



BLOCK(S) 525.20
LOT(S) 11

Township of Little Egg Harbor Planning Board

665 Radio Road Little Egg Harbor, NJ 08087 Phone: 609-296-7241 ext. 221

Development Application

Amended Development Application

Type of Application: () MAJOR SUBDIVISION () MINOR SUBDIVISION (X) SITE PLAN
() OTHER _____

Type of Approval Requested: () PRELIMINARY (X) FINAL

PLEASE NOTE – Applicant must submit (1) one original along with (13) thirteen copies of this application and copies of the development plans containing the information indicated in the Township of Little Egg Harbor Development Ordinance code.

Planning Board File # - 2025-04

Application Fee \$ _____ Escrow Fee \$ _____ Resolution Fee \$ _____
Date Received ___/___/___ Escrow Account # _____
To be completed by Planning Board Secretary

*****Notice*** Fees must be calculated by the Administrative Officer (Planning Board Engineer)**

Name of Applicant Dream Home & Development Corp Phone # 609-693-8881
Street Address PO Box 627
Town/State/Zip Forked River, NJ 08731

Is the applicant a Corporation? (X) YES () NO If yes,
N.J.S.A. 40-55D-48.1 et seq disclosure must be complied with.

Applicants General Data:

Developer Name Vincent Simonelli, Dream Home & Development Corp Phone # 609-693-8881
Attorney Name Christopher Supsie, Esq. Phone # 609 693 6200
Engineer Name: Suart C. Challoner P.E., Challoner & Associates LLC Phone # 732-818-9980

Name of Project: Mathistown Commons

Location of Project: 167 Mathistown Road

Total Area of Lot/Tract: 12.33 Ac. Zone: AHZ Zone Estimated Date of Completion:
6/1/27 Estimated Cost: \$ \$3,000,000

Requested Special Considerations:

Exceptions to Ordinances or Statutes - _____
Variance from Zoning Laws - _____

What is the site presently used for? Vacant Land

What is the land use of the adjacent properties? Commercial to the north, residential to the south and west

What is the proposed use for this application? Residential Townhouse

Has any application of this property been applied for before this application? YES () NO

If YES, when? 11/6/25 Resolution #(s) 2025-18

Number of original lots 1 Number of new lots created 1

Proposed public and private utilities Public water & sewer

Proposed Water & Waste Water Systems _____

Rejection of proposal by _____
Municipal Agency/BOCA Official, etc)

Recommended Classification as a _____ for the following reasons:

Site Visited on ____/____/____ by _____

Signature of Official _____ Date _____

AUTHORIZATION

I have reviewed the information contained in this application and find it to be correct. I hereby authorize:
Name _____ Phone # _____

Address _____

to act as my representative or agent in all matters pertaining to my Development Application.

I _____ agree to serve as agent for the applicant.

Signature of Agent _____

OWNER'S AUTHORIZATION

I hereby certify that I reside at 5 Carmine Street, Apt C and that I am
the owner of Lot(s) # 11 in Block(s) # 325.20, which property is the
subject of the above application and I hereby authorize the above Attorney or Agent to act as my representative as
hereby authorized by me.

Date: 4, 28, 26

Owner's Signature Margaret Whelan
Print Owner's Name Margaret Whelan Jon Whelan for Margaret Whelan
under PoA

**STOCKHOLDER'S/PARTNER'S CERTIFICATE
STATEMENT SETTING FORTH THE NAMES AND ADDRESSES OF
STOCKHOLDERS OR PARTNERS OWNING MORE THAN 10% OF**

Dream Home & Development Corp

(Organization Name)

IN COMPLIANCE WITH N. J. S. A. 40-55D-48.1

The following constitute the names and addresses of all stockholders who own 10% or more of the corporation's stock or all individual partners in the partnership who own 10% or greater interest therein.

In the event no stockholder or partner owns 10% or greater, please so indicate at the appropriate space on this form.

If one or more such stockholder or partner is itself a corporation, the stockholders holding 10% or more of that corporation's stock or the individual partner owning 10% or more in that partnership are as follows:

NAME	ADDRESS	% OWNED
Vince Simonelli	P.O. Box 627 Forked River, N.J. 08731	61%

OTHER
IF NO STOCKHOLDER OR PARTNER OWNS 10% OR MORE, PLEASE CHECK HERE

I hereby certify that the foregoing information is correct.

Secretary or Partner

Corporation or Partnership

Vince Simonelli, Pres.

AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY)

) SS.:


COUNTY OF OCEAN)

Dream Home & Development Corp (Name of Applicant)

being duly sworn, according to law, upon (his/her/their) oath deposes and says:

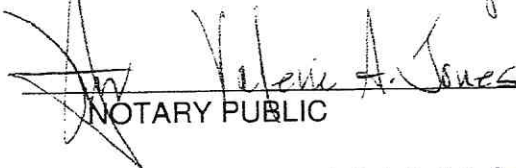
1. I am or we are the applicant(s) in connection with a proposed site plan / subdivision / variance of property known as: Mathistown Commons
Lot(s) in Block(s) shown on the Official Tax Assessment Map for the Township of Little Egg Harbor.

2. There has been no collusion between the named applicant and any members of the Little Egg Harbor Township Planning Board, the Little Egg Harbor Township Zoning Board of Adjustment or any officials of the Township of Little Egg Harbor with respect to said application for development.


(Signature of Applicant) Vincent Simonelli, President

(Signature of Applicant)

SWORN AND SUBSCRIBED TO BEFORE
ME THIS 20 DAY OF May 2025



NOTARY PUBLIC



FEE NOTICE

In accordance with the Township of Little Egg Harbor Ordinance 15-6.1, in the event that the costs incurred by the Little Egg Harbor Township Planning Board and/or the Little Egg Harbor Township Board of Adjustment exceed the fee posted with this application, then it is fully understood and agreed that the applicant shall be responsible for payment of any excess billing amounts.

4/28/25

DATE



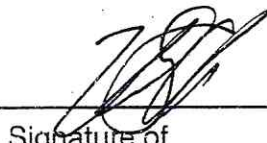
Signature of Applicant

SITE INSPECTION CONSENT

Vincent Simonelli _____ hereby give permission to the Members of the Planning Board of the Township of Little Egg Harbor, and its authorized representatives, consultants and other Township Officials, to enter onto the premises located at 167 Mathistown Road _____, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

Date

4/28/25



Signature of Applicant/Owner/Representative

Vincent Simonelli

PRINT NAME HERE

X			26.	Fire zones and signage.
X			27.	Date of outbound survey and name of Land Surveyor.
X			28.	Signed and sealed by New Jersey Licensed Engineer and Land Surveyor (if applicable).
		X	29.	Sectionalization Plan, if applicable.
X			30.	Proposed sign triangles.
X			31.	Proposed traffic control signage and pavement markings.
X			32.	Soil borings (to a minimum depth of 10 feet) and hydraulic conductivity tests for all stormwater basins / trenches / wells.
		X	33.	Compliance with Little Egg Harbor Township Land Development Ordinance Subsections 15-10.13 and
X				15-12-1.
			C.	COMMERCIAL AND INDUSTRIAL SITE PLANS
		X	1.	Off-street parking layout (dimensions of aisles, parking spaces, loading areas, fire lanes, traffic lanes, etc.) and in compliance with the requirements of the Zoning Ordinance.
		X	2.	Direction of internal traffic flow.
		X	3.	Lighting and Landscaping Plan.
		X	4.	Storage areas (refuse, equipment, materials).
		X	5.	Soil borings – soil logs to a minimum depth of 20 feet (depth to ground water, ground elevation).
			D.	MULTI-FAMILY HOUSING
X			1.	Off-street parking layout (dimensions of aisles, parking spaces, loading areas, fire lanes, traffic lanes, etc.).
X			2.	Lighting and Landscaping Plan.
X			3.	Recreation areas – other public areas.
X			4.	Refuse storage and pick-up, recycling areas.
X			5.	Soil borings – soil logs to a minimum depth of 20 feet (depth to ground water, ground elevation).
X			6.	Compliance with applicable detail requirements of Zoning Ordinance pertaining to multi-family housing.

MINOR SUBDIVISION CHECKLIST

I. PLAT DETAILS

SITE PLAN APPLICATION CHECKLIST

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR THE APPLICATION TO BE DEEMED COMPLETE:

I. SITE PLAN SHOWING THE FOLLOWING:

YES	NO	N/A		ITEM
			A.	Title Block
X			1.	Name of the project, if any.
X			2.	Title of "Site Plan."
X			3.	Tax Map sheet, lot and block designation.
X			4.	Date of original and all revisions.
X			5.	Name(s) , signature(s), address(es) and license number(s) of engineer and land surveyor who prepared the site plan.
			B.	General
X			1.	Standard size drawing (24" x 36" or 30" x 42").
X			2.	Scale: Not less than 1" – 50'.
			3.	Bearings, distances of each property line.
X			4.	Zone(s), Zone Requirements (required and provided) and area map showing zoning boundaries.
X			5.	Area of Tract.
X			6.	Building area(s).
X			7.	Name and address of owner and applicant.
X			8.	Required parking and parking provided.
X			9.	Owner's name, block and lot designation, and present use of all property within 200 feet.
X			10.	Existing topography at one foot contour intervals (minimum two (2') foot contour intervals, where slopes exceed 5%) extending a minimum of 100 feet beyond tract boundary.
X			11.	Proposed site grading with one (1') foot contours and sufficient spot grades in paved areas to determine and define flow direction.
			12.	Existing Features:
X				a. Existing buildings and structures (with future disposition).
X				b. Water courses.

X				c. Limits of wooded area.
X				d. Easements.
X				e. Drainage system.
X				f. Location of all driveways within 100 feet.
X				g. Location of nearest fire hydrant.
X				h. Location and use of existing structures within 100 feet of the site.

X				i. Delineation of important physical features including swamps, bogs, ponds, and wetlands areas on-site and within 200 feet of the tract boundary.
X				j. Existing streets, watercourses, flood plains, floodways, and flood areas on-site and within 200 feet of the boundaries thereof, both the width of the right-of-way of each street, existing public easements and Township borders within 200 feet of the site.
X				13. North arrow and graphic scale.
				14. Copy of any covenants or deed restrictions.
X				15. All proposed uses and structures with setbacks from property lines.
X				16. Location of existing and proposed signs, outdoor lighting, fencing, and buffer areas.
X				17. Typical construction details and/or cross-sections for curb, sidewalk, pavement, manholes, inlets, headwalls, etc.
X				18. Detailed utility layouts showing methods of connection and sources of service.
X				19. Design details and dimensions of fences, walls, signs, lighting and other similar facilities.
X				20. Existing and proposed storm drainage facilities including plans and profiles, invert elevations, and drainage area map and calculations to substantiate adequacy of proposed storm drainage. Drainage areas to each inlet shall be shown. The plan shall be accompanied by an off-site drainage plan.
X				21. Specifics of site ingress and egress (i.e. curb radii, curb opening, lane widths; existing driveways within 100 feet of site, etc.).
X				22. Key Map naming streets within 500 feet of the site.
X				23. Entire parcel shall be shown.
X				24. Space for signature of Chairman, Secretary and Board Engineer.
X				25. Written description of proposed operations.