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April 25, 2025

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re:	Applicant:	Fortuna Park, LLC (LBI Grade School)
	Owner:	Long Beach Island Board of Education
	Block(s):	48
	Lot(s):	1
	Address:	201-267 West 20th Street
	Type of Application:	Preliminary and Final Major Subdivision
	Docket No.:	2025-02
	OLA File No.:	SBLU-25-FORT

Dear Chairman and Members:

In addition to the application, our office is in receipt of the following for review as it relates to the above-referenced property:

- A. Redevelopment Agreement between The Borough of Ship Bottom and Fortuna Park, LLC, dated 02/19/2025.
- B. Major Subdivision, CAFRA Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP. The plan is dated 04/03/2025 with no revisions.
- C. Major Subdivision, Five (5) Sheets, prepared Horn, Tyson & Yoder, Inc., signed by Leon J. Tyszka P.L.S. Each plan sheet is as follows:

- Sheet 1 of 5 - Cover Sheet dated 03/06/2025.
- Sheet 2 of 5 - Existing Conditions Survey dated 01/22/2024.
- Sheet 3 of 5 - Proposed Lot Layout dated 03/06/2025.
- Sheet 4 of 5 - Grading Plan dated 03/06/2025.
- Sheet 5 of 5 - Utility Plan dated 03/06/2025.

- D. Architectural Plans (Fortuna Model), Two (2) Sheets, prepared by Michael Pagnotta Architecture, signed by Michael Pagnotta with a print date of 11/22/2024,
- E. Architectural Plans (Bonnet Beach Model), Two (2) Sheets, prepared by Micheal Pagnotta Architecture, signed by Michael Pagnotta with a print date of 11/12/2024.
- F. Color Photos (28 photos) showing the property from Central Avenue, 19th Street, 20th Street & East Bay Terrace.
- G. Engineering Stormwater Management Report, prepared by Van Note – Harvey, Division of Pennoni, signed by Peter D. Chandler, PE and dated 03/19/2025.

- H. Environmental Impact Statement, prepared by DuBois & Associates, signed by Kristin Wildman, PWS, and dated 02/03/2025.
- I. Geotechnical Investigation, prepared by Whitestone, and dated 04/16/2024.
- J. Traffic Engineering Assessment for the *Construction of 27 Single Family Homes*, prepared by Shropshire Associates, LLC, signed by David R. Shopshire, PE, PP and dated 04/25/2024.
- K. Trip Generation Analysis Letter for the *Construction of 21 Single Family Homes*, prepared by Shropshire Associates, LLC, signed by David R. Shopshire, PE, PP and Christopher R. Campbell, PE and dated 02/19/2025
- L. Letter from New Jersey Natural Gas dated 03/25/2024 regarding the availability of natural gas supply for the above referenced property.
- M. Letter from Borough Engineer dated 04/04/2024 regarding the availability of sanitary sewer and water supply for the above referenced property.
- N. Letter from Atlantic City Electric dated 05/08/2024 regarding the availability of electric service for the above referenced property.

The subject site is 3.96-acre parcel that is presently composed of the Long Beach Island Grade School, a school bus garage, baseball field, bleachers, playground, and a basketball court. The applicant proposes to demolish all existing improvements on-site and subdivide the property to create twenty-three (23) lots as follows:

- New Lot 1.01, comprised of 30,000 SF, will be dedicated to the Borough of Ship Bottom and the Borough of Ship Bottom intends to purchase New Lot 1.02, which is also 30,000 SF. These two lots are contiguous and will be used by the Borough for recreational open space.
- The remaining twenty-one (21) lots will be used for the development of detached single-family homes which are permitted under the LBI Grade School-Block 48 Lot 1 Redevelopment Plan which was adopted by the Borough of Ship Bottom via Ordinance 2024-18.
- Additional site improvements including concrete curb, concrete sidewalk, utility installation and stormwater are also proposed as part of this application.

Based on this review, we note the following:

1. **Redevelopment Agreement** - Pursuant to the Redevelopment Law, the Ship Bottom Mayor and Council introduced and adopted Ordinance 2024-18 related to a Redevelopment Agreement between the Borough of Ship Bottom and Fortuna Park, LLC, which created superseding zoning controls for the subject property to allow for a combination of recreational open space and residential uses in an effort to plan for the future of the property following the closure of the Long Beach Island Grade School.

In summary, the redevelopment agreement allows for the major subdivision of the subject property and development of 21 single family homes along with all associated stormwater, landscaping, grading, lighting and hardscaping improvements for said homes. The agreement also allows for the creation of no less than 60,000 square feet for the development of recreational open space within two contiguous parcels on the eastern end of the property.

The final building plans will be analyzed for compliance with the Redevelopment Agreement prior to permits being issued, however, notable requirements are as follows:

- a. Prior to the issuance of any demolition permit, the borough engineer shall review and approve a staging and circulation plan for construction vehicles and construction workers. Due to the importance of traffic circulation from Barnegat Avenue to Central Avenue, uninterrupted access for traffic must be maintained on 19th St. between May 15th and September 15th of any year or on any weekend between Friday afternoon at 3:00 PM and Monday morning at 7:00 PM. Construction must not interfere with such access.
 - b. The redeveloper is responsible for improving the New Lot 1.01, which will be dedicated to the borough, and will include completion of environmental remediation, filling and grading of the lot so that it has been raised with at least 16 inches of certified clean fill to match the adjacent single family lots, with tapering to the proposed sidewalk and the installation of four foot wide sidewalks along the lot frontage.
 - c. Both New Lots 1.01 and 1.02 will be deed restricted as recreational and open space parcels and will be further restricted so that no sports courts may be located on the western 10,000 square foot portion of these parcels
 - d. The redeveloper is required to provide sidewalks surrounding the subject property and all utilities within the property shall be placed underground subject to review and approval by the required utility providers.
 - e. The redeveloper shall resurface and topcoat the roadways immediately adjacent to the project improvements as well as install new curb along all roadway frontages consistent with the Residential Site Improvement Standard requirements.
2. **Zoning**—The subject site lies within the (P) Public District Zone. As stated in the Redevelopment Agreement, the Mayor and Council have adopted an ordinance creating superseding zoning controls for the property to allow for a combination of recreational open space and residential use. Review by this office indicates the proposed residential lots conform to the bulk requirements of the adjacent R-2 (Single Family Residential) Zone and primarily consist of 5,000 SF of lot area each with the lots along East Bay Terrace being slightly larger.

Plan Details/Comments**a. CAFRA Plan-**

Proposes two (2) contiguous recreation/open space lots totaling 60,000 SF as well as twenty-one (21) residential building lots with a typical building footprint and driveway for each lot. A tree planting area comprised of 18.75 FT x 460 FT (8,625 SF) is also proposed across the backyards of the lots fronting 19th and 20th Streets and will be marked by easily seen, permanent and immovable markers.

Testimony shall be provided as to whether a Conservation Easement will be established and the entity responsible for maintaining the tree planting area. Furthermore, the permanent tree planting area shall be added to the development plans as the Proposed Layout Plan (sheet 3 of 5) appears to be the plan that will be filed in the Ocean County Clerk's Office as the official File Map.

b. Major Subdivision

- **Existing Conditions** - The Existing Conditions Survey describes the existing school building, bus garage, parking and sports facilities, flood zone delineations, and an area subject to tidelands claim on the eastern portion of the property in the location of the proposed recreation/open space lots.
- **Lot Design** - The Lot Layout Plan shows twenty-one (21) proposed single family residential lots; nine (9) lots fronting 19th Street, eight (8) lots fronting 20th Street, four (4) lots fronting East Bay Terrace and two (2) contiguous open space lots that span the block width between 19th and 20th Streets and front on Central Avenue. A proposed zoning schedule and sight triangle easements at all four (4) corners of the property are also shown. As noted above, the permanent tree planting area shall be added to Sheet 3 of the Major Subdivision Plan set which will be utilized to perfect the subdivision. In addition, testimony shall be provided related to the prohibition of sports courts on the eastern most 10,000 SF (50 FT x 200 FT) of New Lot 1.02 and whether a deed restricted area shall be graphically shown on the plan.
- **Grading** - The Grading Plan shows the existing and proposed topography based on 16" of installed site fill as well as proposed curb and 4 FT wide sidewalk along East Bay Terrace, drainage alterations and standard construction details. The plans must be revised to reflect the demolition of all existing and the construction of new concrete curb and 4 FT wide sidewalk in accordance with the Redevelopment Agreement. General Note #3 on Plan Sheet 4 is not sufficient. Also, Plan Sheet 4 shall be revised to include the Lot Fill Ordinance Section reference as well as the requirement for lot fill as a condition of the Redevelopment Agreement.

- Utilities

The applicant will be required to install the following utilities:

- Sewer System: 19th Street between Barnegat Avenue and Central Avenue- Two sections of the sewer main were previously installed by the Borough from Central Avenue west approximately 600 FT. The applicant will be required to replace the sewer line for the remaining section to Barnegat Avenue with 8-inch SDR-26-35 PVC pipe and 4-inch laterals to the new lots and the existing lots on the north side of 19th Street.
- Sewer System: Bay Terrace between 19th and 20th Streets – The applicant shall replace the sewer line with 8-inch SDR-26-35 PVC pipe and 4 -inch laterals to the new lots and the existing lots on the west side of the roadway.
- Sewer System: 20th Street – The existing main was replaced by the Borough. The applicant shall install new 4-inch laterals to the new lots.
- Water System: 19th Street from Barnegat Avenue to Central Avenue – The entire main shall be replaced with 8-inch class 52 ductile iron pipe and copper water services including new service to the existing lots on the north side of 19th Street.
- Water System: East Bay Terrace between 19th and 20th Streets - The entire main shall be replaced with 8-inch class 52 ductile iron pipe and copper water services including new service to the existing lots on the west side of Bay Terrace.
- Water System: 20th Street– The existing main was replaced by the Borough and is an 8-inch ductile iron pipe. The applicant shall install new 4-inch copper water services to the new lots.
- Roadway Paving: AS a result of the extensive utility work within the roadways, utility trench paving shall consist of the installation of 6" of DGA and 6" stabilized base course paving to the surface. Final paving shall consist of a 2-inch milling and 2-inch top course overlay for the entire width of all roadways.

c. Architectural Plans (Fortuna Model)

- The plans include four (4) elevations of the Fortuna Model single family dwelling. No floor plans have been provided as part of this application, however, the elevations indicate that each home will have a two (2) car garage, two (2) habitable levels and a rooftop deck. Two additional parking spaces will also be available in the driveway and the project narrative indicates that the dwellings will have 4-5 bedrooms each.

d. **Architectural Plans (Bonnet Beach Model)**

- The plans include four (4) elevations of the Bonnet Beach Model single family dwelling. No floor plans have been provided as part of this application, however, the elevations indicate that each home will have a two (2) car garage, two (2) habitable levels and a rooftop deck. Two additional parking spaces will also be available in the driveway and the project narrative indicates that the dwellings will have 4-5 bedrooms each.

e. **Concrete Curb/Sidewalk/Driveway-**

No new driveway opening locations are shown on the subdivision map, however, regarding the single-family dwellings, nine (9) new openings will be on 19th Street, eight (8) new openings will be on 20th Street, and four (4) new openings will be on East Bay Terrace.

Pursuant to Ordinance Section 16.52.080.C.1 as it relates to driveways, each single-family dwelling shall be permitted only one (1) curb cut per frontage, and each curb cut shall be 12 ft. wide for a one car garage and 20 ft. wide for a two-car garage and shall be located on the side property line. The plans should be revised accordingly, and testimony shall be provided.

3. **Minimum Parking Requirements-** Pursuant to Code 16.28.010(E)(1), detached dwelling units shall provide two (2) spaces for every single-family dwelling and per the Residential Site Improvement Standards (RSIS), a five (5) bedroom dwelling requires three (3) parking spaces. As the application indicates that the dwellings will contain 4-5 bedrooms, adequate parking space will be available on each site for four (4) vehicles.
4. **Lighting-** No lighting is proposed as part of this application. Testimony shall be provided regarding the adequacy of the existing lighting on Central Avenue, 19th Street, 20th Street and East Bay Terrace and possible relocation of utility poles and guy wires to accommodate future driveways.
5. **Landscaping-** No additional landscaping, beyond the tree planting area, is proposed as part of this application.
6. **Fencing -** We recommend the installation of a 6-foot white vinyl fence along the entire westerly property line which would effectively define the space, establish a distinct boundary between residential and municipal park areas, and enhance privacy for neighboring properties. While a variance would be required for exceeding the 4-foot height limit in the front yard areas, the 6-foot fence height is appropriate given the adjacent land uses and would contribute to better land use planning for the benefit of the community. A variance is needed, and the plan shall be revised to reflect the fence location on new Lot 1.02.
7. **Plan Discrepancies/Comments-**
 - a. All plans shall be revised to include the Permanent Tree Planting Area with notes pertaining to its upkeep as indicated on the CAFRA Plan. If an easement is required, plans shall be revised accordingly prior to the filing of the map.

- b. The signature block on the Proposed Layout Plan (sheet 3 of 5) shall be revised to indicate Borough of Ship Bottom instead of the Borough of Beach Haven.
 - c. The signature block on the Proposed Layout Plan (sheet 3 of 5) for the Municipal Clerk/Land Use Clerk should be revised to indicate Borough of Ship Bottom instead of the Borough of Beach Haven.
 - d. The Municipal Clerk signature block on the Proposed Layout Plan (sheet 3 of 5) regarding the setting of monuments shall be added to the plan.
 - e. The block number on the north side of 19th Street shall be revised from 45 to 54. Block number 44 shall be revised to Block 55, and Block 42 is duplicated on East Bay Avenue. The northerly block number shall be revised from Block 42 to Block 49. This applies to all plans prepared for this application.
 - f. Vision Clearance/Sight triangle easements appear on the Existing Conditions Survey but are not shown on the Ship Bottom Tax Maps. Testimony shall be provided as to the status of the easements. AASHTO, municipal and/or county sight triangle easements with dimensions and areas shall be added to the Proposed Layout Plan (sheet 3 of 5) at the applicable corners with notes indicating to whom the easement applies prior to the filing of the map.
8. **Traffic Assessment**- The Traffic Assessment, prepared by Shropshire Associates, LLC, states that the traffic generated by the proposed 21 lot residential development will have minimal impact on the adjacent roadway network.
9. **Fire Hydrants** -Fire hydrants exist near house #243 on 19th Street and house #230 on 20th Street and should be shown on the Utility Plan (sheet 5 of 5) to show adequate coverage of not more than 600 Ft.
10. **New Lot Numbers**- New lot numbers shall be submitted to the Borough of Ship Bottom Tax Assessor for approval and added to the plans prior to the filing of the map.
11. **Monuments**- All monuments shall be of the size and shape required by N.J.S.A. 46:23-9.11(q) and shall be placed in accordance with that statute.
12. **Stormwater Management**-
- a. The project consists of 3.96 acres and is considered a Major Development as it proposes more than one (1) acre of disturbance and is therefore subject to N.J.A.C. 7:8-1.6 which requires compliance with the Stormwater Management Rules. In summary, assuming the allowable lot coverage on the open space lots, the project is proposed a reduction of 0.102 acres in impervious coverage and will maintain the existing drainage patterns. Due to the impervious surface reduction, the proposed improvements will result in a decrease of the peak runoff rates for the stormwater leaving the site for the 2-,10- and 100- year storm events. Since this project will not create a net increase of 0.25 acres of motor vehicle surface, water quality measures are not required.

- b. Under existing conditions, the runoff from the entire site overflows to the surrounding roads. The runoff captured by the existing inlets located at the corners of the property discharges via the municipal conveyance system and the proposed subdivision will maintain the existing drainage pattern. No new drainage system is proposed for the site.

Due to the impervious surface reduction, the proposed improvements will result in an overall decrease of the peak runoff rates for the stormwater leaving the site.

13. **Geotechnical Investigation** – The Geotechnical Report indicates that the site soils are suitable for the proposed construction described above.
14. **Environmental Impact Statement** – The Environmental Impact Statement has been provided in accordance with CAFRA and the Borough's requirements. In summary, it shows no environmental impacts and is in compliance with local and state regulations.
15. **Flood Zone** – The subject site is located within Flood Zone AE, Elevation 7 as shown on FEMA FIRM Map #34029C0518G (12/16/2021). The Preliminary Map indicates a Flood Zone AE Elevations 8 & 9. Portions of New Lots 114, 115 & 116) lie within the Coastal A Zone. Any construction on these lots shall be in accordance with the applicable FEMA Flood Regulations.
16. **Additional Approvals/Outside Agencies** - Should the Board approve this application, additional approvals may be required from any other agency having jurisdiction.
 - a. Compliance with all technical revisions and/or additional information previously indicated.
 - b. Filing with the County Recording Office within 190 days of Municipal Approval; additional copies of the filed map to be submitted to the Borough as required for processing.
 - c. Monuments shall be set in accordance with the Map Filing Law.
 - d. CAFRA/NJDEP
 - e. Ocean County Soil District
 - f. Ocean County Planning Board
 - g. Borough of Ship Bottom Water and Sewer Department
 - h. Ship Bottom Fire Department
 - i. Tax Assessor Approval.
 - j. Any and all other outside agency approvals as may be required.
 - k. Posting of the required bonds and inspection fees, should site improvements be required.

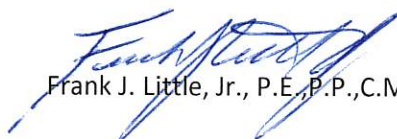
It is therefore recommended that should the Board approve this application; it be conditioned upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Upon final approval of this application, a construction estimate of site improvements will be made to determine the performance bond and inspection fees required in accordance with the Subdivision Ordinance. The performance guarantee and inspection fees shall be posted with the Borough prior to signature.

We recommend that this application be deemed complete and placed on the May 20, 2025 agenda provided the applicant has met the administrative requirements of the Ordinance.

Should you have any questions or require additional information, please contact our office.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASl:caa

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