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October 8, 2024

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Docket No.: 2024-13
Applicant: Marc R. Friedant and Sanja J. Friedant
Block(s): 61
Lot(s): 3.01
Address: 1713 Bay Terrace
Type of Application: Bulk Variance Application
OLA File No.: SBLU-24-FRIED

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 Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP and dated 07/23/2024.
- B. Architectural Plans, Two (2) Sheets, prepared by Nilsen Architecture, unsigned and dated 07/24/2024.

The subject property is a 40 FT x 90 FT +/- (3,598.3 SF) bayfront lot that is presently developed with a one-story single-family dwelling. The applicant proposes the demolition of the existing structure and construction of a new two-story single-family dwelling that will meet all setback requirements for the R-2 Single Family Residential Zone.

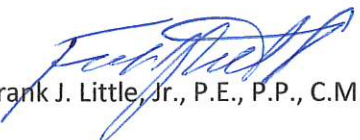
Based on this review, we offer the following for the Board's consideration:

1. **Zoning** – The subject site lies within the R-2 Single Family Residential Zone. Our review of the plans indicates the following:
 - a) **Minimum Lot Area 16.28.010(D)** – Existing Lot Area is 3,598.3 SF where 4,000 SF is required. A Variance is required.
 - b) **Minimum Lot Depth 16.28.010(D)** – Existing Lot Depth is 90 FT where 100 FT is required. A Variance is required.
2. **Architectural Plans** – The architectural plans indicate a proposed two-story dwelling with four (4) bedrooms, three full bathrooms, as well as a kitchen, dining area and living area. An elevator is proposed that would provide access to all living floors as well as a roof deck. A lower enclosure will provide garage space and a foyer for access via both a staircase and the elevator. An outdoor shower is preliminarily proposed at the rear of the house.

3. **Onsite Parking** – The minimum parking requirement for four (4) bedrooms is two (2) spaces per RSIS where one (1) 9 FT x 18 FT 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 side yard area and the platform does not appear to 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. **Lot Fill West of Long Beach Boulevard** - Code 15.23.010- New construction on any lands West of Long Beach Boulevard shall be raised 20 inches above the centerline of the road grade, at the midpoint of the lot for lots fronting the bay or lagoon. The plan indicates that the lot will be filled and retaining walls will be constructed. We note that the bulkhead Elevation is 3.7 FT and may need to be raised to accommodate the fill.
7. **Flood Zone**- All construction shall adhere to the most stringent FEMA flood requirements at the time of construction including LiMWA design requirements. The proposed First Floor Elevation is (15.1) and the Foyer Elevation is (10.7).
8. **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)
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