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July 13, 2026

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Docket # 2026-07 – Variance Application

Applicant: 2109 Central Ave, LLC
Block: 40
Lot: 3
Location: 2109 Central Avenue
Engineer: Jason M. Marciano, PE, PP
Architect: Michael Pagnotta, AIA
Attorney: James S. Raban, Esq.
OLA File No.: SBLU-26-07

Dear Chairman and Members:

This office is in receipt of and has reviewed the Variance application for the referenced site.

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

- A. Variance Plan, one (1) sheet, prepared by East Coast Engineering, Inc., and signed by Jason M. Marciano, P.E., PE, and dated 05/11/2026.
- B. Architectural Plans, four (4) sheets, prepared by Michael Pagnotta Architecture, signed by Michael Pagnotta, RA and dated 05/05/2026 as follows:
 - Sheet CS – Cover Sheet
 - Sheet A1 – Ground Floor Plan
 - Sheet A2 – First and Second Floor Plan
 - Sheet A4 – Elevations

The subject site is 3,200 SF and is presently developed with a 1.5 story dwelling and detached accessory dwelling. The applicant proposes to demolish both of these structures and construct a new two-story single-family dwelling as well as an inground swimming pool.

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 OR (Office Residential) Zone. Based on the proposed improvements and existing site conditions, the following variance relief is required, and the following pre-existing nonconforming conditions exist:
 - a. **Minimum Lot Area – §16.36.010(D)** – The proposed lot area is 3,200 SF where 4,800 SF is the minimum required and a variance is needed.
 - b. **Minimum Lot Width & Frontage – §16.36.010(D)** – The proposed lot width and lot frontage are 40 FT where 60 FT is required and variances are needed.
 - c. **Front Yard Setback §16.36.010(D)** – The proposed front yard setback is 10.5 FT (to the steps) where 15 FT is required. A variance is needed.
2. **Waivers** - Based on the proposed improvements and existing site conditions, the following waiver is required:
 - a. **Concrete Curbing and Sidewalk §12.04.011(A and B)** – Concrete curb and sidewalk is required along the lot frontage for all new construction where no curbing or sidewalk is proposed. A variance is needed.
3. **Building Coverage and Swimming Pools** - As noted above, an 8.5x17 FT swimming pool is proposed within the rear yard area. This swimming pool is subject to the building coverage requirements set forth in §16.52.160(A)(1) which states that an inground swimming pool and all other building coverage shall not exceed 50% of the square footage of the lot. In this case, the proposed building coverage, with the swimming pool, is 1261.5 SF or 39.4% which conforms to the ordinance requirements.
4. **Architectural Plans**- The architectural plans describe an 1,824 SF single family dwelling with 4 bedrooms, 2.5 bathrooms, a kitchen, living room, and dining room as well as an elevator that will provide access to each floor and a roof top deck. A one-car garage is also proposed as well as an outdoor shower and a 2nd level exterior covered deck.
5. **Air Conditioning Units**- The air conditioning units are shown on the variance plan and are permitted to encroach into the side yard setback area provided the platform does not exceed 32 SF. As shown, the platform conforms to the minimum ordinance requirements.
6. **Off-Street Parking**- Two (2) off-street parking spaces are required and two (2) exterior parking spaces and one (1) garage space are provided.
7. **Utilities**- The site is currently serviced by water and sewer service. Subject to review by the Borough Water and Sewer Department.

7. **Off-Street Parking-** Two (2) off-street parking spaces are required and two (2) exterior parking spaces and one (1) garage space are provided which conforms to the Ordinance requirements.
8. **Utilities-** The site is currently serviced by water and sewer service. Subject to review by the Borough Water and Sewer Department, upgrades to these laterals may be required.
9. **Flood Zone-** The subject property lies within Flood Zone AE, Elevation 7 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.
10. **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:ASI:hmh

Cc: Sara Dela Cruz, Land Use Board Secretary (sdelacruz@shipbottom.org)
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Jason M. Marciano, PE, PP, Applicant's Engineer (jason@eceinc.net)
Michael Pagnotta, AIA, Applicant's Architect (342 W 9th Street, Ship Bottom, NJ 08008)
2109 Central Ave, LLC, Applicant (342 W 9th Street, Ship Bottom, NJ 08008)