

May 29, 2026

Robin Schilling, Secretary
Township of Little Egg Harbor Zoning Board
665 Radio Road
Little Egg Harbor, NJ 08087

Email: rschilling@leht.com

**Re: Bulk Variance Application #2026-01 – Review #2
Peter & Amy Lawrie
12 Champions Drive
Block 330.11, Lot 6
Zone: R-100 – Residential Zone
Our File: 1517-Z-484**

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 southwesterly corner of Greenbriar Drive and Champions Drive. The acreage of the site is ±0.265 acres (11,543 sf). The site is in the R-100 Zone. The site contains a 2-story dwelling with an attached 2-car garage, covered front porch and a rear deck, patio, and gazebo, wood fencing, and an asphalt driveway. The existing wood fence encroaches into the right-of-way of Greenbriar Drive.

The Applicant seeks variance relief to install a 540 sf in-ground pool (18 ft x 30 ft), and pool equipment within the front yard of Greenbriar Drive, whereas an accessory structure is not permitted in the front yard per §215-7.14D.

Items Submitted

1. Copy of the Township of Little Egg Harbor Zoning Board of Adjustment Application and Appeal dated December 4, 2025.
2. Copy of an Application Supplement.
3. Copy of Proof of Taxes Paid dated December 23, 2025.
4. Copy of an Affidavit of Non-Collusion dated December 4, 2025.
5. Copy of a Site Inspection Consent dated December 4, 2025.
6. Copy of a Map of Survey marked up with improvements, not signed, or sealed.
7. Copy of a certified list of property owners within 200 feet dated December 29, 2025.
8. Copy of a Denial of Application dated October 30, 2025.
9. Copy of a Submission Letter dated December 30, 2025.
10. Copy of Aerial of the Site.
11. Copy of Check No. 3098 in the amount of \$600.00 for escrow fees.
12. Copy of Check No. 3097 in the amount of \$150.00 for resolution fees.
13. Copy of Check No. 3096 in the amount of \$100.00 for application fees.
14. Copy of Site Photographs.

15. Copy of a Variance Plan, prepared by Mathew Wilder, P.E., of Morgan Engineering & Surveying, consisting of 1 sheet dated April 28, 2026.

B. 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 #10 - Space for signatures of Chairman and Secretary of Municipal Agency.
3. Item #40 – Copies of Notice of Publication.

C. Relief Required

The Applicant seeks variance relief to install a 540 sf in-ground pool (18 ft x 30 ft), and pool equipment within the front yard of Greenbriar Drive, whereas an accessory structure is not permitted in the front yard per §215-7.14D.

D. Zoning

Bulk Requirements: The PIQ is located within R-100 – Residential Zone (§215-4.10).

The chart below summarizes the area and bulk requirements for the R-100 – Residential Zone in accordance with §215-4.10E:

	Required	Existing	Proposed	Status
Minimum Lot Area	10,000 SF	11,543 SF	11,543 SF	Conforms
Minimum Lot Width	80 FT	>80 FT	>80 FT	Conforms
Minimum Lot Depth	100 FT	>100 FT	>100 FT	Conforms
Minimum Front Yard Setback	30 FT	30.02 FT	30.02 FT	Conforms
Minimum Side Yard Setback	10 FT	14.84 FT	14.84 FT	Conforms
Minimum Combined Side Yard Setback	25 FT	N/A	N/A	N/A
Minimum Rear Yard Setback	30 FT	30.60 FT	30.60 FT	Conforms
Maximum Building Height	35 FT	31.5 FT	31.5 FT	Conforms
Maximum Building Coverage, Percent	30%	<30%	<30%	Conforms
Minimum Setback to Accessory Structures (Front Yard) §215-7.14D	Not Permitted	N/A	10.2 ft To Pool (V) ⁽¹⁾	Variance
Minimum Setback to Accessory Structures (Front Yard) §215-7.14D	Not Permitted	N/A	17.9 ft To Pool Equipment (V) ⁽²⁾	Variance
Minimum Setback to Accessory Structures (Side Yard)	10 FT	N/A	N/A	N/A
Minimum Setback to Accessory Structures (Rear Yard)	10 FT	N/A	>10 FT	Conforms

V – Variance TBD – To Be Determined N/A – Not Applicable

(1) Per §215-7.14D an accessory structure is not permitted in the front yard, whereas the in-ground pool is within the front yard along Greenbriar Drive with a 10.2 ft setback.

- (2) Per §215-7.14D an accessory structure is not permitted in the front yard, whereas the pool equipment is within the front yard along Greenbriar Drive with a 17.9 ft setback.

E. Review Comments

1. Testimony should be presented as to the hardships associated with the land which force the Applicant to come before the Board to request the required variance.
2. Per §215-12.17B(i) fences shall not be erected on a property line without the approval, in writing, of the adjoining property owners. All fences shall be erected a minimum of six (6) inches from the property line on which they will be located. The existing wood fence currently encroaches within the right-of-way of Greenbriar Drive. Private improvements are not permitted within the right-of-way. The plans shall be revised to relocate the fence within the property with a minimum setback of 6 inches. The plan should be revised to provide the setback of the fence. Testimony shall be provided to discuss the setback distance of the fence along the right-of-way of Greenbriar Drive.
3. Per §215-12.17E all fences placed in the front yard in any district shall be at least fifty percent (50%) of an open see-through type. The fence complies with this requirement.
4. Per §215-7.9H(1) in-ground pools shall be surrounded entirely by a fence. It appears that the proposed fence is along the front, rear and side property line, however it is not clear. The plan should clearly depict the location of the fence. Testimony shall be provided.
5. Per §215-7.9I any opening or openings in the fence to afford entry to the pool shall be equipped with a gate similar to the fence and shall extend from not more than two (2) inches above the ground to the height of the fence. The gate shall be of a self-closing type, opening outwardly only, and shall be equipped with a lock and key or padlock and chain and shall be kept locked, except when the pool is in use. Testimony shall be provided to discuss compliance with this requirement. A gate detail shall be provided.
6. The Applicant shall provide testimony to discuss on-site drainage and where the drainage is directed.
7. The Applicant shall provide testimony to discuss pool discharge.
8. The Applicant shall provide testimony to discuss the potential impacts to adjacent properties.
9. Proof of taxes paid to date shall be provided.
10. The Applicant shall provide proof of the Notice of Publication.

F. 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	<u>\$100.00</u>
Total Application Fee	\$100.00
2. Pursuant to §215-16.2 of the Land Development Ordinance, the resolution fee is required:

	\$150.00
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3. Pursuant to §215-16.3, the following escrow fees are required for this application:

§215-16.3M(3) Bulk Variance	<u>\$600.00</u>
Total Escrow Fee	\$600.00

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 \$600.00.

G. Recommendation

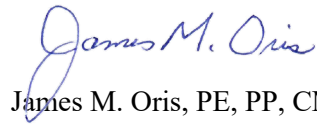
Based upon our review of the information submitted, we recommend that this application be deemed **complete** subject to the Applicant complying with all applicable notification requirements as set forth in the Municipal Land Use Law.

Our office recommends that the Board proceed with the variance request. The Zoning Board of Adjustment meets 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 June 10, 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

JMO/EJP/MMG:mr

cc: via e-mail:
Mr. Greg Leszega, Chairman
Ms. Kelly Lettera, RMC, Acting Township Administrator
Mr. John Cooley, Zoning Officer
Ms. Debra Rumpf, Esq., Board Attorney
Mr. Jason Worth, P.E., Township Engineer
Peter & Amy Lawrie, Applicants (amyandpetel@outlook.com)
Mr. Kevin Quinlan, Esq., Applicant's Attorney (ksqesq@comcast.net)