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October 8, 2024

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant: Ship Bottom Creek NJ, LLC
Block(s): 23
Lot(s): 13
Address: 127 E. 27th Street
Type of Application: Special Reasons "D" and Bulk Variance Application
Docket No.: 2024-12
OLA File No.: SBLU-24-SHIP

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 East Coast Engineering, Inc. signed by Jason M. Marciano, PE, PP, and dated 08/26/2024.
- B. Architectural Plans, Three (3) Sheets, prepared by Musnug & Associates, Inc., signed by Robert P. Musnug, AI, and dated 07/16/2024.

The subject property is 2,000 SF in total lot area and currently improved with a 1.5 story single-family dwelling. The applicants propose the demolition and reconstruction of a new two-story and 29 FT high, single-family dwelling.

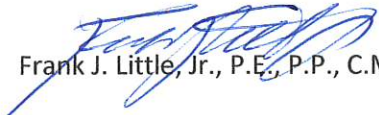
Based on this review, we offer the following for the Board's consideration:

1. **Zoning** – The subject site lies within the R-3 Single- and Two-Family Residential Zone. Our review of the plans indicates the following:
 - a) **Minimum Lot Area 16.32.010(D)** – Existing Lot Area is 2,000 SF where 4,000 SF is required. This is an existing non-conforming condition.
 - b) **Minimum Lot Width 16.32.010(D)** – Existing Lot Width is 25 FT where 40 FT is required. This is an existing non-conforming condition.
 - c) **Minimum Lot Frontage 16.32.010(D)** – Existing Lot Frontage is 25 FT where 40 FT is required. This is an existing non-conforming condition.

- d) **Minimum Lot Depth (16.32.010(D))** – Existing Lot Depth is 80 FT where 100 FT is required. This is an existing non-conforming condition.
 - e) **Minimum Side Yard Setback (16.32.010(D))** - Proposed Side Yard Setback is 3 FT where 10 FT is required. A Variance is needed.
 - f) **Minimum Combined Side Yard Setback (16.32.010(D))** – Proposed Combined Side Yard Setback is 6 FT where 15 FT is required. A Variance is needed.
 - g) **Minimum Floor Area (16.32.010(D))** – Proposed Floor Area is 760 SF where 900 SF is required. Variance is needed.
 - h) **Maximum Building Coverage (16.32.010(D))**– Proposed Building Coverage is 38.9% where 35% is the maximum permitted. A Variance is required.
 - i) **Maximum Height 16.52.070(A)(4)** –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 29 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, as well as a kitchen, dining area and living area. A lower enclosure will provide one (1) parking space, and the remainder of the lower enclosure will include a foyer for access, storage area and elevator for access to all living floors. A rooftop deck is also proposed which will be accessible via an interior staircase as well as an outdoor shower.
 3. **Onsite Parking** – The minimum parking requirement for three (3) bedrooms is two (2) spaces per RSIS where one (1) 9' x 18' space is provided within the garage area and one space within the driveway area. A 12 FT wide driveway opening is proposed which will allow adequate access to the driveway and is permitted for a one-car garage.
 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. **Air Conditioning Units** – The plans indicate that the air conditioning units will be located in the rear yard area and the platform will not exceed 32 SF. Therefore, the platform is permitted to encroach into the side yard area in accordance with Code Section 16.60.010(K)(3).
 6. **Flood Zone**- All construction shall adhere to the most stringent FEMA flood requirements at the time of construction. The proposed First Floor Elevation is (17.0).
 7. **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:ASl:caa

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