



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

February 6, 2024

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant: Nick Nichols and Alexis Nichols
Block(s): 20
Lot(s): 13
Address: 2702 Long Beach Boulevard
Type of Application: Special Reasons "D" and Bulk Variance Application
Docket No.: 2024-01
OLA File No.: SBLU-23-NICHOLS

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, Two (2) Sheets, prepared East Coast Engineering, Inc. signed by Jason M. Marciano, PE, PP, and dated 12/21/2023.
- B. Survey Map with Topography, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Joseph L. Lazok, PLS and dated 10/13/2023.
- C. Architectural Floorplans and Renderings, Seven (7) Sheets, prepared by Musgnug & Associates, Inc., unsigned and dated 11/29/2023.

The subject property is 2,415 SF in total lot area and currently improved with a one-story single-family dwelling. The applicants propose the demolition and reconstruction of a new two-story single-family dwelling.

Based on this review, we offer the following for the Board's consideration:

- 1. **Zoning** – The subject site lies within the SC- Shore Commercial Zone. Our review of the plans indicates the following:
 - a) **Permitted Use- 16.44.010(A)** – The proposed single-family use is not permitted in the SC- Shore Commercial District. A Special Reasons/"D" Variance is required.
 - b) **Minimum Lot Area 16.44.010(D)** – Existing Lot Area is 2,415.90 SF where 4,800 SF is required. This is an existing non-conforming condition.
 - c) **Minimum Lot Width 16.44.010(D)** – Existing Lot Width is 30 FT where 60 FT is required. This is an existing non-conforming condition.

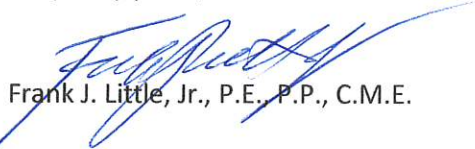
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- d) **Minimum Lot Depth 116.44.010(D)** – Existing Lot Depth is 79.72 FT where 80 FT is required. This is an existing non-conforming condition.
 - e) **Minimum Front Yard Setback (16.44.010(D))** - Proposed Front Yard Setback to 27th Street is 7.33 FT where 15 FT is required. A Variance is needed.
 - f) **Minimum Side Yard Setback 16.36.010(D)** – Proposed Side Yard Setback is 3 FT where 10 FT is required. A Variance is needed.
 - g) **Maximum Height 16.36.010(D)** – The maximum permitted height in the SC – Shore Commercial Zone is 35 FT, however, in all residential zoning districts in the Borough of Ship Bottom, on lots with a width of less than 40 FT, no building shall be erected consisting of more than one (1) habitable story or exceeding 24 FT in height. The proposed building is two (2) stories and 32 FT, therefore, a Special Reasons/"D" Variance is required for the height and number of stories of the proposed dwelling.
2. **Architectural Plans** – The architectural plans indicate a proposed two-story dwelling with three (3) bedrooms, two full bathrooms and one half bathroom, a kitchen, dining area and living area as well as an office nook on the second floor. A lower enclosure will provide two (2) parking spaces and the remainder of the lower enclosure shall only be used for storage. A ground floor covered lanai, a covered deck and a roof deck are proposed with the roof deck having access via an exterior staircase.
 3. **Onsite Parking** – The minimum parking requirement for three (3) bedrooms is two (2) spaces per RSIS where two (2) 9' x 18' spaces are provided within the garage area. A 20 FT wide driveway opening is proposed which will allow adequate access to the driveway and is permitted for a two-car garage.
 4. **Site Triangle** – The proposed building or parking off vehicles will not encroach into the 25' x 25' Borough Site Triangle easement at the corner of the property.
 5. **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.
 6. **Concrete Curb and Sidewalk**– Twenty (20) feet of depressed concrete curb is proposed along the frontage of the property on 27th Street for driveway access to the two-car garage and concrete curb will be installed along the remainder of the property frontage. County curb will be installed along Long Beach Boulevard along with concrete sidewalk and a handicap accessible curb ramp at the property corner.
 7. **Air Conditioning Units** – The plans indicate that the air conditioning units will be located on the roof 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 (12.5).

9. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction including Ocean County Planning Board as this site fronts on a County road.

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:caa

cc: Sara Dela Cruz, Land Use Board Secretary, (sdelacruz@shipbottom.org)
J. Coronato, Esq. Land Use Board Attorney (joesr@coronatolaw.net)
James Raban, Esq. (jraban@regraban.com)
Jason M. Marciano, PE, PP (jason.marciano@eceinc.net)
Nick Nichols and Alexis Nichols, Applicants

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