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June 11, 2020

**Ship Bottom Land Use Board**

1621 Long Beach Blvd.  
Ship Bottom, NJ 08008

**Re: Docket # 2020:08 Variance Application**

**Applicant:** Cindy McCloskey, Executor of the Estate of Dorothy Wootten  
**Block:** 28  
**Lot:** 8  
**Location:** 2406 Central Avenue  
**Attorney:** James Raban, Esq.  
**Engineer:** James D. Brzozowski, PE, PP  
**Architect:** Ian Laurance Nilsen  
**OLA File No.:** SBLU- 20-McClo

Dear Chairman and Members:

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 Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, P.E. & P.P. and Robert G. deBlois, PLS, dated 10/4/2019, with latest revision date of 03/13/2020.
- B. Architectural Plans, Two (2) Sheets, prepared and signed by Ian Laurance Nilsen Architect and dated January 20, 2020 with latest revision date of 3/12/2020.

The subject property is presently developed with a two-story single family dwelling and a detached garage. The applicant proposes to demolish the dwelling and garage structure and construct a new single family dwelling on the property. The existing detached garage shares a common wall with the garage on adjoining Lot 7 to the North, therefore, following demolition, a portion of the existing garage will encroach onto the subject property.

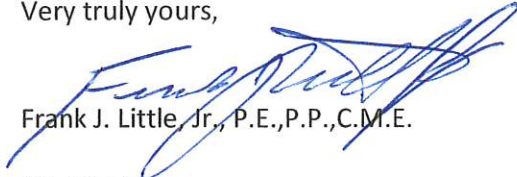
Based on our review, we offer the following for the Board’s consideration:

- 1. **Zoning** –The subject site lies within the OR-Office Residential Zone. Our review of the plans indicates the following:
  - a. **Minimum Lot Area**- Existing Lot Area is 3360 SF where 4800 SF is required. This is an existing non-conforming condition.
  - b. **Minimum Lot Frontage** – Existing Lot Frontage is 42 FT where 60 FT is required. This is an existing non-conforming condition.

- c. **Minimum Lot Width** – Existing Lot Width is 42 FT where 60 FT is required. This is an existing non-conforming condition.
  - d. **Accessory Building Encroachment** – As the result of the demolition of one side of the common garage structure, a portion of the garage will encroach into the side yard of the subject property. An agreement should be prepared that acknowledges this encroachment and guarantees that if or when the garage is demolished in the future, it will be reconstructed in accordance with all zoning regulations and setback requirements.
2. **Architectural Plans**-The architectural plans provided indicate that the new single family dwelling will include 4-bedrooms, 2.5 bathrooms, kitchen, living room, dining room, roof deck, 1-car garage and an elevator. An outdoor shower is also proposed.
  3. **Curb and Sidewalk** – Concrete curb and sidewalk exists along the frontage of the property on Central Avenue, however the sidewalk is deteriorated and below design standard and shall be removed and replaced. The plan shall be revised. A 12 FT curb opening is proposed for driveway access.
  4. **Site Fill** – Ordinance 2018-09, which was passed on July 24, 2018, requires that lots westward of Long Beach Blvd, be filled 16 inches above the centerline road grade and building height may be increased an additional one (1) foot. We note that the retaining wall proposed around the perimeter of the property, appears that adequate fill will be added.
  5. **Minimum Off-Street Parking**- Two (2) parking spaces are required for this single family use and two (2) spaces will be provided as well as one (1) space within the garage area.
  6. **Utilities**- Sewer and water currently service the existing single family dwelling. No change is proposed. Subject to review by the Water and Sewer Department, upgrades to these laterals may be required
  7. **Flood Zone**- The property is located in Flood Zone AE, Base Flood Elevation 8 FT as shown on Preliminary Map and Flood Zone AE, Base Elevation 7 as shown on the Effective Flood Mapping. This property also lies within the LIMWA Zone/Coastal A which requires adherence to the V-Zone design standard. The plans note that the lowest horizontal structural member will be at Elevation (9). Breakaway wall construction is proposed and flood vents must be installed. All construction shall be in accordance with the applicable requirements for this zone.
  8. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction.

We recommend this application be deemed complete provided the applicant has met the Administrative requirements of the Ordinance.

Very truly yours,



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

FJL:ASI:blg

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Cindy McCloskey, Executor of the Estate of Dorothy Wootten, Applicant

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