



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

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

June 4, 2025

Ship Bottom Land Use Board
1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re:	Applicant:	Frank & Donna Borland
	Block(s):	50
	Lot(s):	1
	Address:	300 W. 19th Street
	Type of Application:	Bulk Variance
	Docket No.:	2025-03
	OLA File No.:	SBLU-25-BOR

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. Variance and Architectural Plans, Three (3) Sheets, prepared by Ten10 Architecture, signed by Daniel Paul Wheaton, RA, and dated 04/28/2025 as follows:
- Sheet ZB-1 – Cover Page and Plot Plan
 - Sheet ZB- 2 – Renderings and Elevations
 - Sheet ZB-3 – Floor Plans

The subject property is a 40 FT x 100.6 FT +/- (4,022 SF) lagoon front corner lot that is presently developed with a single-family dwelling. The applicant proposes the demolition of the existing structure and construction of a new two-story single-family dwelling along with typical site improvements and an inground swimming pool.

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. **Front Yard Setback (Barnegat Avenue)** - Proposed Front Yard Setback on Barnegat Avenue is 10 FT where 15 FT is required. A Variance is needed.
 - b. **Side Yard Setback (Corner Lot)** - Proposed Side Yard Setback is 5 FT where 10 FT is required. A Variance is needed.
2. **Architectural Plans** – The architectural plans indicate a proposed 2,414 SF two-story dwelling with four (4) bedrooms, four (4) full bathrooms, as well as a kitchen, dining and living area, an office space and a laundry room. An elevator is proposed that would provide access to all living floors. A two-car garage is shown within the lower enclosure, and a 318 SF roof top deck is also proposed. An 8.5 FT x 17 FT in-ground swimming pool is proposed in the rear yard area and will be surrounded by a paver patio area.

3. **Onsite Parking** – The minimum parking requirement for four (4) bedrooms is two (2) spaces per RSIS where two (2) 9 FT x 18 FT spaces are provided within the garage area. A 20-FT wide driveway opening is proposed which will allow adequate access to the driveway and is permitted for a two-car garage. The existing concrete curb along the frontages of the property will be maintained, however, should any portion of the curbing be deteriorated or below design standard, it shall be removed and replaced at the direction of the Borough Engineer.
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 on the roof in accordance with Ordinance requirements.
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 4.95 FT which is sufficient to accommodate the new fill.
7. **Flood Zone**- All construction shall adhere to the most stringent FEMA flood requirements at the time of construction. The proposed First Floor Elevation is (14.31) and the Slab Elevation is (5.25).
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.

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.

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:ASI:caa

Cc: Sara Dela Cruz (sdelacruz@shipbottom.org)
Joe Coronato, Sr., Esq (joesr@coronatolaw.net)
Frank & Donna Borland, Applicant
James S. Raban, Esq., Applicant's Attorney (jraban@regraban.com)
Daniel P. Wheaton, Applicant's Engineer/Planner