



BLOCK(S) 277
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 () SITE PLAN
(X) OTHER Change of Use

Type of Approval Requested: () PRELIMINARY () 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 # - 2026-01

Application Fee \$ _____ Escrow Fee \$ _____ Resolution Fee \$ _____
Date Received 4/17/26 Escrow Account # _____
To be completed by Planning Board Secretary

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

Name of Applicant Philly Cheese Steak Factory, LLC Phone # _____
Street Address [REDACTED]
Town/State/Zip [REDACTED]

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

Applicants General Data:

Developer Name Philly Cheese Steak Factory, LLC Phone # _____
Attorney Name Kevin S. Qunlan, Esq. Phone # 609-296-6400
Engineer Name: TBD Phone # _____

Name of Project: Philly Cheese Steaks
Location of Project: 603 Route 9 South
Total Area of Lot/Tract: _____ Zone: GB Estimated Date of Completion: _____
6 / 1 / 2026 Estimated Cost: \$ \$20,000.00

Requested Special Considerations: Waiver of Site Plan
Exceptions to Ordinances or Statutes - _____
Variance from Zoning Laws - _____

Applicant seeks to change the use of the premises to a food service take out with limited inside seating.(16 seats) with no table service.

What is the site presently used for? Appliance store and previously an Army surplus store and auto parts sales

What is the land use of the adjacent properties? Day Care, Barber Shop, Begel Shop and Ice Cream Store

What is the proposed use for this application? Take Out Food Service

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

If YES, when? _____ Resolution #(s) _____

Number of original lots 1 Number of new lots created 1

Proposed public and private utilities Public

Proposed Water & Waste Water Systems Public

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 Philly Cheese Steak Factory, LLC Phone # _____

Address _____

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

I A. Venentino Cuculino agree to serve as agent for the applicant.

Signature of Agent _____


A. Valentino Cuculino, Managing Member

OWNER'S AUTHORIZATION

I hereby certify that I reside at Merlo Realty Little Egg Harbor LLC and that I am the owner of Lot(s) # 11 in Block(s) # 77, 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.

Merlo Realty Little Egg Harbor, LLC

Date: 4 / 14 / 26

Owner's Signature 
Thom Merlo (Apr 15 2026 15:26:36 EDT)

Print Owner's Name Tom Merlo, Managing Member

APPLICATION NARRATIVE

Philly Cheese Steak Factory, LLC

602 Route 9 South

Block 277, Lot 11

The Applicant is seeking a change of use from a permitted use to another permitted use. The subject property has previously been used as an auto parts store, military surplus and applicant store. The Applicant is proposing to utilize the property as a fast-food establishment. The Applicant is proposing 16 seats with no table service.

The site is an existing strip mall in the front and an daycare facility in the rear of the site and fully developed and the Applicant is not proposing any exterior modifications except the installation of a conforming sign to be located on the awning/roof over the entrance. The Applicant is seeking waiver of site-plan given that no exterior modifications are proposed and adequate parking is provided.

Currently the other occupants of the strip-mall are a barber shop, ice cream store and bagel shop. In the rear is a day-care center and additional parking for the day-care center and employees of the strip-mall.