

PRELIMINARY MAJOR SITE PLAN APPROVAL  
DREAM HOMES & DEVELOPMENT CORP  
167 Mathistown Road  
Block 325.20, Lot 11  
AHZ Affordable Housing Zone

Application No. 2025-04

**RESOLUTION OF APPROVAL 2025-18  
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

**WHEREAS**, an application has been made by Dream Homes & Development Corp for preliminary & final major site plan approval (amended to just preliminary major site plan approval at the hearing) for Block 325.20, Lot 11, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

**WHEREAS**, the preliminary & final site plan was prepared by Challoner & Associates, latest revision dated August 20, 2025; the architectural plans were prepared by Barlo Governale & Associates, dated October 30, 2025; the survey was prepared by Challoner & Associates, dated April 25, 2025; and

**WHEREAS**, Planning Board conducted a public hearing on the application on November 6, 2025, at which time the applicant was represented by Chris Supsie Esq.; and

**WHEREAS**, the Planning Board, after carefully considering the evidence presented by the applicant, and the report(s) from its professional staff, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the subject property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor.
3. The site in question is located at 167 Mathistown Road, in the AHZ Affordable Housing Zone. The site is currently undeveloped. The applicant seeks approval for 15 residential buildings, consisting of 96 condominium dwelling units, 80 of which will be market rate and 16 of which will be affordable housing units.

*The applicant requests variance relief for the following:*

NONE

*The applicant requests the following design waivers:*

NONE

4. Remington & Vernick Engineers, the Board engineers, prepared a report to the Board dated September 29, 2025. The fire chief prepared an email report dated September 9, 2025. The Environmental Commission prepared a report dated October 30, 2025. The Police Department also prepared an undated report submitted to the Board. The Board hereby adopts the findings in the report and incorporates them in this Resolution by reference.

5. The applicant presented the testimony of Vincent Simonelli, the president of the applicant-corporation, who testified to the fact that no variances and no design waivers are being sought. No height variance is sought, and all buildings will meet the height limitations of the zoning code. All residential units will be held under the condominium form of ownership, and the condominium formation and operating documents will be submitted to the Board attorney for review and approval. The trash enclosure, originally designed as a vinyl fence, will be changed to a concrete enclosure, at the request of the Board.

Stuart Challoner, PE, PP, testified to the overall layout of the project. Fifteen buildings are proposed, with a total of 96 residential units. Eighty units will be offered for sale at market rate, and 16 units will be dedicated to affordable housing pricing and regulations. There will be one 4-unit building, three 5-unit townhouse buildings, two 6-unit buildings, seven 7-unit buildings and two 8-unit buildings. Each unit will have a garage parking space and a driveway parking space. All units will have ground-floor storage space in order that the garages will not need to be used for storage, but rather may be kept clear for parking. The site will also have 3 new roads, 78 curbed and porous-paved off-street parking spaces (including 4 handicap spaces and 6 EV spaces), 3 stormwater basins, a recreation area, 6 mailbox structures, with landscaping and lighting improvements. The design of the lighting fixtures were changed to acorn lighting fixtures. The applicant will comply with all Affordable Housing regulations regarding the number of bedrooms per unit. The project sign will be reduced in order to comply with the zoning code, and no variance for the same is sought. The condominium documents will provide that the garages may not be converted to a bedroom or other livable space, but must remain open for vehicle parking. The applicant has considered the Police Dept report regarding speed limits and speed bumps, and the applicant will meet with the Police Dept to come to agreement on these items. The applicant will request that Title 39 motor vehicle regulations be applied to the interior roads. The porous pavement parking spaces will be maintained and repaired or replaced when their efficiency is impaired. A fence will be installed along the southern border of the project, and also along the property line of any neighboring property owner requesting the same (Block 325.20, Lots 13.04 thru 13.09, and Block 325.70, Lot 24). The environmental concerns for the project are being reviewed by NJDEP & CAFRA, and the applicant will comply with all state mandated environmental requirements or recommendations. Additionally, the applicant will assure that all items in the Township's environmental impact assessment regulations are complied with during the final site plan review stage.

Rachel Thornton, the applicant's environmental scientist, testified that the applicant will comply with all state and local environmental requirements, and an updated report shall be supplied during the final site plan review stage. The applicant will also comply with the Township's tree ordinance.

John Corak, PE, the applicant's traffic engineer, testified to the minimal traffic impact that will be caused by the proposed development. The application complies with all RSIS standards. Traffic study and review will be updated, with full data updates including the dates of

the traffic inspections, during the final site plan review process.

Daniel Governale, RA, AIA, the applicant's architect, testified to the design and layout of the residential units, as well as the proposed design of the exterior of the buildings. Earth tones will be provided for the affordable housing units. Windows will be added to the buildings closest to Mathistown Road. No flood lights will be allowed on the units on the southerly boundary of the project. Bus stop and shelters will be provided if requested by the Township or NJ Transit.

Given the number of issues to be addressed and the concerns of the public in attendance, Vincent Simonelli, the president of the applicant-corporation, requested that the application be amended to preliminary approval only, with final review and approval occurring only after NJDEP review is concluded and the additional documentation and details are provided to the Board during the final site plan review stage.

The testimony elicited supported the applicant's contention that the proposed development is in keeping with the area and neighborhood and that the granting of the application (preliminary major site plan approval only) would in no way be detrimental to the public good.

The Little Egg Harbor Township Planning Board concurs with these representations and so finds.

**WHEREAS**, the Planning Board has determined that the applicant should be granted the requested relief (preliminary major site plan approval only) for the following reasons:

1. The proposed site plan will pose no danger to the surrounding area.
2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and/or Zoning Ordinances of the Township of Little Egg Harbor.
3. The Board took into consideration the comments from the public at the hearing.
5. The safety and well being of the immediate area will not be adversely affected by the proposed development.

**NOW, THEREFORE, BE IT RESOLVED** by the Little Egg Harbor Township Planning Board that the application is hereby approved subject to the following conditions:

1. **These specific conditions noted herein are an integral part of the basis for which the approval is being granted and are intended to be inseparable from the right of enjoyment of this approval.**
2. **The applicant shall comply with all conditions as contained in the aforementioned report of the Board Engineer.**

3. The applicant is granted preliminary major site plan approval only, with final site plan review and approval occurring only after NJDEP review is concluded and the additional documentation and details are provided to the Board during the final site plan review stage.
4. The condominium formation and operating documents will be submitted to the Board attorney for review and approval. The condominium documents shall provide that the garages may not be converted to a bedroom or other livable space, but must remain open for vehicle parking.
5. The trash enclosure, originally designed as a vinyl fence, will be changed to a concrete enclosure.
6. The applicant shall comply with all Affordable Housing regulations regarding the number of bedrooms per unit.
7. The project sign shall be reduced in order to comply with the zoning code, and no variance for the same is sought or is granted.
8. The applicant shall meet with the Police Dept to come to agreement on the matter of speed limits and speed bumps.
9. The applicant shall request that Title 39 motor vehicle regulations be applied to the interior roads.
10. The porous pavement parking spaces must be maintained and repaired or replaced when their efficiency is impaired (less than 50% efficiency).
11. A fence shall be installed along the southern border of the project, and also along the property line of any neighboring property owner requesting the same (Block 325.20, Lots 13.04 thru 13.09, and Block 325.70, Lot 24).
12. The applicant will comply with the Township's tree ordinance.
13. Traffic study and review will be updated, with full data updates including the dates of the traffic inspections, during the final site plan review process.
14. Windows shall be added to the buildings closest to Mathistown Road.
15. No flood lights are allowed on the units on the southerly boundary of the project.

**16. Bus stop and shelters will be provided if requested by the Township or NJ Transit.**

**17. No variances or design waivers have been requested, and no variances or design waivers have been granted or are implied.**

*In addition, the following general conditions shall apply:*

1. The applicant must submit proof of payment of all currently due taxes to the Little Egg Harbor Township Planning Board.

2. The applicant must post all bonds and guaranties as required and recommended by this Board and said Planning Board engineer. Moreover, the Applicant must post all required engineering inspection fees.

3. All representations and statements made by the Applicant, as well as Applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review of this Board's own motion.

4. In the event the Planning Board determines that it reasonably relied upon any misstatement or misrepresentation, then and in that case any approvals previously given may be rescinded and any improvements in place on the premises in question shall not be considered as being in compliance with the ordinances of the Township of Little Egg Harbor.

5. The applicant must comply with all conditions as contained in the aforementioned reports of the Board professionals.

6. The applicant must obtain reports with signed certifications from the Township of Little Egg Harbor Planning Board Engineer, Zoning Officer, and Building Department certifying compliance with all conditions of the Resolution.

7. No building permit will be issued until all escrow accounts have sufficient monies to pay all outstanding Planning Board professional fees. In the event a building permit is issued and there are outstanding escrow monies due for Planning Board professional fees, a stop-work order will be filed against the applicant/contractor until such escrow fees have been confirmed by the Board Secretary as paid in full.

8. In the event there is an *existing* violation, the applicant shall have thirty (30) days from the date of the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time proscribed will result in the issuance of a summons.

9. The applicant shall comply with all regulations and obtain all necessary permits required by outside agencies, including local, state and federal.

10. The applicant has agreed to participate in the State recycling program. The program provides credits to the Township of Little Egg Harbor when trees and tree parts are cleared from properties and processed into wood chips (at the site) and then recycled for use as product on-site or off-site. The applicant agrees to file the appropriate forms with Little Egg Harbor Township so that the Township will receive recycling credits pursuant to *N.J.A.C. 7:26A-1.4*.

11. In accordance with NJSA 40:55D-46.1, approval of a minor site plan shall be protected for a two-year period; an extension on such approval may be granted by the Board not exceeding an additional one year. In accordance with NJSA 40:55D-47, approval of a minor

subdivision shall expire 190 days from the date of this resolution unless a plat or subdivision deed is endorsed by the Board Chair and filed with the County Clerk within said 190-day period; an extension of said 190-day period may be granted by the Board not exceeding an additional one year. Minor subdivision approval shall thereafter be protected for a two-year period; an extension on such approval may be granted by the Board not exceeding an additional one year. In accordance with NJSA 40:55D-49, preliminary approval of a major subdivision or site plan shall be protected for a three-year period; extensions on such preliminary approval may be granted by the Board for an additional one year not exceeding a total extension of two years. In accordance with NJSA 40:55D-52, final approval of a major subdivision or site plan shall be protected for a two-year period; extensions on such final approval may be granted by the Board for an additional one year not exceeding a total extension of three years. All other approvals will expire one year after the date of resolution approval if a building permit is required or, if a building permit is not required, a certificate of occupancy has not been obtained; thereafter the applicant may apply to the Board for an extension if the conditions and ordinances existing at the time of approval have not changed.

**BE IT FURTHER RESOLVED** the applicant's request for preliminary and final site plan approval, pursuant to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby are approved.

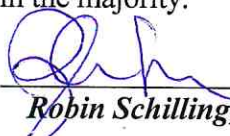
**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

**BE IT FURTHER RESOLVED** that a notification of this favorable Resolution shall be published in an official newspaper of the Little Egg Harbor Township within ten (10) days of the adoption of this resolution.

  
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**GEORGE GARBARAVAGE, Chair**

CERTIFICATION

I, **Robin Schilling**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on February 5, 2026, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on November 6, 2025, a quorum being present and voting in the majority.

  
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**Robin Schilling, Board Secretary**