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February 4, 2026

Ship Bottom Land Use Board

1621 Long Beach Blvd.

Ship Bottom, NJ 08008

Re: **Applicant:** The Baldwin Residence, LLC
 Location: Block 103, Lot 6 - 350 a/k/a 338-380 West 8th Street
 Block 103, Lots 1.01 and 3 - 301 West 9th Street (CVS Pharmacy)
 Block 100, Lot 8 - 354 West 9th Street
 Block 110, Lot 1 - 301 West 8th Street
 Block 110, Lot 25 - 311 West 8th Street

Tax Map: **Page 17: Block 103** Lot 6 (hotel and ancillary uses)
 Block 103 Lots 1.01 and 3 (19 parking spaces on CVS site)
 Block 100 Lot 8 (49 valet parking spaces)
 Block 103 (Un-numbered lot owned by the New Jersey
 Department of Transportation (DOT) licensed to
 applicant; part of hotel structure is located on
 this property pursuant to an agreement with
 the DOT)

Page 20: Block 110 Lot 1 (26 valet parking spaces and one
 dwelling unit)
 Block 110 Lot 25 (33 valet parking spaces)

Address: 350 West 8th Street
Type of Application: Amended Resolution Preliminary and Final Site Plan Application
Docket No.: 2026-01
OLA File No.: SBLU-26-BALDWIN

Dear Chairman and Members:

Our office is in receipt of the following for review as it relates to the above-referenced application:

1. May 20, 1998, Docket No. 98:06SP: Site Plan Approval granted for parking lot on Lot 8, Block 100 (employees only for 27 spaces) and Lot 3, Block 103 for 19 spaces and conformation of site plan for Block 103, Lot 6 (Quarter Deck Inn). (Exhibit A).
2. November 15, 2006, Docket No. 06:16SP/V: Preliminary and Final Approval and variances granted for multi-family structure and restaurant. (Exhibit B).
3. September 19, 2007, Docket No. 2007:10 SP/V: Minor Site Plan Approval granted for the development of Lot 6, Block 103 and Lot 8, Block 100. (Exhibit C).
4. March 18, 2015, Docket No. 2015:04 SP/V: Amended Preliminary and Final Site Plan Approval and Variance Approval for construction of a new three-story hotel, permitting extended stay, above a parking area at ground level, containing 105 hotel units. (Exhibit D).

5. February 15, 2017, Docket No. 2017:01: SP/V: Amended Preliminary and Final Site Plan Approval and Variance Approval to amend the approvals set forth in the March 18, 2015, Resolution to permit the shifting of the building to the South, with access and egress solely from 8th St.; provide a Westerly front yard setback of zero feet to the covered porch; provide a 33-Foot setback from 9th Street to the swimming pool room; and to continue to provide banquets and receptions at the property. (Exhibit E).
6. November 19, 2018, Docket No. 2018:13A SP/V: Amended Preliminary and Final Site Plan Approval and Variance Approval to permit an interior redesign to include a spa and salon for guest and public use; and to permit Applicant to utilize a food truck on the rooftop deck. (Exhibit F).
7. January 16, 2019, Docket No. 2018:138 SP/V: Amended Preliminary and Final Site Plan and Variance Approvals to further modify and amend previously granted variances and site plan approval to allow a temporary tent on the roof top deck. (Exhibit G).
8. May 15, 2019, Docket No. 2019:06 SP/V: Amended Preliminary and Final Site Plan which permitted modifications as a result of the actual construction at the site including setbacks, building and lot coverage and required the removal of certain encroachments involving the wall on 9th Street, as well as the other coverage and setback encroachments as outlined in detail in the Resolution. (Exhibit H).
9. August 19, 1998, Docket No. unknown: Preliminary and Final Site plan approval for Eckert Drug, Block 103, Lots 1, 2 and 3 reserving 19 spaces for use by Quarterdeck. (Exhibit 1, p. 3).
10. July 19, 2023, Resolution 2023-10, Docket No. 2023-03: Preliminary and Final Site Plan Approval along with Variances, numerous bulk variances, design waivers and exceptions so as to clarify and amend prior approvals issued by the Ship Bottom Land Use Board permitting, at that time, 102 room hotel with ancillary uses on Block 103, Lot 6 and ancillary uses located on Block 103, Lots 1.01 and 3; Block 100, Lot 8; Block 110, Lot 1 and Block 110, Lot 25. (Exhibit J).

At the present time, the applicant seeks to amend paragraph 3, page 39 of Resolution 2023-03 adopted September 20, 2023, which states:

3. *No weddings or individual events shall take place during the period of June 15 to September 15 except for weddings already scheduled.*

Based on our review of the subject application, we offer the following:


1. Zoning - The subject site lies within the GC- General Commercial Zone.
2. The applicant proposes to modify the section of the Resolution noted above in order to permit catered events, such as weddings, to include the time period from June 1 to September 30 of each year. The event size would be limited to 200 people and the Applicant would cease the use of the rooftop on nights when an event occurs. The applicant indicates the following:
 - a. Reduction in the use of the rooftop should free up parking spaces for the catered events.
 - b. The catered events would have a fixed complement of attendees whereas more than 200 people would cycle through the rooftop on a weekend night.
 - c. In the event of inclement weather, the Applicant would relocate the event to the ballroom.
 - d. Also, the applicant notes:
 - It will increase occupancy tax revenues.

- It will limit rooftop patrons with the event, only a maximum of 200 people will use the rooftop whereas on a typical weekend night, patrons cycle on and off the deck that results in more than 200 people using the rooftop.
 - It will provide certainty to hotel management and public services.
 - It will minimize traffic on event nights; and
 - It will help local businesses because guests would come to the Borough irrespective of the weather.
3. We note since the July 19, 2023, approval, the applicant has completed all the upgrades to the properties as follows:
- a. Paving, striping and landscaping the parking lots on 9th and 8th Streets.
 - b. Placing parking signage for each spot on the CVS parking lot.
 - c. Relocated the walls and changed the pavers.
 - d. The exception to the above is the final purchase of NJ DOT properties adjacent to the Hotel at Block 103. The application indicates that the NJDOT has licensed these areas to the applicant. Testimony shall be provided as to the status of the final acquisition.
4. In regard to the valet staff, the applicant notes the following:
- a. Requiring valets to wear reflective vests.
 - b. All staff have been required to sign an agreement to use the crosswalks, and the Applicant has posted a notice near the staff time clocks reminding them of this requirement.

We recommend this application be deemed complete provided the applicant has met the Administrative requirements of the Ordinance. Should the Board approve this application, it shall be conditional upon consideration of the comments above and any other comments the Board may wish to impose.

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:caa

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