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December 10, 2025

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Docket # 2025-12 Special Reasons "D" Variance Application
Applicant: Joshua J. Kline
Block: 58, Lot: 2
Location: 1701 Long Beach Boulevard
OLA File No.: SBLU-25-KLINE1701

Dear Chairman and Members:

This office is in receipt of and has reviewed the Special Reasons "D" Variance Application for the referenced site.

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

- A. Variance Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc. The map is signed by James D. Brzozowski, P.E., P.P. and is dated 10/20/2025 with no revisions.
- B. Architectural Plans, Four (4) Sheets, prepared by Musnug & Associates Architecture. The plans are signed by Robert P. Musnug, AI and dated 07/10/2025 with no revisions.

The subject property is presently vacant. The applicant seeks to construct a five (5) bedroom single family residential dwelling, which is not permitted within the (SC) Shore Commercial Zone.

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

- 1. **Zoning** –The subject site lies within the SC (Shore Commercial) Zone. Our review of the plans indicates the following variance conditions:
 - a. **Single Family Residence**- Construction of a single-family Residence within the Shore Commercial Zone is not permitted. A Special Reasons "D" Variance is required.
 - b. **Maximum Building Height**- The maximum building height shall not exceed 32 FT or 2-1/2 Stories as required by the nearest residential zone (R-3). Testimony shall be provided to ensure the required lot fill has been taken into consideration with respect to maximum building height or a variance may be required.

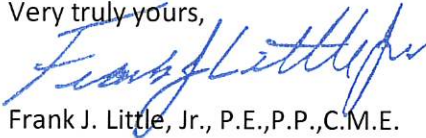
2. **Filling of Lots West of Long Beach Boulevard**- Any new construction on any lands west of Long Beach Boulevard shall be raised 16" above the centerline of the road grade, at the midpoint of the lot. For all lots that have been filled 16", the building height shall be measured from the elevation of the top of the ground level slab, a maximum 4" above the required fill, or above the required fill grade if no slab is proposed. The plans provided do not appear to include the required lot fill. Testimony shall be provided. Building height may need to be addressed to avoid a variance condition.
3. **Architectural Plans**- The architectural plans indicate the construction of a new five (5) bedroom single family dwelling.
 - a. **Ground Floor (A1)**- Showing a two (2) car garage, storage area, mud room, mechanical room and elevator.
 - b. **First Floor (A1)**- Showing four (4) bedrooms, two and one half (2-1/2) bathrooms, a family room, laundry room, covered deck and elevator.
 - c. **Second Floor (A2)**- Showing one (1) bedroom, one and one half (1-1/2) bathrooms, kitchen, living room, covered porch and elevator.
 - d. **Roof Plan (A4)**- Showing a fiberglass rooftop deck.
 - e. **Elevations (A5)**- Showing North, South and West elevations. No East elevation was provided.

*It is noted that Plan Sheet A3 was not provided for review.
4. **Sight Triangle Easement**- A 25 FT X 25 FT sight triangle easement exists at the corner of Long Beach Boulevard and 17th Street.
5. **Stormwater Management**- Roof leaders and six (6) yard inlets are proposed which will be directed to the ±165 LF of perforated 4" pipe to handle stormwater generated by the site.
6. **Retaining Wall**- A retaining wall is proposed along the north, south and west sides of the property.
7. **Air Conditioning Units**- Air conditioning units are shown on the Variance Plan and appear to be in compliance with ordinance requirements.
8. **Outdoor Shower**- Outdoor shower shown on the Variance Plan appears to be in compliance with ordinance requirements.
9. **Swimming Pool**- A 12.5 Ft. X 27 Ft. inground swimming pool is proposed and appears to comply with accessory structure setback requirements.
10. **Overhead Utilities**- Overhead utility lines exist within the proposed pool area. The Variance Plan indicates the utility pole to be removed.

11. **Off Street Parking-** Three (3) off-street parking spaces are required for a five (5) bedroom dwelling. Adequate parking exists on site.
12. **Curb, Sidewalk & Driveway Opening** – Concrete curb and sidewalk exist along the frontages of the property. The depressed curbs along Long Beach Boulevard will be removed and replaced with full face county curb and sidewalk. The depressed curb along 17th Street will be partially removed and replaced with full face municipal curb. A new 20 FT wide driveway opening will be established along 17th Street. Any additional curb or sidewalk deemed to be below design standard shall be replaced.
13. **Utilities-** Sewer and water currently exist. Review by Borough of Ship Bottom Sewer and Water Departments will determine the adequacy of the services. Replacement and/or upgrade may be necessary.
14. **Flood Zone-** The property lies within Flood Zone AE, Elevation 7 as shown on Effective FIRM Map No. 34029C0518G and Flood Zone AE, Elevation 8 as shown on Preliminary FIRM Map No. 34029C0518H. The property is not located within the Coastal A Zone. Any new construction shall be in accordance with applicable requirements.
15. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction.

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:ASI:cmb:caa

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