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November 12, 2025

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

Re: Docket # 2025-09 – Preliminary and Final Major Site Plan
Applicant: Laracca Estates, LLC
Block: 30
Lot: 11
Location: 2304 Long Beach Boulevard
Engineer: James D. Brzozowski, PE, PP
Architect: Frank D. Mileto, AIA, PP
Attorney: James S. Raban, Esq.
OLA File No.: SBLU-25-LARA
SECOND REVIEW

Dear Chairman and Members:

This office is in receipt of and has reviewed the Revised Preliminary and Final Major Site Plan application for the referenced site.

In addition to the application, the submission consists of the following:

- ❖ **Site Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP, dated 09/25/2025 and last revised 11/6/2025.**
- ❖ **Architectural Plans, Three (3) Sheets, prepared by and signed by Frank D. Mileto, AIA, PP, dated 09/29/2025 and last revised as follows:**
 - **Sheet 1 – East, West and South Elevations, revised 11/5/2025**
 - **Sheet 2 – First and Second Floor Plans, revised 11/5/2025**
 - **Sheet 3 – North Elevation, revised 10/27/2025**
- ❖ **Structural Engineering Report, prepared by FP&L Associates, Inc., and dated 6/24/2025.**

The property currently contains a vacant, one-story commercial building. The applicant proposes to renovate the existing structure and add a new second story. Since the Board's previous review of this application, the applicant has revised the plans to include the following changes:

- **The ADA entrance ramp has been relocated from the front of the building to the rear and now lies entirely within the property limits.**
- **It appears that the first floor gym and juice bar area has been reduced from 1,638 SF to 1,596 SF per the architectural plans. Testimony shall be provided.**
- **The proposed 2nd floor apartment has been reduced from 3 bedrooms to 2 bedrooms and its floor area reduced from 1,093.5 SF +/- to 961 SF.**
- **The proposed 2nd floor gym area has increased from 486 SF to 635 SF and will be accessible via a standard interior staircase.**
- **The trash enclosure has been relocated to under the proposed exterior stairs to the roof deck.**
- **The roof deck has been reduced in size by approximately 30% and no longer consumes the entire roof area. The associated railings that would have been required were also removed. Precise dimensions should be provided by the applicant.**

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- The garage doors on the south side of the building have been converted to glass windows and garage doors have instead been added to the front of the building adjacent to Long Beach Boulevard.
- The arborvitae trees have been replaced by a proposed live "Green Wall" comprised of evergreen vine on the entirety of the North facing façade.

Based on our review of the submitted materials, we offer the following for the Board's consideration:

1. **Zoning** – The subject site lies within the SC – Shore Commercial Zone. This is the only lot within this block in this zone. **Our review of the Revised Site Plan indicates that the following variances and existing non-conformities are required:**
 - a. **General Building Use - Section 16.44.010.E.1** – The noted code section states: *"One building may contain more than one use provided that the total building coverage of the combined uses does not exceed the maximums specified for the district....."* A Variance is required as the total permitted building coverage of 35% is being exceeded by 20.5%. The Proposed Building Coverage is 55.5% and the existing coverage is 52.1%.
 - b. **Lot Area - Section 16.44.010(D)** - Existing lot area is 3,363 SF where 4,800 SF is required for the proposed mixed-use. The proposed second story addition represents an expansion on an undersized lot, therefore, a Variance is required.
 - c. **Lot Width - Section 16.44.010(D)** – Existing lot width is 28.5 FT where 60 FT is required for the proposed mixed-use. The proposed second story addition represents an expansion on an undersized lot, therefore, a Variance is required.
 - d. **Front Yard Setback - Section 16.44.010(D)** – The subject site is a corner lot, therefore, there are two required front yard setback requirement.
 - i. The proposed Front Yard Setback on Long Beach Boulevard is 2.7 FT where 15 FT is required. Although the existing building setback is 2.7 FT, the proposed second story addition represents an expansion of a non-conforming setback, therefore, a Variance is required.
 - ii. The proposed Front Yard Setback on E. 24th Street is 0.4 FT where 15 FT is required. Although the existing building setback is 0.4 FT, the proposed second story addition represents an expansion of a non-conforming setback, therefore, a Variance is required.
 - e. **Side Yard Setback - Section 16.44.010(D)** – The subject property is situated on a corner lot, resulting in the northerly side of the parcel being classified as a side yard and the proposed side yard setback is 0.1 feet. Since the proposed second-story addition expands an existing nonconforming setback of 0.1 feet, a variance is required.
 - f. **Building Coverage - Section 16.44.010(D)** – The proposed building coverage is 55.5% (1,866 SF) where 35% (1,177 SF) is the maximum permitted. A Variance is needed. We note that the existing Building Coverage is 52.1% (1,752 SF).
 - g. **Lot Coverage - Section 16.44.010(D)** – The proposed lot coverage is 91.8% (3,087 SF) where 90% (3,026 SF) is the maximum permitted. A Variance is needed. We note that the existing Lot Coverage is 94.6% (3,181 SF).
 - h. **Onsite Parking - Section 16.44.010(F)** – Based upon the parking calculations described below, 11 parking spaces are required where 4 parking spaces are provided. A Variance is needed.

2. **Concrete Curb and Sidewalk** – Concrete curb exists along the frontages of the property on Long Beach Boulevard and 24th Street. An existing 44.5 FT of depressed curb is to remain for two-way driveway access to the site from 24th Street. Sidewalk (10 FT to 20.3 FT+/-) also exists along the frontages of the property on both streets. General Note #5 states “Should any portion of the curb or sidewalk be deteriorated or below design standard, it will be removed and replaced at the direction of the Borough Engineer”.

3. **Parking** – The following parking calculations have been reviewed, and a variance is needed as follows:

	<u>Required Spaces</u>	<u>Provided Spaces</u>
Retail Services		
1 Space/250 SF GFA		
(2,231 SF)	9 Spaces	2 Spaces (includes one (1) handicap stall)
One (1) – 2 Bedroom		
Apartment	2 Spaces	2 Spaces
	11 Spaces	4 Spaces

- i. We note that the Zoning Schedule on the Site Plan shall be revised to reflect the proposed 2 bedroom apartment unit.
 - ii. Although the floor area of each use has been modified, the proposed mixed- use development requires eleven (11) onsite parking spaces whereas only four (4) spaces are provided. A variance is needed.
 - iii. Testimony is required related to the Parking Lot Design as noted below in item #4.
4. **Parking Lot Design and Buffers** – The plan proposes to utilize the existing asphalt parking area, which provides three (3) standard parking spaces measuring 9 FT by 18 FT each, delineated by individual wheel stops, and one (1) accessible parking stall measuring 8 FT by 18 FT with an adjacent loading zone. It is noted that the parking space located farthest to the east may experience maneuverability constraints due to the proximity of the depressed curb and an existing telephone pole.

The existing block walls surrounding the perimeter of the parking lot are to remain, and new Bayberry and Rosa Rugosa plantings are proposed along the northerly and easterly block walls adjoining residential properties, consistent with the requirements of Ordinance Section 16.44.010.E.8. However, the plan also depicts removal of a portion of the existing pavement adjacent to the Easterly parking stall to accommodate a vegetative buffer. Based on existing site conditions, this improvement does not appear feasible, as removal of pavement in this area would effectively reduce or eliminate the Easterly parking stall. A site photograph depicting current conditions is attached. Testimony shall be provided by the applicant, as additional variance relief may be required.

- a. The applicant shall address whether any of the onsite spaces will be designated for the apartment residents.
5. **Lighting** – The plan shows new building-mounted lighting consisting of recessed downlights, with no additional lighting proposed for the parking area. The applicant should submit a lighting plan demonstrating that the existing lighting provides sufficient illumination for the site and complies with the minimum requirements of the Ordinance.
6. **Water and Sewer** – Water and sewer services are connected to the building, however, the Borough Water and Sewer Department shall review and address whether upgrades are needed to the laterals so as to provide adequate service to both a residential and commercial use.

7. **Architectural Plans** – The revised plans indicate the construction of a second-story addition to accommodate a 961 SF two-bedroom apartment containing two bathrooms, a kitchen, family room, and dining area. The second floor will also include a 635 SF cardio gym area, accessible by a standard interior staircase from the gym space below. Access to the apartment will be provided via an interior stairway to be constructed within an easterly portion of the existing building. An additional exterior staircase is proposed to provide access from the second-floor apartment to the roof deck. The roof deck has been reduced in size by approximately 30% however, precise calculations should be provided by architect and reflected on the plan.

The proposed first-floor gym will encompass approximately 1,596 SF and will include one full bathroom with a shower stall, as well as a juice bar area with a cashier. Since the Board's last review, the total gym floor area increased from 2,124 SF to 2,231 SF; a net increase of 107 SF. The South Elevation of the architectural plans shows a counter-height sliding glass window associated with the juice bar area. Testimony shall be provided to clarify whether the juice bar will serve the general public or be limited to gym patrons only.

Adjacent to Long Beach Boulevard, two (2) glass overhead garage doors will be installed and the existing handicap access ramp to the building will be relocated to the rear of the structure. Along 24th Street, the once proposed garage doors will be replaced with storefront style windows

Testimony shall also be provided regarding the proposed relocation of the air conditioning condenser unit, as variance relief may be required depending on its final location and proximity to property lines.

8. **Live Green Wall** - The revised plans include a live green wall that will be comprised of evergreen vines and a galvanized mesh support. For reference, a live green wall is a vegetated system installed on a building façade that incorporates a structural support such as the galvanized mesh shown herein, a growing medium, and an irrigation system to sustain plant growth. In coastal environments such as Long Beach Island, special consideration should be given to plant selection and material durability due to salt air exposure. The chosen evergreen vine should be a salt-tolerant species capable of withstanding wind and saline conditions. All structural and irrigation components should utilize corrosion-resistant materials, and the system should include appropriate drainage and maintenance measures to ensure long-term viability and compliance with site environmental conditions.
9. **Signage** – The applicant shall confirm that the proposed wall-mounted signage on the building façades will comply with the requirements of Ordinance Section 16.44.010.H, pertaining to Permitted Signs, and specifically that the sign area will not exceed twenty percent (20%) of the wall face on which each sign is mounted. The applicant shall also indicate whether the proposed signage will be illuminated or non-illuminated, as both types are permitted under the ordinance.
10. **Additional Testimony** - The applicant should address the following site-specific issues and provide supplemental information as needed:
 - a. **Trash Enclosure** - A smaller 5' x 7' FT trash enclosure is now proposed within the rear area underneath the proposed stairs. It remains for the applicant to describe the proposed enclosure type and height and also update the Site Plan to include a construction detail.
 - b. **Building Access** – The Site Plan has been revised to relocate the handicap ramp to the rear of the building and this location will not encroach into any public right-of-way.
 - c. **Flood Gate Installation** – It remains for the applicant to provide additional detail related to the proposed curb needed for the installation of foundation flood gates. Construction details for all flood barriers proposed will be required. We note that the applicant proposes to dry floodproof

the first-floor commercial space to Elevation 9.0 in accordance with flood hazard area requirements.

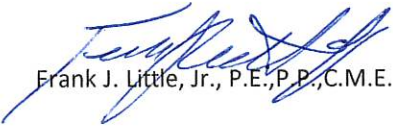
- d. Bicycle parking - Should a parking variance be granted, the applicant should discuss with the Board the potential inclusion of bicycle parking on the site as a means to promote alternative transportation and reduce parking demand.
- e. Hours of Operation – The applicant shall provide the anticipated hours of operation for both the in-season and off-season months as well as the anticipated membership capacity and number of people expected at peak hours? Will the facility be open to the general public or operate as a private/training-membership facility? How many employees and trainers will be on-site during typical and peak hours? Will there be classes or group sessions, and if so, what is the maximum occupancy per class?
- f. Noise – The applicant shall address what measures will be taken to minimize noise from equipment, music, and weights (especially during early/late hours)?

11. **Outside Agencies** – Should the Board approve this application, additional approvals/requirements will be as follows:

- a. Ocean County Planning Board approval.
- b. Ship Bottom Borough Water and Sewer Department
- c. All other outside agency approvals as may be required.

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

Very truly yours,


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

FJL:ASI:kmd

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