

May 28, 2026

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: Amended Final Major Site Plan - Application #2023-10C
Technical Review #1
Chindo Enterprises, LLC
Block 194, Lot 10.01
Zone: Scenic Gateway Overlay Zone within the “GB” – General Business Zone
Route 539 & Frog Pond Road
Our File: 1517-P-081**

Dear Ms. Schilling:

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

A. Background

The property in question (PIQ) is located along County Route 539 at the intersection of Frog Pond Road, which is in the Scenic Gateway Overlay zone within the “GB” – General Business Zone. The site consists of 7.97 acres. The lots are currently undeveloped.

On April 4, 2024, by memorialization of Planning Board Resolution No. 2024-10, the Applicant was granted a minor subdivision approval to subdivide Block 194, Lot 10 into 3 new lots (Lots 10.01, 10.02, & 10.03). The Applicant was also granted preliminary and final major site plan approval to develop New Lot 10.01. The proposed improvements consisted of a 17,272-sf restaurant and banquet facility with porch areas, outdoor dining areas, a storage building, 140 on-site parking spaces, landscaping, lighting, stormwater management, and other pertinent improvements.

The Applicant is currently seeking Amended Final Site Plan approval for the construction of a proposed 12,000 SF restaurant and bar with liquor license, no outdoor seating areas, 49 curbed and paved parking spaces (including 4 accessible spaces and 1 EV ready space), a loading area, 2 site identification signs, landscaping, lighting, stormwater management, and other pertinent improvements.

B. Items Submitted

1. Copy of submission letter requesting administrative approval of revised plans from Frank J. Little, P.E. of Owen, Little & Associates dated April 7, 2026.
2. Copy of a letter from Melanie A Szuba, Esq., Township Attorney dated December 3, 2025.
3. Copy of Planning Board Resolution of Approval 2024-10 for Application No. 2023-10A memorialized April 4, 2024.
4. Copy of a Preliminary and Final Plat – Major Site Plan, prepared for Chindo Enterprises, LLC, The Oaks Restaurant and Lounge, Tax Block 194, Lot 10.01, Little Egg Harbor Township, Ocean County, New Jersey, prepared by Frank J. Little, P.E. of Owen, Little & Associates, consisting of 17 sheets, dated December 27, 2023, last revised April 2, 2026.

5. Copy of a Stormwater Management Evaluation Report, prepared by Frank J. Little, P.E. of Owen, Little & Associates, dated December 27, 2023, last revised April 2, 2026.
6. Copy of the Amended Development Application.
7. Copy of Fees Required.

C. Zoning

Bulk Requirements: The PIQ is located within the Scenic Gateway Overlay Zone within the GB – General Business Zone. The Applicant is proposing a principal use that is permitted within the Scenic Gateway Overlay Zone.

The chart below summarizes the area and bulk requirements for the GB – General Business Zone in accordance with §215-4.19E:

	Required	Proposed	Status
Minimum Lot Area	22,500 SF	347,588.33 SF	Conforms
Minimum Lot Width	150 FT	595 FT	Conforms
Minimum Lot Depth	150 FT	519 FT	Conforms
Minimum Front Yard Setback (North Green Street C.R. 539)	70 FT	242 FT	Conforms
Minimum Front Yard Setback (Frog Pond Road)	70 FT	110 FT	Conforms
Minimum Side Yard Setback	20 FT	413 FT	Conforms
Minimum Combined Side Yard Setback	40 FT	N/A	Conforms
Minimum Rear Yard Setback	40 FT	195 FT	Conforms
Maximum Building Height	40 FT / 2 ½ Stories	1 Story ⁽¹⁾	Conforms
Maximum Building Coverage	50%	3.5%	Conforms
Minimum Parking Requirements			
	Required	Provided	
Restaurant (107 seats) §215-12.16A(20)(t)(2)	0.3 spaces / Seat (107 x 0.3 = 32)	49 parking spaces + 1 EV credited space	
Bar (34 seats) §215-12.16A(20)(e)	0.5 spaces / Seat (34 x 0.5 = 17)		
Total Parking Spaces	49 spaces	50 spaces	
Accessible Parking Spaces	2 spaces	4 spaces	
Minimum Sign Requirements			
	Required	Provided	
Number of Signs	2	2	
Maximum Area	75 SF	30 SF	
Height	35 FT	2.5 FT	
Minimum Setback (North Green Street)	50 FT	8 FT(PV)⁽²⁾	
Minimum Setback (Frog Pond Road)	50 FT	1 FT(PV)⁽³⁾	

PV – Variance Previously Granted

(1) The Applicant shall provide architectural plans to confirm compliance.

(2) Per §215-4.19D(3) a free-standing site identification sign shall have a minimum front yard setback of 50 feet, whereas the setback from North Green Street is 8 feet. Variance granted per Planning Board Resolution No. 2024-10.

(3) Per §215-4.19D(3) a free-standing site identification sign shall have a minimum front yard setback of 50 feet, whereas the setback from Frog Pond Road is 1 foot. Variance granted per Planning Board Resolution No. 2024-10.

D. Review Comments

1. Architectural

- a. The Site Plan states that the building is one story. Architectural plans shall be provided for review.
- b. Testimony shall be provided regarding the exterior finishes and colors of the proposed building.
- c. The Applicant shall verify that there are no building mounted signs proposed.

2. Grading/Drainage

- a. Spot elevations shall be provided for all accessible ramps to ensure compliance with the ADA requirements.
- b. Spot elevations should be provided at all building corners.
- c. There appears to be a missing drainage pipe to connect an unlabeled flared end section and inlet that conveys runoff to Bioretention Basin 3.
- d. Storm drainage pipe capacity calculations should be provided for all proposed storm drainage pipes. The storm drainage pipes from Inlet D5 to FES D4, Inlet C7 to Inlet TY B, Trench Drain C8 to Inlet TY B, and Inlet TY B to FES C5 do not have capacity calculations.
- e. A detail should be provided for Infiltration Pipe Field E to verify it meets the design criteria for a subsurface small-scale infiltration basin.
- f. Additional soil testing may be required to verify the permeability rates of the soil underneath Water Quality Bioretention Basin D and Infiltration Pipe Field E. Refer to Chapter 12 Subsection 2a of the NJDEP Best Management Practice (BMP) Manual.

3. Landscaping and Lighting

- 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. A tree removal plan shall be provided.
- 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.
 - 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. Testimony shall be provided to discuss the replacement alternatives.
 - g. The Applicant shall provide proposed preservation methods for existing-to-remain trees in accordance with §215-12.7 Section III A5.
 - h. Per §215-11.8B street trees shall be required at the rate of 1 tree per 50 feet. Street trees shall be added along both road frontages as required.
 - i. Per §215-4.24.4C13 landscaping shall be provided at the base of the proposed site identification sign. Low growing shrubs should be provided, or the Applicant shall request a waiver.
 - j. It appears that the plans meet the buffer requirements of §215-11.7 as 50 feet is provided along North Green Street and 15 feet is provided along Frog Pond Road. There is >50 feet provided along the rear property line adjacent to the existing residential development. The Applicant shall provide testimony to discuss the adequacy of these buffers to provide a solid screen.
 - k. A note shall be added to the landscape notes to provide a guarantee period of 2 years.
 - l. Per §215-12.10J all stripped topsoil on site shall be maintained for reuse on site. A note should be added to the plans.
 - m. A tree along the entrance from North Green Street is not labeled. It appears to be a "Lh". Revise accordingly.
 - n. There are 5 Hy shown in the planting schedule and 6 Hy are provided on the plan. Revise accordingly.
 - o. There are 105 Ig shown in the planting schedule and 103 Ig are provided on the plan. Revise accordingly.
 - p. There is a label for 3 Ig at the southeast corner of the building, whereas only 1 Ig is provided.
 - q. Per §215-12.16(6) a parking lot shall be illuminated if used after sunset and such illumination shall provide a minimum of 0.5 footcandles throughout the area. The plans shall be updated to include footcandle readings.
4. Utilities
- a. The project proposes to be serviced by public water via a wet tap connection to an existing water main within Frog Pond Road and public sewer via a proposed pump station and force main that is proposed to connect to an existing manhole with Frog Pond Road located east of the proposed site.
 - b. The Applicant shall provide appropriate approvals from the Little Egg Harbor Township MUA for both water and sewer.

5. Traffic, Roadways & Circulation

- a. Vehicle turning movements for a trash truck and fire truck shall be added to the plans to verify that a trash truck can access the dumpster and that emergency vehicles can access the site in the event of an emergency.
- b. Our office defers approval of all fire related issues to the Fire Marshall.
- c. The Applicant shall provide testimony to discuss pedestrian circulation to include accessible circulation.
- d. The Applicant shall provide testimony to discuss the proposed improvements for North Green Street and Frog Pond Road.

6. Miscellaneous

- a. The Applicant shall be responsible for securing all outside agency approvals, including Ocean County Planning Board, Ocean County Soil Conservation District, NJDEP, Little Egg Harbor MUA and all other agencies having jurisdiction over the project.
- b. The Applicant shall provide testimony regarding the proposed use, number of potential employees, hours of operation, anticipated number of customers, trash and recycling pickup schedule, schedule for deliveries, etc. for the proposed building.
- c. An updated CAFRA permit shall be obtained for the amended site plans.

E. Outside Agency Approvals Required

1. Ocean County Planning Board – Site Plan
2. Ocean County Soil Conservation District
3. NJDEP CAFRA
4. Little Egg Harbor MUA – Water
5. Little Egg Harbor MUA – Sanitary Sewer
6. Any agency having jurisdiction over the project.

If the board acts favorably on this project, the Applicant shall be required to post all applicable bonds and inspection escrow fees.

The Applicant shall provide testimony regarding the status of all permits and approvals as may be required.


We reserve the right to request additional information and documents should the need arise after revised submissions on the above, and/or testimony in the future merit the necessity of further clarification.

By copy of this letter we are informing the Applicant, the Applicant's attorney, and the Applicant's engineer of the items to be addressed.

We thank you in advance for your time and cooperation with this matter and should you have any questions, please do not hesitate to contact our Toms River office.

God Bless America,

REMINGTON & VERNICK ENGINEERS


James M. Oris, PE, PP, CME

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MMG/EJP/JMO:mr

cc: via email:
Mr. George Garbaravage, Chairman
Mr. Matthew Benn, Vice Chairman
Ms. Kelly Lettera, Interim Township Administrator
Ms. Terry Brady, Esq., Board Attorney
Mr. Jason Worth, PE, Township Engineer
Chindo Enterprises, LLC, Applicant (13515 Long Beach Blvd., Long Beach Township, NJ 08008)
Mr. Frank Little, Jr., PE, PP, Applicant's Engineer (flittle@owenlittle.com)
Mr. Tennant D. Magee, Sr., Esq., Applicant's Attorney (tmagee@tmageelaw.com)