



**TOWNSHIP OF LITTLE EGG HARBOR
ZONING BOARD OF ADJUSTMENT**

**APPLICATION & APPEAL
PART A**

Use additional sheets if necessary.

Applicant's Name: David Hill

Applicant's Telephone Number: 609-205-9088

Applicant's E-mail Address: Dave @ Express Ibi. Co

Applicant's Street Address: 28 Walker Lane Waretown NJ 08758

Applicant is an (check one): Individual Corporation Partnership LLC Other (describe) _____

Owner's Name: David Hill

Owner's Telephone Number: 609-205-9088

Owner's Mailing Address: 28 Walker Lane Waretown NJ 08758

Relationship of Applicant to Owner (check all that apply): Same Tenant Agent

Contract Purchaser Other (describe): _____

Location of Property which is the subject of this Application or Appeal:

Tax Map Reference (Block & Lot): B 313 L 9

Street Address: 15 WEST BRIG Drive, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: R-50
(For example: R50, R200, GB)

Lot Size: 50' x 90' Lot Area: 4500 sq. ft.

Indicate and Describe any Structures Presently Situated on the Property: N/A

(For example: Shed, Barn, Detached Garage or Residential Dwelling)

State the Present Use of any Structures Noted Above: N/A

PART B

REASON FOR THE APPLICATION OR APPEAL (This Information is Required):

- _____ Appeal to the Zoning Board of Adjustment where it is alleged that there is error in any order, requirement, decision or refusal made by the administrative officer based on or made in the enforcement of the land use ordinance. [N.J.S.A. 40:55D-70(a.)]
- _____ Request that the Zoning Board of Adjustment render a decision upon the interpretation of the land use ordinance or zoning map. [N.J.S.A. 40:55D-70(b.)]
- Request that the Zoning Board of Adjustment render a decision upon a special question(s) where the board is authorized to do so by ordinance. [N.J.S.A. 40:55D-70(b.)]
- _____ Request or appeal to the Zoning Board of Adjustment for a "hardship variance". [N.J.S.A. 40:55D-70(c.) (1)]
- _____ Request or appeal to the Zoning Board of Adjustment for a variance under the "substantial benefit" provisions of N.J.S.A. 40:55D-70(c.) (2).
- _____ Request or appeal to the Zoning Board of Adjustment for a "special reasons" variance. [N.J.S.A. 40:55D-70(d.)] If you checked this item please read carefully and choose from the following options:
- _____ (d.) (1). Variance to permit a use or principal structure in a zoning district restricted against such use or principal structure (commonly known as an "use variance").
- _____ (d.) (2). Variance to permit expansion of a nonconforming use.
- _____ (d.) (3). Variance to permit deviation from a specification or standard pertaining to a conditional use pursuant to N.J.S.A. 40:55D-67.
- _____ Other: (d.) (4) _____ (d.) (5) _____ (d.) (6) _____
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit pursuant to N.J.S.A. 40:55D-34 for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32. [N.J.S.A. 40:55D-76 (a.) (1)]
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-76 (a.) (2)]
- _____ Request that the Zoning Board of Adjustment issue a Certificate of Nonconformity for a _____ nonconforming use or structure. [N.J.S.A. 40:55D-68]

PART D

This section will provide Zoning Board of Adjustment members and the professional staff with important background information related to the relief you are seeking. This information is required. Please answer each and every question which applies to your application in full and with as much detail as possible.

1. Describe in clear, concise and general terms the nature of the relief you are seeking and/or the proposed use of the premises:
[Redacted]
2. Identify which section(s) of the land use ordinance from which you are seeking relief:
2013-01 AMENDMENT
3. Setbacks of the proposed structure: 20.3' Front 31.1' Rear Side 5' + 10'
4. Percentage of building coverage of the proposed structure 26.8 %.
5. Has there been any previous appeal, request or application for relief to this or any other municipal board or the Construction Official involving these premises? YES _____ NO

*Proposed structure:
LOT DEPTH
87' REQ'D TO BULKHD.
80.5' PROVIDED*

[Handwritten signature]

If yes, state the nature, date and the disposition of said matter:

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and land use ordinance. Use additional sheets if necessary.
The proposed dwelling will conform to the surrounding neighborhood character with no impact on neighboring properties. The condition is unique to this property and is not self created.
7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?
The lot depth from the bulkhead to the front property line is less than 87 feet
8. Are there any existing or proposed deed restrictions, covenants, easements, or association by-laws affecting the premises? YES _____ NO If yes, please describe and attach copies.
9. Public Water? YES NO _____ Public Sanitary Sewer? YES NO _____
10. Are you proposing a well and/or septic system? YES _____ NO
11. Are all taxes and/or assessments due on the property paid in full YES NO _____

PART E

Please provide the following:

1. Applicant's Attorney with Address, Telephone & E-mail:

David Hill
23 Walker Lane Waretown NJ 08758
609 205 9088
Dave@Expressbi.com

2. Applicant's Engineer with Address, Telephone & E-mail:

Michael Intile, NJPE + PE No 35271
CIST Eng'g
12 Rodins Pwy, Toms River, NJ 08753
MINTILE@CISTENGINERING.COM
732 244 0888

3. Applicant's Planner with Address, Telephone & E-mail:

SAME

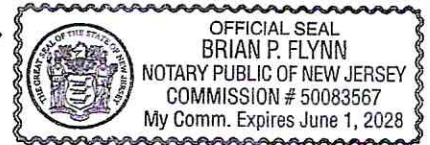
4. List the Names, Addresses, Telephone Numbers, and E-mail of any expert who will submit a report or who will testify for the applicant:

CERTIFICATIONS

I, David Hill, being duly sworn according to law hereby certifies that the information presented in this application is true and accurate. I further certify that I am the individual applicant, or that I am an officer of a corporate applicant and that I am authorized to sign the application for the corporation, or that I am a general partner of a partnership applicant, or that I am an authorized person for any other form of business entity. [If the applicant is a corporation the certification must be signed by an authorized corporate officer. If the applicant is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

4th day of March 2026
(DATE) (MONTH) (YEAR)



[Signature]
NOTARY PUBLIC

[Signature]
(Signature of Applicant)

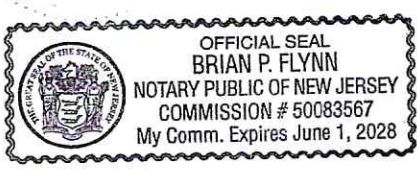
II. I, David Hill, hereby certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made herein or during this proceeding, and the final decision in the same manner as if I were the applicant. [If the owner is a corporation the certification must be signed by an authorized corporate officer. If the owner is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

4th day of March 2026
(DATE) (MONTH) (YEAR)

[Signature]
NOTARY PUBLIC

[Signature]
Signature of Owner (s)



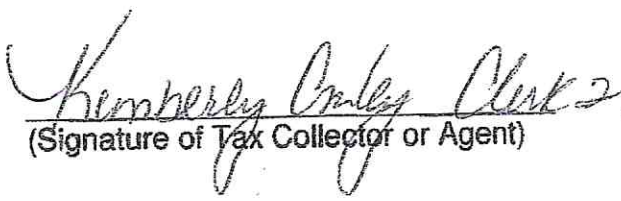
III. A search of municipal property tax records for Block 313, Lot(s) 9 maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms Hill, David E to be the owner(s) of record.

DATE: 3-4-26


(Signature of Tax Assessor or Agent)

IV. All taxes and/or special assessments, if any, for Block 313, Lot(s) 9 on the subject property or properties have been paid.

DATE: March 4, 2026


(Signature of Tax Collector or Agent)

V. I understand that an escrow account is established to reimburse the municipality's cost of professional services including engineering planning, legal, and other expenses associated with the review of the submitted materials and publication of the decision by the Zoning Board of Adjustment. Sums not utilized in the review process shall be returned. I further understand that should additional escrow funds be deemed necessary as this application proceeds, I will be responsible for adding the additional funds to the escrow account before the review process continues.

DATE: 3-4-26


(Signature Applicant)



