. **Flood Zone** – All new construction shall comply with the most stringent flood regulation requirements.
11. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional 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:hmh

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

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