

April 9, 2026

Robin Schilling, Secretary  
Township of Little Egg Harbor Zoning Board  
665 Radio Road  
Little Egg Harbor, NJ 08087  
Email: [rschilling@leht.com](mailto:rschilling@leht.com)

**Re: Bulk Variance Application #2026-02  
David Hill  
15 West Brig Drive  
Block 313 Lot 9  
Zone: R-50 – Residential Zone  
Our File: 1517-Z-485**

Dear Ms. Schilling:

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

**A. Background**

The property in question (PIQ) is located on the southerly side of West Brig Drive and is a lagoon lot. The tract consists of 0.10-acres (4,500 sf) and is within the R-50 – Residential Zone. The upland area of the property is not indicated; however, it appears that the site may not meet the required upland area. The site is currently vacant with the exception of an existing bulkhead.

The Applicant is proposing to construct a proposed 2-story single-family dwelling on piles, a rear-covered deck and patio, concrete sidewalk, and a paved driveway. The site is to be serviced by public water and public sanitary sewer. The existing bulkhead to remain.

The site is located within the flood hazard area and is within the AE-8 flood zone per the current effective flood map and within the AE-10 flood zone per the preliminary flood map.

**B. Items Submitted**

1. Copy of the Township of Little Egg Harbor Zoning Board of Adjustment Application and Appeal dated March 4, 2026.
2. Copy of an Affidavit of Non-Collusion dated March 4, 2026.
3. Copy of a Site Inspection Consent dated February 27, 2026.
4. Copy of a Plot Plan, prepared by Michael Intile, P.E. of Crest Engineering Associates, Inc., dated January 30, 2026.
5. Copy of the Denial of Application dated February 27, 2026.
6. Copy of a Certified List of Property Owners within 200 feet dated December 23, 2025.
7. Copy of Site Photographs.
8. Copy of Check No. 5034 in the amount of \$100.00 for application fees.
9. Copy of Check No. 5035 in the amount of \$650.00 for escrow and resolution fees.

**C. Completeness**

The following is a list of items required to be submitted by checklist which our office finds relevant for this application. The Board and our office reserve the right to request additional item(s) be submitted, should the testimony provided require such documentation.

1. Item #4 – Deed description shown on plot plan.
2. Item #6 – Key Map showing location of tract to be considered in relation to surrounding area at a scale not less than 1” = 2,000 Feet.
3. Item #7 – Title Block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zone district.
4. Item #9 – Graphic Scale.
5. Item #10 – Space for signatures of Chairman and Secretary of Municipal Agency.
6. Item #15 – Acreage of parcels. (Upland Acreage)
7. Item #27 - Proposed landscaping (Street Trees).
8. Item #29 - Design calculations showing proposed drainage facilities to be in accordance with ordinance run-off requirements (If and where required).
9. Item #35 - Driveway apron to be shown.
10. Item #37 - Copy of a survey plan.

**D. Relief Required**

The Applicant seeks variance relief to construct an elevated two-story single-family dwelling on pilings on an existing undersized lot within R-50 – Residential Zone. A single-family dwelling is a permitted use. The Applicant is seeking bulk variance relief for lot depth to bulkhead and MHWL of 87 ft, whereas 80.5 ft exists. The Applicant may require bulk variance relief for the required minimum lot area of 4,350 sf, whereas less appears to be existing. The Applicant shall provide the upland lot area.

**E. Zoning**

Bulk Requirements: The PIQ is located within R-50 – Residential Zone. The site is a lagoon lot.

The chart below summarizes the area and bulk requirements for the R-50 – Residential Zone in accordance with §215-4.14E and §215-4.14F:

	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
Minimum Lot Area (Upland)*	4,350 SF	<b>TBD<sup>(1)</sup></b>	<b>TBD</b>
Minimum Lot Width	50 FT	50 FT	Conforms
Minimum Lot Depth - Bulkhead Lot	87 FT	±80.5 FT ( <b>V</b> ) <sup>(2)</sup>	<b>Variance</b>
Minimum Front Yard Setback	20 FT	20.3 FT	Conforms
Minimum Side Yard Setback	5 FT	5 FT	Conforms
Minimum Combined Side Yard Setback	15 FT	15 ft	Conforms
Minimum Rear Yard Setback – Bulkhead Lot – Dwelling (Roofed Deck Steps)	15 FT	22.2 FT	Conforms
Maximum Building Height for lots located in Areas of Special Flood Hazard	40 FT	38.33 FT	Conforms
Maximum Building Coverage, Percent	30%	26.8%	Conforms

V – Variance    TBD – To Be Determined

\* The area of the upland portion of the site shall be added to the plan.

(1) Per §215-4.14F(1)(a) the required minimum upland lot area is 4,350 sf, whereas the upland area is not shown on the plan. **A variance may be required.**

(2) Per §215-4.14F(1)(b) The minimum lot depth to the bulkhead is 87 ft, whereas approximately 80.5 ft is existing. **The Applicant has requested a variance.**

**F. Review Comments**

1. The acreage of the upland portion of the property shall be provided to determine if variance relief is required.
2. Testimony should be presented as to the hardships associated with the land which force the applicant to come before the Board to request variances.
3. Testimony should be provided as to how the proposed development would not be out of character with the neighborhood.
4. Testimony should be provided which verifies that the property grading is not being changed in any way which might cause additional run-off from the property onto neighboring properties. The proposed method of drainage shall be discussed with the Board. Stormwater calculations may be required.
5. The proposed dwelling may require a CAFRA permit. The Applicant shall obtain a jurisdictional determination as to whether an NJDEP permit is required.
6. The Applicant is advised that the New Jersey Department of Environmental Protection (NJDEP) adopted new Resilient Environments and Landscape (REAL) rules on January 20, 2026.
7. The Applicant shall submit a current survey of the property.
8. A set of signed and sealed architectural plans shall be provided for our review.
9. The proposed number of bedrooms shall be provided, and the proposed number of off-street parking spaces shall be provided to determine compliance with the minimum parking requirements.
10. All proposed parking shall comply with the RSIS standards.
11. Per §15-11.8B(1)(a) street trees are required to be provided between 30 ft and 50 ft apart along the street frontage in conjunction with all development, whereas none have been provided. A street tree shall be added to the plan, or the Applicant shall request a waiver.
12. A driveway apron shall be shown and a detail provided.
13. At the time of building permits, the plans will require review and approval from the Township's Certified Floodplain Manager.
14. A deed description should be shown on the plot plan.
15. A Key Map showing location of tract to be considered in relation to surrounding area at a scale not less than 1" = 2,000 Feet should be provided on the plot plan.
16. The title block should include the zoning district.
17. A graphic scale should be provided on the plot plan.
18. A certification block shall be provided for signatures of the Zoning Board Chairman, Secretary, and Engineer.

**G. Fees Required**

1. Pursuant to §215-16.1 the following non-refundable administrative fees are required for this application:

§215-16.1A(1)(n)[3] Bulk Variance \$100.00

**Total Application Fee \$100.00**

2. Pursuant to §215-16.2 of the Land Development Ordinance, the resolution fee required:

**\$150.00**

3. Pursuant to §215-16.3, the following escrow fees are required for this application:

§215-16.3M(3) Bulk Variance \$500.00

**Total Escrow Fee \$500.00**

The Applicant has submitted the application fee in the amount of \$100.00, the resolution fee in the amount of \$150.00 and the escrow fee in the amount of \$500.00.

**H. Recommendation**

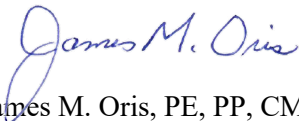
Based upon our review of the information submitted, we recommend that this application be deemed **complete** subject to the Applicant complying with all applicable notification requirements as set forth in the Municipal Land Use Law.

Our office recommends that the Board proceed with the variance request. The Zoning Board of Adjustment meets on the second Wednesday of the month, therefore subject to the notice provided by the Applicant, this application will be scheduled for a public hearing at the May 13, 2026 meeting of the Little Egg Harbor Zoning Board of Adjustment. By copy of this letter, we are informing the Applicant of the items to be addressed.

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

God Bless America,

**REMINGTON & VERNICK ENGINEERS**



James M. Oris, PE, PP, CME

EJP/JMO/MMG:mr

cc: via e-mail:

Mr. Greg Leszega, Chairman

Ms. Kelly Lettera, Township Administrator

Mr. John Cooley, Zoning Officer

Ms. Debra Rumpf, Esq., Board Attorney

Mr. Jason Worth, P.E., Township Engineer

Mr. David Hill, Applicant/Owner ([dave@expresslbi.co](mailto:dave@expresslbi.co))

Mr. Michael Intile, P.E., Applicant's Engineer ([mintile@crestengineering.net](mailto:mintile@crestengineering.net))