



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

January 27, 2025

**Chairman and Members
Long Beach Township Land Use Board**

6805 Long Beach Blvd.
Brant Beach, NJ 08008

Re:	LUB Docket No.:	LBLUB-03-25- Minor Subdivision
	Applicant:	25 W. 16th Street, LLC
	Block:	4.23
	Lot(s):	1
	Location:	25 W. 16th Street
	OLA File No.:	LBLUB-25-25W

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 MCH Engineering, Inc., signed by Matthew C. Hockenbury, NJPE, dated 01/010/2025 with no revision dates.
- B. Four (4) photographs of the subject property.

The subject site is an 10,000 SF parcel located at the corner of W. 16th Street and Waverly Avenue. 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 5,000 SF each.

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 comply with all bulk and general requirements listed within Chapter 176: Subdivisions and 205: Zoning of the Township Code.
- 2. **Architectural Plans** – No architectural plans were provided for review as part of this conforming Minor Subdivision Application.
- 3. **Concrete Curb and Sidewalk**– 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 frontages of the property. The plans should be revised to propose concrete curb or a Waiver is required.

As stated in Township Code Section 172-20, any lot with 50 FT of lot frontage shall be permitted one (1) 20 FT wide curb cut and this curb opening shall be depicted on the Plot Plan at time of dwelling construction.

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Pursuant to the Residential Site Improvement Standards for a minor subdivision, concrete sidewalk is required, therefore, a waiver is needed as no sidewalk is proposed.

4. **Utilities** – The plans do not address existing or proposed water or sewer utilities. The plans must be revised to show these laterals and subject to review by the Water & Sewer Department, upgrades to the existing laterals may be required. A note shall be added to the plan.
5. **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.
6. **Flood Zone** – All new construction shall comply with the most stringent flood regulation requirements.
7. **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)