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January 27, 2025 - Revised

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

**Re: Docket #: LUB-02-25 – Special Reasons “D”/Bulk Variance**  
**Applicant: 2804 West End, LLC**  
**Block: 1.91**  
**Lot(s): 8**  
**Location: 2804 West Avenue**  
**OLA File No.: LBLUB-25-2804**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Special Reasons and Bulk 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. and dated 12/04/2024 with no revision dates.
- B. Architectural Drawings of the proposed deck, Three (3) Sheets, prepared by the applicant.
- C. Tax Map Sheet #5 with the subject property highlighted.
- D. Four (4) Property Photographs of the subject site.

The site is currently developed with a two-family dwelling, accessory wood shed, and other onsite improvements. The applicant seeks approval to demolish the existing wood landing and pavers at the front of the structure and construct a new 7' x 30.4' covered front porch. No other changes are proposed onsite.

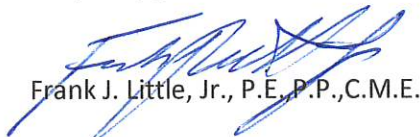
Based on our review of the submitted materials, we offer the following comments for the Board’s consideration:

- 1. **Zoning** - The subject site lies within the R-35, General Residential Zone. Review of the above referenced materials indicates the following:
  - a. **Special Reasons “D” Variance** – Two-family dwellings are not a permitted use within the R-35 zone, therefore, a Special Reasons/“D” Variance is required.
  - b. **Minimum Lot Area** – The lot is currently 4,924.66 SF, whereas 5,000 SF is required. This is an existing non-conforming condition and no changes are proposed.

- c. **Front Yard Setback** – A minimum front yard setback of 20 FT is required, whereas 14.2 FT is proposed. A Variance is required.
2. **Onsite Parking** – At the present time, it appears that adequate parking is available onsite for the parking of four (4) vehicles, which is required for a duplex use. However, the proposed construction of a deck addition will encroach into the current driveway area and only allow onsite parking for three (3) vehicles. Therefore, a Variance is necessary is four (4) parking spaces are required, and three (3) parking spaces are proposed.
3. **Utilities**- No changes are proposed to the existing sewer and water services and the proposed construction will not have any impact or increased demand on the existing utility systems.
4. **Architectural Plans** – The plans provided indicate that the front porch will be a roofed structure supported by 4 x 4 posts and will include composite decking material to be flush with the entrance to the house. A small 1 FT x 4 FT step will be constructed to provide access to the porch. **We note that the plans are not prepared by a licensed professional as required by the Land Use Board checklist, therefore, a waiver is required.**
5. **Flood Zone** –All construction shall comply with the most stringent Township and FEMA Federal flood regulations.
6. **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:ASI:hmh

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