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May 11, 2026

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Docket # 2026-04 – Minor Site Plan
Applicant: Baldwin Grille, LLC
Block: 111 Lots: 1, 1.01 & 1.02
Block: 110 Lots: 15.02, 16.01 & 17.01
Location: 401 W 8th Street & 706 Shore Ave
Engineer: John W. Kornick, PE
Architect: James B. Foran, PA
Attorney: James S. Raban, Esq.
OLA File No.: SBLU-26-BALD
Second Review

Dear Chairman and Members:

This office is in receipt of and has reviewed the Minor Site Plan application for the referenced site.

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

- ❖ Site Plan, **Four (4) Sheets**, prepared by K2 Consulting Engineers, Inc. and signed by John W. Kornick, PE, and dated 03/26/2026 with revision date of **05/05/2026**. The plan set consists of the following:
 - Sheet 1 – Cover Sheet
 - Sheet 2 – Site Improvement Plan
 - Sheet 3 – Site Improvement Plan
 - **Sheet 4- Landscape and Lighting Plan**
- ❖ Architectural Plans, **Two (2) Sheets**, prepared by James B. Foran Architect, signed by James B. Foran, PA, and dated 03/27/2026 as follows:
 - Sheet P-1 – Proposed Dining Area – Building “A” dated **03/27/2026**.
 - Sheet P-2 – Proposed Dining Area – Building “B” dated **03/27/2026**.
 - **Sheet P-1- Dining Area Seating Buildings “A” and “B” dated 04/28/2026**.
- ❖ Plan of Survey and Topography, **One (1) Sheet**, prepared by K2 Consulting Engineers, Inc. and signed by John J. Pankok, PLS, and dated 03/09/2026.
- ❖ **Photo and Artist Rendering Exhibits**
 - **Aerial**
 - **Street view photo looking North**
 - **Street view photo looking North**
 - **Artist Rendering Four (4) Sheets**
 - **Mobile Kitchen Trailer Concept**

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The property (Block 111, Lots 1, 1.01 & 1.02) is currently developed with Hochstrasser's Marina. The applicant proposes to continue the marina use and add a bar/restaurant use, creating a mixed-use which is permitted. The restaurant will operate Sunday-Thursday from 12pm – 10pm and Friday-Saturday 12pm – 12am. The existing buildings will be renovated and utilized as dining areas with bar equipment, cold storage, freezer storage, liquor storage and dry goods storage. A mobile kitchen is also proposed onsite. Outdoor dining areas are proposed and will be shielded by shade sails.

Site improvements include a stone parking area providing 122 parking spaces, a 11,350 SF outdoor seating area, Portable restroom trailer, 678 SF mobile kitchen, and a designated trash storage area all within block 111, lot 1.

The property on the east side of Shore Avenue (Block 110, Lots 15.02, 16.01 & 17.01) is unimproved and currently used for and will remain boat storage and parking.

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

1. **Zoning** – The majority subject site Block 111, lot 1 & Block 110, Lots 16.01 & 16.02 lie within the GC – General Commercial Zone, while Block 110, Lots 15.02 lies within R1 – Single-Family Residential Zone. Review of the Minor Site Plan indicates that the following variances and existing non-conformities:

- a. **Rear Yard Setback - Section 16.48.010(D)** – A Rear Yard Setback of 15 FT is required, whereas <15 Ft. exists. This is an existing non-conformity, no change is proposed.
- b. **Site Signage – Section 16.48.010(H)1** – There are two (2) building mounted signs on the Easterly building, where one is permitted. A variance is required.

The Site Plan sign detail shows both sign locations indicating the same dimensions, where the Architectural Plans show two (2) different signs. The plans shall be revised accordingly.

- c. **Loading Area – Section 16.48.010(G)1**- Each principal building shall provide at minimum one off-street loading space at the side or rear of the building or within the building. Each loading space shall be at least 15 FT X 40 FT. with adequate ingress and egress from a public street. There shall be no unloading from the street. The plans have been revised to show **two (2) conforming loading areas**. A note indicates that the loading zone will be used outside of normal business hours.
- d. **Trash Management – Section 16.48.010 (G)**- There shall be at least one trash and garbage pick-up location including provisions for recyclable materials collection provided by each building which shall be separated from the parking spaces by either a location within the building or in a pick-up location outside the building which shall be a steel-like, totally enclosed container, or equivalent, located in a manner to be obscured from view from the parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions and if located outside the building, it may be located adjacent to or within the general loading area(s), provided the container in no way interferes with or restricts loading and unloading functions. Testimony shall be provided and details shall be added to the plan regarding the requirements listed above. One screened and fenced trash management is shown on the plans.

The plans indicate a 20 foot by 10 foot trash enclosure is being proposed to service both buildings.

2. **Concrete Curb/Sidewalk/Driveway Openings** –

- a. Concrete curb, sidewalk and handicap ramps have been installed as part of the ongoing NJDOT project on 8th Street. New curb, sidewalk, handicap ramps and driveway aprons have been installed for Lots 16.01 & 17.01 and are shown on the plans. **New curb, sidewalks and driveways have been shown and installed along Shore Avenue.**

3. **Parking** – The parking layout and circulation plan have been reviewed and adequate parking along with handicap parking will be provided as follows:

Restaurant

1 Space/4 Seats (360 Seats)	90 spaces required
1 Space/ 500 SF GFA (7,530 SF)	16 Spaces required*

Marina

1 Space/4 Slips (72 Slips)	18 spaces required
Total: 124 spaces Required*	
122 spaces Provided*	

*4 EV spaces provided for a 2 space credit reduction.

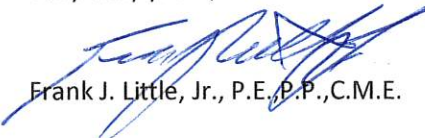
- a. The plans have been revised to provide onsite traffic circulation aisles.
- b. Four (4) handicap accessible parking spaces are shown on the Site Improvement Plan. The handicap parking spaces will be installed on a concrete pad with a concrete walkway across the stone parking areas to ensure access to the restaurant areas and the portable restroom trailer.
- c. Testimony shall be provided as to the number of employees on site during any shift and whether any parking will be designated as employee parking.
- d. Two (2) utility poles, guy wires and an electric panel that are in direct conflict with the proposed parking on the northerly side will be removed.
4. **Residential Buffer - Section 16.48.010(E)8** – A 5 FT landscaping buffer is required along all residential property uses. A landscape buffer is shown on the plans indicating existing vegetation will remain within the 5 FT. buffer along adjacent Lots 1.02 & 1.03 and Lots 15 & 15.01.
- A 5FT. buffer shall also be added along the common lot line between Lots 15.01 & 15.02. **A landscape plan has been provided with planted buffer and fence detail in accordance with the Ordinance.**
5. **Sight Triangles – Section 16.52.030**- The size of the required sight triangles shall be defined by a line connecting points on the edge of the paved portion of the cartways of the two intersecting streets and/or driveways at a distance of 25 FT. from the corner of property lines. The appropriate sight triangles have been provided.
6. **Mobile Kitchen**- An 8 ½ by 11” exhibit with the details of the mobile kitchen, has been provided.
7. **Portable Restroom Trailer**- Details shall be provided regarding the portable restroom trailer.

8. **Utility Poles/Electric Panel-** Two (2) utility poles with overhead wires, one (1) electric panel that are no longer in use will be removed from the property to allow for **24** parking spaces on the north side of the property.
9. **Retaining Wall-** A retaining wall may be required along the northerly property line adjacent to Lots 1.02 & 1.03. If required, final location and size to be provided by the Borough Engineer prior to construction.
10. **Site Lighting** – A lighting plan has been provided and meets the requirements of the Ordinance.
11. **Water and Sewer** – Water and sewer services are not shown, however general note 16 states that the buildings are connected to public water and sewer services. Review by the Borough Water & Sewer Department shall determine adequacy of the services. Should it be determined that the services are deteriorated or inadequate to support the proposed restaurant/marina use, they shall be replaced.
12. **Architectural Plans** – The architectural plans show the following:
 - a. Sheet P-1 shows building elevation views with roof peak heights and floor plan for Building A, which is on the easterly side of Lot 1. **The floor plan exhibits have also been provided showing the intereior seating layout of each building.**
 - b. Sheet P-2 shows building elevation views with roof peak heights and floor plan for Building B, which is on the easterly side of Lot 1 and details for the two (2) proposed building mounted business signs. These signs will be installed on the east side and west side of the building.
13. **Proposed Operations-** A statement of Operations has been submitted, however, testimony shall be provided regarding the following operations:
 - a. **Scheduled entertainment and a house sound system-** Clarification shall be provided as to the hours of scheduled entertainment and whether any entertainment or music will be outdoors and the steps that will be implemented to limit impact on the adjoining residential properties.
 - b. **Outdoor/Indoor Seating-** Note 23 of the plan indicates 189 indoor seats and 171 outdoor seats in compliance with the Ordinance.
14. **Filling of Lots West of Long Beach Boulevard 15.23.010-** In the case of alterations or repairs to existing structures west of Long Beach Boulevard, the lot fill requirement shall apply when the size of additions, alterations or repairs exceed 75% of square footage of the existing structure.
15. **Electric Vehicle Charging Requirement** –The DCA published a Model Statewide Municipal Electric Vehicle (EV) Ordinance on September 1, 2021, which became effective the same date by requiring municipalities to require installation of electric vehicle supply/service equipment (EVSE) and make-ready parking spaces as part of a preliminary site plan. Based on the scale of the proposed development, the project does trigger the electric vehicle charging infrastructure requirements established under P.L. 2021, c.171, as amended. The anticipated number of off-street parking spaces is above the 25-space threshold that would require EV make-ready parking spaces for non-residential development. **Four (4) EV spaces are provided and shown on the plans which allow a reduction of two (2) required onsite parking spaces.**

16. **Flood Zone**- The subject property lies within Flood Zone AE, Elevation 8 as shown on FEMA Firm Map Panel 34029C0518G dated 12/16/2021 and Flood Zone AE, Elevation 8 as shown on FEMA Firm Map Panel 34029C0518H dated 01/30/2015. All construction shall be in accordance with the applicable regulations at the time of construction. We note that flood gates are proposed as part of the non-residential design and we defer additional review and compliance to the Borough Construction Code Official.
17. **Outside Agencies** – Should the Board approve this application, additional approvals/requirements will be as follows:
 - a. Ship Bottom Borough Water and Sewer Department
 - b. 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:hmh

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