



Engineers  
Planners  
Surveyors  
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

October 8, 2024

**Ship Bottom Land Use Board**

1621 Long Beach Blvd.  
Ship Bottom, NJ 08008

**Re: Docket No.:** 2023-14  
**Applicant:** Laperra, LLC  
**Block(s):** 88  
**Lot(s):** 1.02 & 2  
**Address:** 1101 Long Beach Boulevard  
**Type of Application:** Minor Site Plan  
**OLA File No.:** SBLU-24 - LAPERRA

Dear Chairman and Members:

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

- A. Minor Site Plan for Raimondos, One (1) Sheet, prepared by Gravatt Consulting Group, LLC, signed by Brice Jacobs, PE and John P. Augustine, PLS and dated 04/03/2024.
- B. Resolution dated 7/20/1994 granting site plan approval under Docket #94:09SP permitting the applicant to add an additional 25 seats in the existing porch area which resulted in a total of 75 seats for the restaurant.
- C. Resolution dated 06/18/2023, granting minor subdivision approval, which reconfigured the lot line of the parking lot adjacent to the restaurant.

The subject property is currently developed with Raimondo's Restaurant, which contains 75 seats, and a 16-space parking lot. The applicant requests approval to provide (12) twelve additional 24"x30" outdoor tables with 24 seats on the East side and north side of the building for a total of 99 seats on-premises. We note that six (6) of the tables will be located within the Borough right-of-way on West 11<sup>th</sup> Street. During the busiest times of the summer season, the restaurant has a maximum of 20 employees.

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

- 1. **Zoning** – The subject site lies within the SC – Shore Commercial Zone. Our review of the plans indicates the following:
  - a. **Front Yard Setback** – Code 16.44.010(D) The existing Front Yard Setback is 4.9 FT on West 11<sup>th</sup> Street and 9.9 FT on Long Beach Boulevard where 15 FT is required. These are existing non-conforming conditions that are not being altered by the proposed addition of tables and seats.

- b. **Sidewalk Obstruction** – Code 16.44.010(E)(2) The plans indicate that six (6) tables and twelve (12) chairs will encroach into the right-of-way sidewalk area whereas no sidewalk area shall be obstructed or utilized for any commercial purpose and no food shall be dispensed directly to any person standing or occupying prescribed sidewalk area. A Variance is required.
  - c. **Buffer Requirement** – Code 16.44.010(E)(8) The minimum setback area shall include a planted buffer of 5 feet in width along any common property line with a residential district or use whereas the structures to the south and west are residential dwellings and therefore require the 5 FT buffer. The plans indicate that no planted buffer is proposed and segmented vinyl picket fence and board on board fence exist on the west side of the property. A Variance is required, or the plans shall be revised accordingly.
2. **Onsite Parking** – Review of the Site Plan indicates that the parking lot area will be maintained as gravel, however, the wheelstops will be relocated within the property boundaries and positioned to provide 16 parking stalls including 1 van accessible parking stall. All parking stalls will be 9 FT x 18 FT and a 24 FT wide drive aisle will be provided, however, no circulation will be available through the rear of the property onto West 11<sup>th</sup> Street. A breakdown of the parking onsite is as follows:

Existing Restaurant: 1 space/ 4 seats (75 seats) = 18.75 spaces

Proposed Seating Expansion: 1 space/ 4 seats (99 seats) = 24.75 spaces

Additional Requirement for nightclubs, bars or taverns: 1 space/ 500 SF of net habitable floor space (2,520 SF) = 5 spaces

Total Required: 30 spaces

Total Provided: 16 spaces including 1 van accessible space.

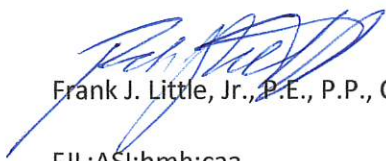
The applicant proposes 16 onsite parking spaces where 30 spaces are required. A Variance is needed.

- 3. **Concrete Curb and Sidewalk**– Curb and Sidewalk exist along West 11<sup>th</sup> Street and Long Beach Boulevard. The applicant proposes 24 FT of depressed curb on Long Beach Boulevard for driveway access and new vertical concrete curb to the south of the existing curb opening to better define the driveway opening. Should any other concrete curb or sidewalk be deteriorated or below standard, it shall be removed and replaced at the direction of the Borough Engineer.
- 4. **Lighting** – The Site Plan does not address proposed lighting. The plan shall be revised to address building and parking lot lighting in accordance with Borough Code 16.52.040.
- 5. **Site Operations** – The applicant has provided a statement of operations on Page 5 of the application. It was noted in the application that this site provides seating for dinner service from 4 PM until approximately 10 PM.

6. **Electric Vehicle Charging Requirement** –The DCA published a Model Statewide Municipal Electric Vehicle (EV) Ordinance on September 1, 2021, which became effective the same date by requiring municipalities to require installation of electric vehicle supply/service equipment (EVSE) and make-ready parking spaces as part of a preliminary site plan. However, this application represents a Minor Site Plan and therefore the EV Charging Requirement is not applicable.
  
7. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction including the Ocean County Planning Board.

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:hmh:caa

cc: Sara Dela Cruz, Land Use Board Secretary, ([sdelacruz@shipbottom.org](mailto:sdelacruz@shipbottom.org))  
J. Coronato, Esq. Land Use Board Attorney ([joesr@coronatolaw.net](mailto:joesr@coronatolaw.net))  
James S. Raban, Esq ([iraban@regraban.com](mailto:iraban@regraban.com))  
Denise Hamouda ([dhamouda@regraban.com](mailto:dhamouda@regraban.com))  
Laperra, LLC, Applicant (500 N. Elberone Ave, Atlantic City, NJ 08401)  
Bruce Jacobs, PE