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August 4, 2023

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant: Joseph & Grace Pascucci
Block(s): 122
Lot(s): 8
Address: 375 W 6th Street
Type of Application: Bulk Variances
Docket No.: 2023-08
OLA File No.: SBLU-23-PASC

Dear Chairman and Members:

Our office is in receipt of the following for review as it relates to the above-referenced application:

- A. Variance Plan, One (1) Sheet, prepared by JCR Engineering, LLC, signed by Robert A. Woodcock P.E., P.P. The plan is dated 02/28/2023 and last revised 5/9/23.
- B. Architectural Plans, three (3) Sheets, prepared by CWB Architects, signed by Sarah D. Jennings. A.I.A. The plans are dated 05/24/2023, with no revisions.
- C. One (1) Site photograph of the vacant lot, undated.

The subject property is 60 FT x 100 FT vacant infill lot and the applicant proposes to construct a new two-story single-family residential dwelling and two (2) onsite parking spaces.

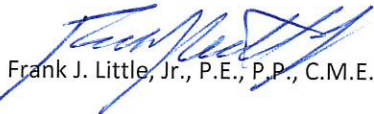
Based on this review, the following variances and existing non-conforming conditions exist:

- 1. **Zoning** –The subject site lies within the R1 – Residential Zone. Our review of the plans indicates the following:
 - a) **Maximum Building Height 16.24.010(C)** Maximum Building Height of 32 FT and two and a half habitable stories is permitted, whereas 34.86 FT and two habitable stories are proposed. Since the proposed height exceeds the permitted height, a Variance is required.
- 2. **Architectural Plans** – The architectural plans indicate a proposed two-story dwelling with five (5) bedrooms, three (3) full bathrooms and two (2) half bathrooms, a kitchen, dining area and living area as well as an elevator that provides access to all living floors. A lower enclosure that is accessed by a separate entrance will provide two (2) parking spaces. The remainder of the lower enclosure shall only be used for storage. Two (2) outdoor decks are proposed on the first floor and one outdoor deck is proposed on the second floor. A rooftop deck is proposed with access via stairs from the main stairwell.

3. **Onsite Parking** – The minimum parking requirement for five (5) bedrooms is three (3) spaces whereas two (2) spaces are provided on the plans within the garage and two (2) spaces are provided in the driveway at the home is cantilevered providing adequate parking area.
4. **Utilities**- The property is currently serviced by existing sewer and water laterals and no changes are proposed. Subject to review by the Water and Sewer Department, upgrades to the existing laterals may be required.
5. **Concrete Curb**– Twenty (20) feet of depressed concrete curb is proposed along the frontage of the property for driveway access. Any concrete curb that is deteriorated or below standards shall be installed, removed and replaced at the direction of the Borough Engineer.
6. **Filling of Lots West of Long Beach Boulevard** – 15.23.010- Any new construction on any interior lots West of Long Beach Boulevard shall be raised 16 inches above the centerline of the road grade, at the midpoint of the lot. The proposed Variance Plan demonstrates that this lot will be filled so that the midpoint of the lot provides a grade of 5.6 FT (centerline of road is 3.87 FT) and retaining walls will be constructed along the side property lines.
7. **Air Conditioning Units** – The plans indicate that the air conditioning units will be located on the easterly side of the building and will adhere to the setback requirements of the zone.
8. **Flood Zone**- All construction shall adhere to the most stringent FEMA flood requirements at the time of construction. The proposed First Floor Elevation is (15.3).
9. **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:hmh

cc: Sara Dela Cruz, Land Use Board Secretary, (sdelacruz@shipbottom.org)
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