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May 8, 2026

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

Re: Docket No.: 2026-05
Applicant: Phillip C. Lorello & Diane J. Lorello
Block(s): 54
Lot(s): 31.02
Address: 247 W. 19th Street
Type of Application: Bulk Variance Application
OLA File No.: SBLU-26-LORELLO

Dear Chairman and Members:

Our office is in receipt of and has reviewed the Bulk Variance application for the above-referenced site:

- A. Variance Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP and dated 12/15/2025.
- B. Architectural Plans, Three (3) Sheets, prepared by CWB Architecture, unsigned, and dated 8/21/2025.
 - i. Sheet S-1: Site Plan
 - ii. Sheet BD-1: Floorplans
 - iii. Sheet BD-2: Elevations

The subject property is a 40-foot x 100-foot (4,000 SF) lot improved with a two-story elevated single-family dwelling. The applicant proposes to construct an elevator addition with a vestibule on the westerly side of the structure. The vestibule will be accessible on the ground level from both an exterior door facing 19th Street and the one-car garage. No other improvements are proposed onsite.

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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 R-2 Single-Family Residential District. Our review of the plans indicate the following:

- a) **Minimum Side Yard Setback - 16.28.010(D)**: The proposed Side Yard Setbacks are 4.8 feet and 5.7 feet where 10 feet on one side is required. A Variance is needed.

The existing Side Yard Setbacks are 10.1 feet and 5.7 feet.

- b) **Minimum Combined Side Yard Setback - 16.28.010(D)**: The proposed Combined Side Yard Setback is 10.5 feet where 15 feet is required. A Variance is needed.

The existing Combined Side Yard Setback is 15.8 feet.

- c) **Maximum Building Coverage - 16.28.010(D)**: The proposed Building Coverage 36.5% (1,459.8 square feet) where 35% (1,400 square feet) is the maximum permitted. A Variance is needed.

The existing Building Coverage is 35% (1,400 square feet).

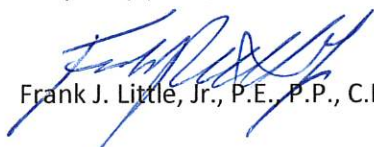
2. **Architectural Plans** – The submitted plans show a 5.2-foot x 11.3-foot two-story elevator and vestibule addition to the westerly side of the existing home which will be accessible from both an exterior door facing 19th Street as well as from the interior garage space. The elevator will service the ground floor garage space and will open to the first-floor family room and the second-floor living/dining room area.

The applicant shall provide testimony regarding the necessity of a vestibule entrance, as opposed to constructing an elevator shaft with access solely from the garage. It is our understanding that vestibules surrounding exterior elevator entrances are typically required to maintain warranties associated with the interlock, subframe, hall station, or pit equipment when installed in exterior locations. However, in this instance, the proposed vestibule area appears to remain open to the garage space, with no door proposed between the areas. As such, it may be feasible to construct the elevator without the vestibule, which would reduce building coverage by approximately 25 square feet, resulting in a total building coverage of 1,434 square feet, or 35.8%.

3. **Onsite Parking** – The minimum parking requirement for four (4) bedrooms is two (2) spaces where one (1) 9 FT x 18 FT space will be provided within the garage area and one (1) space adjacent to the driveway area on the westerly side.
4. **Utilities**- The proposed elevator construction will not impact the existing water and sewer utilities that service this dwelling.
5. **Flood Zone**- All construction shall be in accordance with the applicable regulations at the time of construction. We defer additional review and compliance to the Borough Construction Code Official.
6. **Additional Approvals** –Should the Board approve this application, additional approvals/requirements will be required from any agency having 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:caa

cc: Sara Dela Cruz, Land Use Board Secretary, (sdelacruz@shipbottom.org)
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James Raban, Esq. (jraban@regraban.com)
Sarah Jennings, AIA
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