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April 7, 2026

Chairman and Members
Borough of Harvey Cedars Land Use Board
7606 Long Beach Blvd.
Harvey Cedars, NJ 08008

Re: Docket #2026-03
Preliminary and Final Major Subdivision Application
Applicant: 8103 Long Beach Boulevard, LLC
Block 81, Lots 1 & 12
Location: 8103 Long Beach Boulevard (between 81st and 82nd Streets)
OLA File No.: HCLU- 2026-03

Dear Chairman and Members:

This office is in receipt of and has reviewed the Preliminary and Final Major Subdivision Application for the referenced site.

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

- A. Preliminary Major Subdivision, Five (5) Sheets, prepared by Challoner & Associates, LLC, signed by Stuart Challoner, PE, dated 01/28/2026 and last revised 03/26/2026 as follows:
 - 1. Sheet 1 – Cover Sheet
 - 2. Sheet 2 – Existing Conditions Plan
 - 3. Sheet 3 – Subdivision, Grading and Utility Plan
 - 4. Sheet 4 – Soil Erosion and Sediment Control Plan
 - 5. Sheet 5 – Soil Erosion and Sediment Control Details
- B. Architectural Site Plan, One (1) Sheet, prepared and signed by Jay Madden, Architect, dated 01/27/2026 and last revised 03/26/2026.
- C. Architectural Floor Plans, Two (2) Sheets, prepared and signed by Jay Madden, Architect, dated 01/26/2026 and last revised 03/26/2026.
- D. Dwelling Elevations, One (1) Sheet, prepared and signed by Jay Madden, Architect, and dated 02/20/2026.

The subject property, located on the east side of Long Beach Boulevard, was previously occupied by the HCH Real Estate Office—a two-story building totaling 4,870 square feet with an associated parking lot.

The applicant proposes to subdivide the existing lots into four (4) new 4,500 SF residential building lots, each to be developed with a 2,250 SF single-family dwelling and a 12'x18' swimming pool. All driveways are proposed to be constructed of permeable paving materials or otherwise designed with appropriate grading to direct stormwater runoff toward adjacent pervious areas within the site.

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

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Beachwood, NJ 08722
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info@owenlittle.com

1. **Major Subdivision Map Comments –**

- a. The map set shall be amended to reflect the title of proposed Preliminary and Final Major Subdivision as indicated in the application.
 - b. A Final Plat shall be prepared and shall depict all proposed lot lines with bearings and distances, existing and proposed lot numbers, lot areas, building setback lines, and a zoning schedule identifying the zoning requirements and the conditions of each proposed lot, including any requested variance relief as well as certification for the Municipal Engineer.
 - c. The Final Plat shall be prepared to meet all other requirements of the New Jersey Map Filing Law as well as Borough Code Chapter 16 as it pertains to Land Subdivision.
2. **Special Reasons/"D" Variance-** Based upon the minimum permitted lot area of 5,000 SF in the LC-Limited Commercial Zone and Borough Code Section 16-7.3 as it relates to Land Subdivision-Lots, a Special Reasons/"D" Variance is required for Lot Density as the proposed density based on 4 lots is 9.7 lots per acre whereas 8.7 lots per acre is the maximum permitted.
3. **Zoning:** The subject site lies within the LC – Limited Commercial Zone and we note the following required variances:

New Lot 1.01:

- a. Proposed Lot Area is 4,500 SF where 5,000 SF is required. A Variance is needed.
- b. Proposed Lot Width is 45 FT where 50 FT is required. A Variance is needed.
- c. Proposed Side Yard Setbacks are 8 FT and 10 FT where 10 FT on each side is required. A Variance is needed.
- d. Proposed Building Height is 32 FT where 30 FT is the maximum permitted when the setbacks do not meet or exceed the required setbacks of the district. However, should the Board approve the Side Yard Setback Variance as described above, variance relief will not be required for the building height.

New Lot 1.02:

- e. Proposed Lot Area is 4,500 SF where 5,000 SF is required. A Variance is needed.
- f. Proposed Lot Width is 45 FT where 50 FT is required. A Variance is needed.
- g. Proposed Side Yard Setbacks are 8 FT and 10 FT where 10 FT on each side is required. A Variance is needed.
- h. Proposed Building Height is 32 FT where 30 FT is the maximum permitted when the setbacks do not meet or exceed the required setbacks of the district. However, should the Board approve the Side Yard Setback Variance as described above, variance relief will not be required for the building height.

New Lot 12.01:

- i. Proposed Lot Area is 4,500 SF where 5,000 SF is required. A Variance is needed.
- j. Proposed Lot Width is 45 FT where 50 FT is required. A Variance is needed.
- k. Proposed Side Yard Setbacks are 8 FT and 10 FT where 10 FT on each side is required. A Variance is needed.
- l. Proposed Building Height is 32 FT where 30 FT is the maximum permitted when the setbacks do not meet or exceed the required setbacks of the district. However, should the Board approve the Side Yard Setback Variance as described above, variance relief will not be required for the building height.

New Lot 12.02:

- m. Proposed Lot Area is 4,500 SF where 5,000 SF is required. A Variance is needed.
- n. Proposed Lot Width is 45 FT where 50 FT is required. A Variance is needed.
- o. Proposed Side Yard Setbacks are 8 FT and 10 FT where 10 FT on each side is required. A Variance is needed.
- p. Proposed Building Height is 32 FT where 30 FT is the maximum permitted when the setbacks do not meet or exceed the required setbacks of the district. However, should the Board approve the Side Yard Setback Variance as described above, variance relief will not be required for the building height.

4. **Map Discrepancies/Errors** – The following comments shall be addressed by the applicant and the Major Subdivision Map should be revised accordingly:
- a. The Statistical Data Chart on the Preliminary Major Subdivision Plan Sheet 1 of 5 shall be revised to reflect:
 - i. Required/Maximum Permitted Building Height: 30 FT Max. for non-conforming setbacks and 32 FT Max. for conforming setbacks or setbacks that were granted variance relief.
 - b. The reference to the parking lot being repaved should be removed from the Existing Conditions Sheet 2 of 5.
5. **Lot Elevation** - Any land east of Long Beach Boulevard shall be filled with clean fill to a minimum elevation of either eight (8) inches above the established Borough Street Profile or twelve (12) inches above the crown of the adjacent roadway or easement, whichever is higher. Retaining walls shall be installed at the property line where necessary. It appears that the lots adjacent to 82nd Street meet this requirement, however, the new lots on 81st Street do not. Testimony shall be provided and plan revisions may be required.
6. **Architectural Plans**- Architectural plans have been submitted depicting the south and west building elevations along with floor plans for a proposed 2,250 SF single-family dwelling to be built on each lot. The plans indicate a two-car garage, mechanical room, and elevator at the ground level; four bedrooms and four bathrooms on the first floor; and a family room (with an optional fifth bedroom), kitchen, living room, dining area, and two open decks on the second floor. A fiberglass roof deck is also proposed, which is accessible by stairs only. The total heated living space of each dwelling will be 2,250 SF.

Architectural plans for each individual single-family dwelling shall be submitted at the time of plot plan approval and will be reviewed by the Construction Department for compliance with all applicable building regulations, including the requirements of NJDEP-issued permits.

7. **Utilities-** In accordance with Borough Code §16-5.8, which governs final plat requirements for major subdivisions, a utility plan depicting the proposed locations of all utilities, including but not limited to water, sanitary sewer, and electric service, shall be submitted prior to Final Plat signoff. Subject to the review of this plan, improvements or upgrades to existing utility systems may be required at the direction of the Borough Engineer.

In addition and as required for all major subdivisions, the applicant shall arrange with the serving utility for the underground installation of the utilities distribution supply lines and service connection in accordance with the provisions of the applicable standard terms and conditions incorporated as a part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners, and shall submit to the land use board and borough committee prior to the final signoff, a written instrument from each serving utility which shall evidence full compliance with the provisions of this paragraph; provided that in such subdivisions, lots which abut existing streets where overhead electric or telephone distribution supply lines have heretofore been installed on any portion of the streets involved may be supplied with electric and telephone service from such overhead lines or extensions thereof, but the service connections from the utilities overhead lines shall be installed underground.

General Note # 9 states that all proposed utilities shall be constructed underground.

8. **Borough Streetscape-** The lots with frontage on Long Beach Blvd. will be improved with the Borough Streetscape under an approved municipal construction contract and these field conditions shall be shown on the final as-built plans for each dwelling prior to the issuance of a Certificate of Occupancy.
9. **Stormwater and Drainage** – The proposed development of four (4) single family homes will result in a net decrease of impervious surface and will not disturb more than one (1) acre, therefore, this development is not defined as a Major Development as specified in NJAC 7:8 or the Harvey Cedars Code of Ordinances and is not subject to stormwater requirements.
10. **Sight Triangle** - The Borough's required sight triangle of 25' x 25' has been indicated for the corner lots as shown on Plan Sheet 3 of 5. There are no encroachments within the sight triangle areas.
11. **Long Beach Boulevard Property, Acquisition.** It is my understanding from information provided from the Ocean County Engineering Department, that the County took Ten (10) Feet of property from this location in 1919 in order to widen the road Right-of-Way to Sixty (60) Feet. Since the additional 10 FT would have allowed for a conforming subdivision, the applicant has indicated that a hardship exists. The applicant shall provide testimony regarding this issue.
12. **Flood Zone** – All new construction must comply with current FEMA and NJ State Flood Hazard Area regulations for any identified regulated flood zones. Under the recently adopted NJ REAL Rule Legislation, its anticipated that the required minimum First Floor Elevation and associated utilities will be FEMA BFE (7.0 FT) + (5.0 FT State Freeboard) and a NJ Flood Hazard Area Permit or equivalent will be required.
13. **Outside Agencies** – Should the Board approve this application, additional approvals/requirements will be as follows:
- a. Verification of proposed lot numbers with the Borough of Harvey Cedars Tax Assessor's office prior to filing.
 - b. Ocean County Planning Board approval.

- c. Ocean County Soil Conservation District approval.
- d. New Jersey Department of Environmental Protection –NJAC 7:13 Flood Hazard Area Control Act
- e. Harvey Cedars Borough Water and Sewer Department.
- f. Filing with the County Recording Office in accordance with the New Jersey Map Filing Law.
- g. All other outside agency approvals as may be required.
- h. Monuments shall be set in accordance with the New Jersey Map Filing Law.

We recommend this application be deemed complete provided it has met the administrative requirements of the Borough's Ordinance.

Very truly yours,



Frank J. Little Jr., P.E., P.P., C.M.E.

FJL:ASl:kmd

cc: Christine Lisiewski, Secretary (clisiewski@harveycedars.org)
K. Quinlan, Esq. (ksqesq@comcast.net)
J. Jackson, III, Esq., (john@jjilawfirm.com & jackie@jjilawfirm.com)
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