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April 10, 2024

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant: Richard Ngo
Block(s): 133
Lot(s): 3
Address: 307 Drexel Road
Type of Application: Variance Application
Docket No.: 2024-05
OLA File No.: SBLU-24-NGO

Dear Chairman and Members:

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

- A. Plot Plan, One (1) Sheet, prepared French & Parrello Associates, unsigned and dated 01/05/2024, unrevised.
- B. Architectural Floorplans and Elevations, Two (2) Sheets, prepared by Walters Architecture, signed by Arnold E. Boyle, AIA and dated 08/29/2023, unrevised.

The subject site is a 40 FT x 65 FT (2,600 SF) vacant lot and the applicant proposes to construct a new single-family dwelling along with associated site improvements.

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

1. **Zoning** – The subject site lies within the O-R Office Residential Zone. Our review of the plans indicates the following:
 - a) **Minimum Lot Area 16.36.010(D)** – Existing Lot Area is 2,600 SF where 4,800 SF is required. This is a pre-existing non-conforming condition and no change is proposed.
 - b) **Minimum Lot Width 16.36.010(D)** – Existing Lot Width is 40 FT where 60 FT is required. This is a pre-existing non-conforming condition and no change is proposed.
 - c) **Minimum Lot Frontage 16.36.010(D)** – Existing Lot Frontage is 40 FT where 60 FT is required. This is a pre-existing non-conforming condition and no change is proposed.
 - d) **Minimum Lot Depth 16.36.010(D)** – Existing Lot Depth is 65 FT where 80 FT is required. This is a pre-existing non-conforming condition and no change is proposed.

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The proposed single-family dwelling will conform to all Borough bulk zoning requirements.

2. **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 does not demonstrate that this lot will be adequately filled to meet this requirement.


The proposed top of slab grade at the midpoint of the lot is 4.28 FT and assuming a slab thickness of 4", the grade elevation at the midpoint of the lot will only be 3.95 FT. Since the centerline road grade is 3.61 FT per the Variance Plan, the elevation at the midpoint of the lot should be 4.94 FT which is 16 inches above the centerline road grade. Additional fill, grading and retaining walls are required. Should this application be approved by the Land Use Board, the Variance Plan and Architectural Plans must be revised and reviewed by this office prior to any permits being issued for construction. Testimony shall be provided regarding proposed slab thickness and the intent to meet this Lot Fill Requirement.

We note that drainage swales are proposed along the easterly and westerly sides of the property along with drainage inlets and perforated high density polyethylene pipe. The installation of these recharge systems does not negate the need for additional fill onsite.

3. **Architectural Plans** – The plans indicate a proposed two-story 1433 SF single family dwelling to be constructed on the subject site with three (3) bedrooms, (2.5) bathrooms, kitchen, living room and dining room as well as a pantry/utility room. A roof top deck is proposed and will be accessible via an exterior staircase from the 2nd living level. The lower enclosure will consist of a garage and storage area as well as an entry foyer and outdoor shower.
4. **Onsite Parking** – Two (2) parking spaces are required for this residential use and two (2) – 9 FT x 18 FT spaces are provided within the driveway and garage areas in accordance with Ordinance requirements.
5. **Utilities**- The property is currently serviced by existing sewer and water laterals and it appears that the existing services will be used and no upgrades to these utilities are proposed. The applicant shall provide testimony.
6. **Concrete Curb (12.04.010)**– Concrete curb is proposed along the frontage of the property along with a 14.2 FT driveway opening whereas a 12 FT opening is permitted for a one-car garage. A Waiver is required.
7. **Air Conditioning Units** – The mechanical platform will be constructed at the rear of the proposed dwelling and will meet the minimum setback requirements of the Ordinance. We note that the platform shall be constructed to meet the minimum Design Flood Elevation.
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 13.61 FT.
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:caa

cc: Sara Dela Cruz, Land Use Board Secretary, (sdelacruz@shipbottom.org)
J. Coronato, Esq. Land Use Board Attorney (ioesr@coronatolaw.net)
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