



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.

September 4, 2025

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

**Re: Docket No.:** 2025-07  
**Applicant:** Ship Bottom Creek NJ, LLC  
**Block(s):** 23  
**Lot(s):** 13  
**Address:** 127 E. 27<sup>th</sup> Street  
**Type of Application:** Special Reasons "D" & Bulk Variance Application  
**OLA File No.:** SBLU-25-SBCREEK

Dear Ms. Dela Cruz and Mr. Coronato:

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 East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP, dated 8/18/2025.
- B. Architectural Plans, Two (2) Sheets, prepared by Musnug & Associates, Inc. unsigned and dated 7/1/2025 as follows:
  - i. Sheet A-1: Floorplans
  - ii. Sheet A-2: Elevations

The subject property consists of a 2,000 square-foot lot measuring 25 feet by 80 feet. The applicant proposes to demolish the existing 1.5 story structure and construct a new two-story and 27.92 FT high single-family dwelling on the site. In accordance with municipal requirements, the lot will be filled with clean fill material, and a retaining wall will be installed.

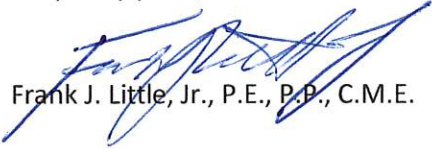
Based on this review, we offer the following for the Board's consideration:

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 3.5 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 7 FT where 15 FT is required. A Variance is needed.
  - g) **Minimum Floor Area (16.32.010(D))** – Proposed Floor Area is 699 SF where 900 SF is required. A Variance is needed.
  - h) **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 27.92 FT, therefore, a Special Reasons/"D" Variance is required for the height and number of stories of the proposed dwelling.
  - i) **Driveway Opening 16.52.080** – Proposed driveway opening is 18 FT where 12 FT is the maximum permitted for a one car garage. A Variance is needed.
2. **Architectural Plans** – The submitted architectural plans depict a proposed two-story dwelling consisting of three (3) bedrooms, two (2) full bathrooms, one (1) half bathroom, and associated kitchen, dining, and living areas. The lower-level enclosure is designed to accommodate one (1) parking space, a foyer providing interior access, a storage area, and an elevator servicing all habitable floors. A second-floor exterior deck is proposed, while no rooftop deck is indicated. An outdoor shower is shown at grade level.
  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 two (2) spaces within the driveway area. A 18 FT wide driveway opening is proposed which will allow adequate access to the driveway, however, only a 12 FT driveway opening is permitted for a one car garage. A variance is needed.
  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,

A handwritten signature in blue ink, appearing to read "Frank J. Little, Jr.", is written over the typed name.

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](mailto:sdelacruz@shipbottom.org))  
J. Coronato, Esq. Land Use Board Attorney ([ioesr@coronatolaw.net](mailto:ioesr@coronatolaw.net))  
James Raban, Esq. ([jraban@regraban.com](mailto:jraban@regraban.com))  
Jason M. Marciano, PE, PP ([jason.marciano@eceinc.net](mailto:jason.marciano@eceinc.net))  
Robert Musgnug, AI  
Ship Bottom Creek NJ, LLC