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March 9, 2026

**Ship Bottom Land Use Board**

1621 Long Beach Blvd.  
Ship Bottom, NJ 08008

**Re: Docket # 2026-02 – Amended Preliminary and Final Major Site Plan & Special Reasons/"D" Variance**

**Applicant: Mundy Consulting Inc.**  
**Block: 29**  
**Lots: 14, 15, 16**  
**Location: 2400 Long Beach Boulevard**  
**Architect: Steven R. Savino, RA**  
**Attorney: James S. Raban, Esq.**  
**OLA File No.: SBLU-26-MUNDY**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Preliminary and Final Major Site Plan & Special Reasons/"D" Variance application for the referenced site.

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

- ❖ Project Plans, Two (2) Sheets, prepared and signed by Steven R. Savino, RA, dated 12/16/2025 as follows:
  - Sheet 1 of 8 – Location Plan/Zoning
  - Sheet 2 of 8 – First Floor Plan
  - No additional sheets were provided
  
- ❖ Survey of Property, One (1) Sheet, prepared by Frank R. DeSantis, PLS and dated 2/10/26.

The subject property is located at the intersection of East 24th Street and Long Beach Boulevard and is currently developed with a commercial building formerly occupied by a Dollar General retail store. The applicant proposes to repurpose the existing building for use as an indoor golf simulation facility consisting of eleven (11) golf bay suites. No modifications to the existing building footprint are proposed, and the existing parking layout and circulation pattern will remain unchanged.

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

1. **Special Reasons/"D" Variance** – The subject site lies within the SC – Shore Commercial District and the proposed Golf Simulation Facility is not a permitted use within this zone, therefore, a Special Reasons/"D" Variance is required. In accordance with Borough Code Section 16.44.010(A), the following uses are permitted in this zone for the Board's information:
  - Retail sales of goods;
  - Retail sales of services, excluding commercial dry cleaning establishments and nonportable appliance, equipment or machine services or any other type of service which requires truck, van or trailer pick-up or delivery of the equipment or item to be serviced;
  - Delicatessens, bakeries, candy stores, food markets and grocery stores, provided that no other activities associated with other permitted principal uses are conducted on the site;
  - Banks, including drive-in facilities;
  - Offices and office buildings;
  - Restaurants, bars, night clubs and taverns, excluding drive-in facilities and delivery service;
  - Theaters;
  - Child care centers;
  - Funeral homes;
  - Hotels and motels;
  - Garden centers as conditional uses
  
2. **Zoning** – As noted above, the existing building and associated site improvements are located within the SC–Shore Commercial Zone. No modifications to the building or site are proposed as part of the submitted application. Accordingly, a zoning schedule reflecting the existing site conditions was not provided. However, based on a review of the property survey, it appears that the following conditions were permitted at the time the structure was utilized for retail purposes, whereas the proposed golf simulation facility is not a permitted use within the zone:

	<b>Retail Use Required</b>	<b>Provided</b>
<b>Min. Lot Area</b>	4,800 SF	14,400 SF
<b>Min. Lot Frontage</b>	60 FT	> 60 FT
<b>Min. Lot Width</b>	60 FT	> 60 FT
<b>Min. Lot Depth</b>	80 FT	> 80 FT
<b>Min. Side Yard (each)</b>	5 FT	< 5 FT **
<b>Min. Front Yard</b>	15 FT	0 FT **
<b>Min. Rear Yard</b>	10 FT	> 10 FT
<b>Max. Building Coverage</b>	35%	> 35% **
<b>Max. Lot Coverage</b>	90%	> 90% **

\*\* Non-Conforming Condition

3. **Parking** – The following parking calculations have been reviewed based on the classification of the proposed use as “retail,” and the following variances are required:

	Required	Provided
<b>Retail Services 1 space/250 SF GFA (8,500 SF +/-)</b>	34 spaces	17 spaces  * Variance Required

- a. Based on 8,500 SF of Gross Floor Area, 34 parking spaces are required for this use whereas 17 spaces are provided. A Variance is required.
  - b. One (1) handicap parking space is provided onsite with an associated loading zone.
  - c. The parking spaces available are approximately 9’x18’ as shown on the map of survey and meet the minimum dimensions required by ordinance.
  - d. Per Borough Code Section 16.52.080 as it pertains to off street parking, a buffer planting strip not less than five feet in width shall be provided between any nonresidential property line which abuts a residential use or district and any parking area with five or more parking spaces. In this case, this is an existing non-conforming condition as no buffer to the residential uses along the easterly property line exist. Testimony shall be provided.
4. **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.
5. **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 this renovated commercial use.
6. **Architectural Plans** – It appears based on the architectural plans provided that no changes will be made to the exterior façade of the building with the exception of a 5’4” x 15’ porch addition in the area of the existing loading zone. This area presently contains concrete and a mechanical lift for the loading dock which will be removed to accommodate the porch addition and it does not appear that the addition will extend beyond the footprint of the building. No building elevations were provided for review. Testimony shall be provided which should address any proposed changes to the building façade as well as proposed building mounted signage.

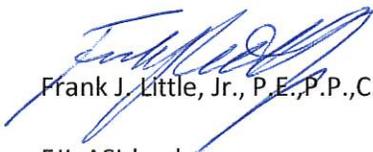
The interior of the building will be renovated to include eleven (11) individual golf bays, a retail area, a private restroom for one user and a separate restroom area with six (6) individual stalls. In all, the building is designed to accommodate 64 total occupants and will be handicap accessible.

7. **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.

8. **Additional Testimony** - The applicant should address the following site-specific issues and provide supplemental information as needed:
- a. **Trash Enclosure** – No trash enclosure is shown onsite, however, it appears that the Dollar General Store did provide a trash enclosure at the end of the drive aisle. Testimony shall be provided.
  - b. **Building Access/Hours of Operation** – The application states that the business will operate 24 hours per day and 7 days per week on primarily a membership and rental model supplemented by event hosting and retail sales. More specific operating hours for each use of the business shall be discussed including anticipated peak operating hours.
  - c. **Lighting** - The applicant should confirm that no additional exterior lighting is proposed and if new lighting is installed, it shall comply with the lighting ordinance and be designed to prevent glare onto adjacent properties or roadways.
  - d. **Flood Gate Installation** – The applicant shall discuss any existing or proposed flood mitigation measures for this commercial use as no existing first floor elevations have been provided. The Effective flood zone is AE(7) and the Preliminary flood zone is AE(8) and the commercial structure must be floodproofed to the minimum Elevation 9 if the first floor elevation is below 9 FT.
  - e. **Bicycle parking** – A bicycle rack is provided adjacent to Long Beach Boulevard which will remain onsite.
9. **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:ASl:kmd

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