

September 29, 2025

Ms. Robin Schilling, Secretary
Township of Little Egg Harbor Planning Board
665 Radio Road
Little Egg Harbor, NJ 08087

Via Email: rschilling@leht.com

**Re: Application #2025-04
Mathistown Commons
Preliminary & Final Major Site Plan Application
Technical Review #1
Applicant: Dream Homes & Development Corp c/o Vincent Simonelli
Owner: Margaret Whelan
Block 325.20, Lot 11
Zone: AHZ – Affordable Housing Zone
Location: 167 Mathistown Road
Our File: 1517-P-097**

Dear Ms. Schilling:

Our office has received and reviewed the above referenced application and offers the following comments:

A. Background

The property in question (PIQ) is known as Block 325.20, Lot 11 and consists of 12.33 acres. The site is located at 167 Mathistown Road. The site is within the AHZ – Affordable Housing Zone.

The site is currently wooded with 10.76 acres forested and 1.57 acres non-forested. There appears to be an encroachment of a structure from adjacent lot 13.03.

The Applicant currently seeks Preliminary & Final Major Site Plan approval to construct 15 townhouse buildings with a total of 96 residential dwelling units consisting of 80 market rate units and 16 affordable housing units. The 15 townhouse buildings are broken down as follows: 1 – 4 unit building; 3 – 5 unit buildings; 2 – 6 unit buildings; 7 – 7 unit buildings; and 2 – 8 unit buildings. Each unit includes a driveway for a total of 96 driveway parking spaces. The parking requirements shown on the cover sheet indicate that garages are proposed for the 80 market rate units for an additional 80 parking spaces. (no architectural plans have been provided).

The site improvements include 3 new roads, 78 curbed and porous paved off-street parking spaces (including 4 accessible spaces and 6 EV parking spaces), a geogrid emergency access drive, 3 stormwater management basins, a recreation area, 6 mailbox units, landscaping, and lighting. The site is to be serviced by public water by way of a water main extension connecting to a water main in Mathistown Road and public sanitary sewer by way of a sewer main extension connecting to a sewer main in Buckhorn Lake Court.

Access to the site is by way of a full movement divided access roadway along Mathistown Road.

B. Items Submitted

1. Copy of a set of plans titled “Preliminary and Final Major Site Plan for Mathistown Commons, Block 325.20, Lot 11, Township of Little Egg Harbor, Ocean County, New Jersey”, prepared by Stuart Challoner, P.E. of Challoner & Associates, LLC consisting of 26 sheets, dated April 25, 2025, revised August 20, 2025.

2. Copy of a Boundary & Topographic Survey for Mathistown Commons, Lot 11, Block 325.20, Township of Little Egg Harbor, Ocean County, New Jersey”, prepared by Edwin Hale, P.L.S. of Challoner & Associates, LLC consisting of 1 sheet, dated April 25, 2025.
3. Copy of a Stormwater Management Report prepared by Stuart Challoner, P.E. of Challoner & Associates, dated April 2025.
4. Copy of a Traffic Impact Study prepared by John R. Corak, P.E. & Matthew Seckler, P.T.O.E. of Stonefield, dated June 12, 2025.
5. Copy of an Environmental Impact Statement prepared by ACT Engineers, dated May 23, 2025.
6. Copy of a Letter of Transmittal to the Little Egg Harbor Township Planning Board for approval dated June 18, 2025.
7. Copy of a Submission Letter to the Little Egg Harbor Township Planning Board for approval dated August 28, 2025.
8. Copy of a Statement of Operations.
9. Copy of Check No. 2401 in the amount of \$500.00 for escrow fees.
10. Copy of Check No. 2400 in the amount of \$150.00 for application fees.
11. Copy of Check No. 2409 in the amount of \$300.00 for resolution fees.
12. Copy of Check No. 2475 in the amount of \$3,450.00 for additional application fees.
13. Copy of Check No. 2476 in the amount of \$17,500.00 for additional escrow fees.
14. Copy of Check No. 2477 in the amount of \$16,800.00 for stormwater review fees.
15. Copy of the Township of Little Egg Harbor Planning Board Application for Preliminary & Final Site Plan Approval.
16. Copy of the Owner’s Authorization signed by John Whelan (POA) for Margaret Whelan dated May 20, 2025.
17. Copy of the Stockholder’s/Partner’s Certificate.
18. Copy of an Affidavit of Non-Collusion dated May 20, 2025.
19. Copy of a Site Inspection Consent dated May 20, 2025.
20. Copy of a W-9 Form dated May 21, 2025.
21. Copy of the Planning Board Application Checklist.
22. Copy of Request of Proof of Taxes Paid dated May 5, 2025.
23. Copy of a Request for a Certified List of Property Owners within 200 feet.
24. Copy of a Certified List of Property Owners within 200 ft dated May 8, 2025.
25. Copy of a Site Plan Application Checklist.

C. Zoning

1. The Applicant currently seeks Preliminary & Final Major Site Plan approval to construct 15 townhouse buildings with a total of 96 residential dwelling units consisting of 80 market rate units and 16 affordable housing units within the AHZ – Affordable Housing Zone.
2. Per §215-4.24.4B1 multi-family development is a permitted use.
3. Bulk Requirements: The chart below summarizes the area and bulk requirements for the Affordable Housing Zone in accordance with §215-4.24.4F:

Tract Requirements	Required	Proposed	Status
Minimum Tract Area	11 AC	12.33 AC	Conforms
Maximum Units	125 Units	96 Units	Conforms
Minimum Lot Width	150 FT	>150 FT	Conforms
Minimum Lot Depth	250 FT	≥250 FT	Conforms
Minimum Building Setback from Tract Boundary	25 FT	33 FT	Conforms
Minimum Residential Building Setback from a State Highway	100 FT	N/A	N/A
Minimum Building Setback from a County Road or Municipal Street	30 FT	45.31 FT	Conforms
Minimum Building Setback from a Residential Zone	100 FT	100.66 FT	Conforms
Minimum Building Setback from Residential Access, Internal, Private Street	20 FT	20.39 FT	Conforms
Minimum Building Setback from Common Parking Areas	10 FT	13.42 FT	Conforms
Minimum Distance Between Building Fronts	30 FT	>30 FT	Conforms
Minimum Distance Between Building Rears	25 FT	35 FT	Conforms
Minimum Distance Between Building Fronts and Sides	30 FT	N/A	N/A
Minimum Distance Between Building Rears and Sides	25 FT	N/A	N/A
Maximum Building Height	3 STY / 50 FT	TBD⁽¹⁾	TBD
Maximum Building Coverage of Lot	25%	10.95%	Conforms
Maximum Impervious Coverage of Lot	60%	29.44%	Conforms
Minimum Lot Frontage on Public Street	200 FT	750.52 FT	Conforms
Minimum Setback from Garage Units to Rear	25 FT	>25 FT	Conforms
Affordable Housing Requirement	20%	20%	Conforms
Parking Requirements⁽²⁾			
Townhouse (80 Market Rate Units) Number of Bedrooms Not Provided Per RSIS use 2.3 spaces/unit	80 units x 2.3 spaces/unit = 184 spaces	160 spaces (Driveway & Garage)	
Townhouse (16 Affordable Units) Number of Bedrooms Not Provided Per RSIS use 2.3 spaces/unit	16 units x 2.3 spaces/unit = 37 spaces	30 spaces + 6 EV Credited Spaces = 36 spaces	
Guest Parking 104 units – 0.5 space/unit	96 units x 0.5 space/unit = 48 spaces	48 spaces	

Tract Requirements	Required	Proposed	Status
Total Parking Spaces	269 spaces	244 spaces (V) ⁽³⁾	Variance
Accessible Parking Spaces (Based upon 78 Public Parking Spaces)	4 spaces	4 spaces	Conforms

Ground Sign (§215-4.24.4C13)	Required	Proposed	Status
Max Number of Signs	1	1	Conforms
Max Size of Sign	24 SF	32 SF (V) ⁽⁴⁾	Variance
Maximum Sign Height	6 FT	5 FT	Conforms

V – Variance TBD – To Be Determined N/A – Not Applicable

Notes:

- (1) Per §215-4.24.4F14 the maximum building height permitted is 3 stories/50 feet. The Applicant shall provide architectural elevations to ensure compliance.
- (2) The number of bedrooms has not been provided. The Applicant shall provide architectural plans. The parking calculations may change once architectural plans have been submitted.
- (3) Per §215-12.16A(29) & RSIS §5:21-4.14 the minimum parking spaces required is 269 spaces as calculated in the chart above, whereas 244 parking spaces are provided (238 parking spaces + 6 EV credited spaces). The Applicant has requested a variance.
- (4) Per §215-4.24.4C13 one double-sided, ground-mounted development identification sign at a location approved by the Planning Board (maximum dimensions four feet by six feet), landscaped at base, whereas the sign area proposed is 32 sf.

4. AHZ Zone building design standards:

- a. Per §215-4.24.4F(1) each dwelling unit shall contain a minimum of 300 cubic feet of storage area, which may be included within the confines of the garage, basement, or cellar. Where provided within a garage, the storage space shall be in addition to the space required for a vehicle. **The Applicant shall provide testimony to discuss compliance with this requirement.**
- b. Per §215-4.24.4F(2) the homeowners’ association documents shall prohibit the conversion of garages to any other use. **The Applicant shall provide testimony to discuss compliance with this requirement.**
- c. Per §215-4.24.4F(3) each multifamily residential unit shall be constructed with, and shall maintain, a private outdoor space that may be designed as a deck, balcony, terrace, or patio. **The Applicant shall provide testimony to discuss compliance with this requirement.**
- d. Per §215-4.24.4F(4) roads, common driveways, and parking areas within a multifamily/affordable housing development shall be private and maintained by a private association to be established by the developer. The Township shall have no responsibility to maintain, or contribute to the maintenance of, roads, common driveways, and parking

areas. **The Applicant shall provide testimony to discuss compliance with this requirement.**

- e. Per §215-4.24.4F(5) prior to final approval of a multifamily/affordable housing dwelling project, the developer shall provide a municipal services agreement with the Township for the contribution by the Township for trash collection, snow plowing, and lighting. **The Applicant shall provide testimony to discuss compliance with this requirement.**

D. Review Comments

1. Items to be Discussed with the Board

- a. The Applicant shall provide testimony to discuss the overall proposed development.
- b. Per §215-4.24.4K all proposed restrictive covenants, articles of incorporation or other documents concerning the creation of a homeowners' association for the ownership and maintenance of common land and/or facilities shall be submitted to the municipality and approved by the Township Attorney prior to preliminary approval or as determined by the Planning Board of any proposed subdivision or any proposed site plan. Testimony shall be provided to discuss the Applicant's intentions to have a Homeowner's Association. The Homeowner's Association shall be in accordance with §215-11.15. All Homeowner Association documents shall be provided to our office and the Board Attorney's office for review and approval.
- c. The Applicant shall provide testimony to discuss the form of ownership. Will each townhouse unit be located within an individual lot?

2. Architectural Considerations

- a. Architectural Plans for the 4 unit, 5 unit, 6 unit, 7 unit & 8 unit townhouse buildings shall be provided for review.
- b. The Applicant shall provide testimony to discuss whether the townhouse units will include a garage.
- c. The Applicant shall provide testimony to discuss whether the townhouse units will include basements.
- d. The Applicant shall provide testimony to discuss the proposed exterior finishes.
- e. At the rear of each townhouse unit there appears to be patio/decks shown. The Applicant shall provide testimony to discuss whether patios and decks are proposed.

3. Signs

- a. §215-4.24.4C13 one double-sided, ground-mounted development identification sign at a location approved by the Planning Board (maximum dimensions four feet by six feet), landscaped at base, whereas the sign area proposed is 32 sf.
- b. Per §215-12.9 within a sight triangle, no grading, planting, or structure shall be erected or maintained between thirty (30) inches and eighty-four (84) inches above the center line grade of each street or driveway intersection, excluding utility poles, street name signs, and official traffic regulation signs. The proposed site identification sign is located within the sight triangle easement. The sign shall be moved outside of the sight triangle easement

4. Traffic, Circulation & Parking

- a. The Application is subject to the requirements of the Residential Site Improvement Standards (RSIS). The plans should be revised to provide a compliance certification

endorsed by the design engineer that the project has been designed in accordance with the RSIS requirements.

- b. Per §215-4.24.4L2 all streets in an AHZ - Affordable Housing Zone development shall be private streets. The Applicant shall provide testimony to discuss compliance with this requirement.
 - c. Our office has a concern regarding the long-term maintenance of the proposed porous pavement parking spaces. Testimony should be provided to address this concern.
 - d. The proposed street names must be reviewed and approved by the Township Police Chief.
 - e. The Applicant shall provide testimony to discuss accessible circulation within the development.
 - f. Accessible ramps should be shown to provide access to all parking areas.
 - g. All depressed curb shall be labeled and dimensioned.
 - h. Street signs shall be shown at all intersections.
 - i. Keep right sign and no parking sign details shall be added to the construction detail plan.
 - j. The applicant shall provide a note on the plan to follow all rules and regulations in the most recent edition of the MUTCD.
 - k. A circulation plan shall be provided to demonstrate the turning template for the largest emergency vehicle (ladder truck) and the typical trash truck that would service the development. The Applicant shall coordinate with the Fire Marshall on the dimensions of the largest vehicle.
 - l. Our office defers approval of all fire related issues to the Fire Marshall.
 - m. The Applicant shall provide testimony to discuss the proposed traffic impacts as a result of the proposed development.
 - n. The Applicant shall provide testimony to discuss if any improvements are proposed for Mathistown Road.
5. Grading
- a. Spot elevations shall be provided at all 4 corners of each trash enclosure.
 - b. Spot elevations shall be provided for all accessible parking spaces to ensure compliance with the ADA requirements.
 - c. Spot elevations shall be provided for all accessible ramps to ensure compliance with the ADA requirements.
 - d. The contours behind Townhouse Building #4 are mislabeled. Revise accordingly.
 - e. Testimony should be provided regarding the minimum slope of the proposed grading in the rear of proposed buildings 5 & 6, 7 & 8, 9 & 10, and 11 & 12.
 - f. There are steep slopes behind Townhouse Buildings #4 and #13. The Applicant shall provide testimony to discuss the proposed slopes and the need for safety measures such as fencing to be put in place.
 - g. Earthwork cut and fill calculations shall be submitted for review and approval. A mining permit may be required if import or export exceeds 1,000 cubic yards, pursuant to §290.
6. Drainage
- a. The NJDEP requires Major Developments, which are defined as developments that disturb one (1) or more acres of land or creates one quarter (0.25) acres of new impervious surface, to comply with the Stormwater Management Rules. The proposed development appears to

disturb approximately 8.16 acres of land. It also appears to propose more than one quarter (0.25) acres of new impervious surface. Therefore, this project is required to comply with the State Stormwater Management Rules outlined in NJAC 7:8.

- b. Per Chapter 5 of the NJDEP Best Management Practices (BMP) Manual, infiltration of the entire 2-, 10-, and 100-year current and/or projected design storms is only allowed when no runoff leaves the site in the existing condition or infiltrating these storms is required by law or rule from a stormwater review agency. There is a negligible amount of runoff leaving the site during the 2-year design storm, so the site can infiltrate the 2-year storm. However, there is runoff leaving the site in the 10- and 100-year storms, therefore the proposed system is required to convey runoff from these storms. The proposed system is currently designed to infiltrate the entire 10-year storm. In accordance with Chapter 9.8 of the NJDEP BMP Manual, some form of overflow should be provided at the Water Surface Elevation (WSEL) of the 2-year design storm in the outlet structures of the proposed infiltration basins. Please provide testimony.
- c. Table 5 of the Executive Summary of the Stormwater Management Report indicates that Basins 1, 2, and 3 have proposed drainage areas of 2.3 acres, 1.82 acres, and 1.78 acres, respectively. In the routing calculations, the proposed drainage areas for Basins 1, 2, and 3 are 2.68 acres, 2.16 acres, and 2.11 acres. Per NJAC 7:8-5.3, the maximum allowed drainage area for small-scale infiltration basins is 2.5 acres, which Basin 1 would exceed according to the routing calculations. Please provide testimony.
- d. The pre-development drainage area map identifies an existing drainage area of 8.16 acres. The total of all the proposed drainage areas in the post-development drainage area map is 6.95 acres. The applicant should provide testimony regarding the difference.
- e. The point of analysis should be clearly shown on the pre- and post-development drainage area maps.
- f. The applicant uses a length of 36 feet for calculating sheet flow for the pre-development Time of Concentration (Tc) calculations. In accordance with section 8 titled Time of Travel and Time of Concentration in Chapter 5 of the NJDEP BMP Manual, a sheet flow length of 100 feet is to be assumed for the pre-development condition, unless there is something physically in contact with stormwater runoff that prevents sheet flow. It does not appear that there is anything that would prevent sheet flow, therefore a length of 100 feet should be used. Please provide testimony.
- g. Chapter 12 of the NJDEP BMP Manual requires a soil profile put for each soil mapping unit where green infrastructure BMPs are to be located. Both profile pits appear to be within the HbmdB soil mapping unit, and no test pits are within the DoeAO unit. An additional test pit should be provided within the DoeAO area. Please provide testimony.
- h. The applicant proposes six pervious pavement systems. No water quantity or groundwater analysis has been provided for these systems. These should be added to the stormwater management report to verify that the systems adhere to the standards for pervious pavement systems described in Chapter 9.6 of the NJDEP BMP Manual. Please provide testimony.
- i. Additional soil testing should be provided for the pervious pavements systems to comply with Subsection 2a of Chapter 12 of the NJDEP BMP Manual.
- j. Maintenance of the proposed pervious pavement systems should be provided in the Operations & Maintenance Manual. Please provide testimony.
- k. Outlet elevations were provided for the pervious pavement systems in the detail titled Pervious Parking Pavement Section on Sheet 23. These elevations should be shown on the Grading, Drainage, and Utility Plans with the inlet they are proposed in. Please provide testimony.

- l. The applicant should provide calculations for the sizing of the proposed drywells.
 - m. The discharge headwall #1 for Basin #2 is located on top of the sanitary sewer main between Sanitary Manhole #4 and Sanitary Manhole #2. Testimony shall be provided to discuss the need to relocate the discharge headwall or the sanitary sewer main.
7. Lighting
- a. Per §215-12.2B(2) streetlights shall be of a type approved by the Committee and by the electric utility company serving the proposed development. Testimony shall be provided to discuss the street lights proposed.
 - b. A light pole detail including the foundation shall be provided.
 - c. The Applicant shall provide testimony to discuss their intentions to provide wall mounted lights on the affordable housing buildings as well as the market rate townhouse buildings.
8. Landscaping
- a. Per §215-12.7 Section III A1 any person planning to remove a street tree, as defined as Tree removal, with DBH of 2.5” or more or any non-street tree with DBH of 6” or more on their property shall submit a Tree Removal Application to the Department of Community Development and Planning. No tree shall be removed until municipal officials have reviewed and approved the removal.
 - b. The permit application for tree removal must follow the requirements of §215-12.7 Section III A2.
 - c. A tree removal plan shall be provided and shall include the information stated under §215-12.7 Section III A5.
 - d. The standards for removal of trees must follow the requirements of §215-12.7 Section III A6.
 - e. Per §215-12.7, Section III A5 the location, species, size of existing trees shall be established by onsite survey and may be accomplished by a representative 10,000 sf sample taken at one sample area per two acres of disturbance area or portion thereof. Provide quantity of representative sample areas as required indicating presence of trees, hollies and mountain laurels, or the Applicant shall request a waiver. The tree plot data provided under Appendix E in the Environmental Compliance Statement does not satisfy this requirement.
 - f. The Applicant shall submit a plan showing the location of replacement trees and a replacement schedule indicating species, quantities, and size in accordance with §215-12.7 Section III B.
 - g. The Applicant shall provide proposed preservation methods for existing-to-remain trees in accordance with §215-12.7 Section III A5.
 - h. Per §215-11.8E(1) preservation open space is appropriate in areas adjacent to and inclusive of natural amenities to be preserved, such as wooded areas, water bodies, streams, wetlands, etc. This type of open space shall be either deed restricted from future development by conservation easements or dedicated to the Township or another public or quasi-public agency or organization. Open space shall be labeled on the plans. Testimony shall be provided to discuss the Applicant’s intention to preserve the open space through deed restrictions.
 - i. Per §215-11.8E(1)(c) the provision of improvements within the preservation open space, such as pedestrian paths, picnic areas and planting may be required by the Board of jurisdiction when appropriate to create a visually pleasing and beneficial environment. Testimony shall be provided to discuss the need for pedestrian paths, picnic areas, and plantings within the open space.

- j. Per §215-4.24.4J common open space and recreation facilities:
 - 1) A minimum of 35% of the tract area shall be reserved for conservation, recreation, and other common open space uses. An overall plan shall be provided to demonstrate compliance with this requirement. Testimony shall be provided.
 - 2) The common open space may include wetlands, wetlands transition areas, required buffer areas, and landscaped stormwater management facilities.
 - 3) Portions of the common open space may be developed for recreation facilities, including picnic areas, swimming pool, tot lots, and paths. The Applicant shall provide testimony to discuss the proposed recreation facilities proposed for the development.
 - 4) All the housing units will be established as ownership units, and all common open space and any common recreation facilities shall be owned and maintained by a homeowners' association in accordance with the applicable provisions of N.J.S.A. 40:550-43. The Applicant shall provide testimony to ensure compliance with this requirement.
- k. Per §215-4.24.4G a minimum 20 ft wide setback from the development tract boundary (except areas fronting on a public street) shall be a landscaped buffer with shrubs and trees. This buffer may include earth mounds. The buffer may be included within any required building setback. Easements for utilities may be included within this buffer. Driveways and roads to provide access to and from the site may be included within this buffer. It appears that the minimum 20 ft width buffer is provided. Testimony shall be provided to discuss the buffering proposed and the ability for the plantings to provide a solid screen.
- l. Per §215-4.24.4H along property lines adjacent to existing nonresidential land uses, appropriate visual screening shall be provided, consisting of decorative fencing and vegetation. The Applicant shall provide testimony to discuss compliance with this requirement along the southerly property line adjacent to the GB Zone.
- m. Per §215-4.24.4I the development in the AHZ - Affordable Housing Zone shall include building foundation plantings, clusters of plantings in strategic areas, shade trees along roadways, sidewalks, and pedestrian paths, and preservation of existing vegetation, where feasible. The landscape plans provide for foundation plantings; however, the plantings are schematic proposing variable plantings based on location and conditions. Testimony shall be provided to discuss the foundation plantings proposed.
- n. The schematic foundation planting details on sheet 26 of 26 are confusing with regard to the labeling.
 - 1) The typical townhouse building should be enlarged for clarity.
 - 2) What does the (x13), (x26), (x55) refer to?
 - 3) On the typical COAH building detail, there is a reference to "G" when the general plant type only goes to "F". What does the number following the letter refer to?
 - 4) How will a landscaper be able to order plantings efficiently.
- o. Per §215-4.24.4C13 landscaping shall be provided at the base of the proposed site identification sign. There appears to be a tree at the location of the proposed sign. The landscape plan shall be revised to remove the tree and install low growing shrubs at the base of the sign.
- p. Per §215-11.8B(1)(a) street trees shall be planted between 30 ft to 50 ft apart, whereas less is provided. The Applicant shall request a waiver for trees planted further than 50 ft apart.
- q. A note shall be added to the landscape notes to provide a guarantee period of 2 years.
- r. The extent of existing vegetation to remain shall be delineated at the rear of the site.
- s. A sight triangle easement shall be provided at all road intersections within the development.

- t. Per §215-12.9 within a sight triangle, no grading, planting, or structure shall be erected or maintained between thirty (30) inches and eighty-four (84) inches above the center line grade of each street or driveway intersection, excluding utility poles, street name signs, and official traffic regulation signs. The Applicant shall provide testimony to discuss the mature height of the shrubs planted at the entrance within the sight triangle to determine conformance.
- u. Per §215-12.10J all stripped topsoil on site shall be maintained for reuse on site. A note should be added to the plans.

9. Refuse

- a. The Applicant is proposing 2 - 10 ft x 12 ft trash enclosures to service the Affordable Housing Units. Testimony shall be provided to discuss the size of the trash enclosures for this use.
- b. The Applicant shall provide testimony to discuss where refuse and recycling will be stored for the Townhouse Units.
- c. The Applicant shall provide testimony as to the frequency the refuse will be removed from the site.
- d. The Applicant should indicate how recyclable material will be collected, as well as bulk items.

10. Utilities

- a. The site is to be serviced by public water by way of a water main extension connecting to a water main in Mathistown Road and public sanitary sewer by way of a sewer main extension connecting to a sewer main in Buckhorn Lake Court.
- b. The developer shall establish and convey appropriate utility easements to the appropriate utility service provider.
- c. The Applicant shall provide all required local, county, and state approvals.
- d. The plans should label the water and sanitary sewer laterals to each dwelling with an indication of the type and size of pipe.
- e. A road opening permit shall be obtained for Buckhorn Lake Court for the installation of the sanitary sewer main.

11. Miscellaneous Comments

- a. Please provide individual overall plans for the Site Plan, the Grading, Drainage, and Utility Plan, and the Landscape Plan.
- b. Testimony should be provided regarding the proposed recreation area. Site specific plans and details should be provided including but not limited to equipment, play surface, security fencing, site lighting, and landscaping.
- c. There appears to be a structure encroaching on the site from adjacent Lot 13.03. The structure should be labeled. Testimony shall be provided to discuss the existing encroachment.
- d. Testimony shall be provided to discuss the provisions of Affordable Housing.
- e. Per §215-15.6 where an environmental impact assessment is required, the applicant shall provide such a submission in accordance with the requirements of this section, the Little Egg Harbor Township Environmental Commission and the New Jersey Department of Environmental Protection. The environmental impact statement submitted by the Applicant addressing the requirements of the NJDEP. Our office defers to the Little Egg Harbor

Township Environmental Commission to request any additional information required to fully understand the environmental impacts as a result of the proposed development.

- f. The Applicant shall provide testimony to discuss the environmental impacts anticipated with the proposed development.
- g. The Applicant is required to provide all required approvals to our office upon receipt.
- h. Evidence of a Comprehensive General Liability Insurance Policy shall be provided.
- i. The Applicant is responsible to pay mandatory development fees as specified within §215-20.

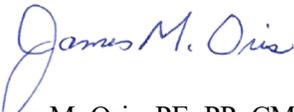
E. Outside Agency Approvals Required

1. Ocean County Planning Board
2. Ocean County Soil Conservation District
3. Ocean County Utilities Authority
4. Little Egg Harbor MUA – Water
5. Little Egg Harbor MUA – Sanitary Sewer
6. Township Police Chief
7. Township Fire Marshall
8. NJDEP Water Main Extension
9. NJDEP TWA
10. NJDEP CAFRA
11. Any agency having jurisdiction over the project.

Should you have any questions, please do not hesitate to contact our office at 732-286-9220.

God Bless America,

REMIINGTON & VERNICK ENGINEERS



James M. Oris, PE, PP, CME, CPWM

MMG/EJP/JMO:mr

- cc:
- Mr. George Garbaravage, Chairman
 - Mr. Matt Benn, Vice-Chairman
 - Mr. Rodney R. Haines, Township Administrator
 - Ms. Kelly Lettera, RMC
 - Mr. Terry Brady, Esq., Board Attorney
 - Mr. Jason Worth, P.E., Township Engineer
 - Mr. Ben Mabie, Esq., Applicant's Attorney (bmabie@gmail.com)
 - Mr. Stuart Challoner, P.E., Applicant's Engineer (schalloner@challonerassociates.net)
 - Dream Homes & Development Corp c/o Vincent Simonelli, Applicant (vince@dreamhomesltd.com)
 - Ms. Margaret Whelan, Owner (5 Carmine Street, Apt C, Little Egg Harbor, NJ 08087)