



**TOWNSHIP OF LITTLE EGG HARBOR
ZONING BOARD OF ADJUSTMENT**

**APPLICATION & APPEAL
PART A**

Use additional sheets if necessary.

Applicant's Name: Carl J Schmidt and Concetta Tina schmidt

Applicant's Telephone Number: _____

Applicant's E-mail Address: _____

Applicant's Street Address: 359 Darby Lane, Mountainside, NJ 07092

Applicant is an (check one): Individual Corporation Partnership Other (describe) _____

Owner's Name: Carl J Schmidt and Concetta Tina Schmidt Owner's Telephone Number: 973-220-2841

Owner's Mailing Address: 359 Darby Lane, Mountainside, NJ 07092

Relationship of Applicant to Owner (check all that apply): Same Tenant Agent

Contract Purchaser Other (describe): _____

Location of Property which is the subject of this Application or Appeal:

Tax Map Reference (Block & Lot): 323 Lot 20

Street Address: 105 East Sail Road, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: R50 Waterfront
(For example: R50, R200, GB)

Lot Size: 50 x 100 Lot Area: 5000 sq. ft.

Indicate and Describe any Structures Presently Situated on the Property: Structures to be demolished and lot cleared

(For example: Shed, Barn, Detached Garage or Residential Dwelling)

State the Present Use of any Structures Noted Above: Structures on lot to be demolished and lot cleared

PART B

REASON FOR THE APPLICATION OR APPEAL (This Information Is Required):

_____ Appeal to the Zoning Board of Adjustment where it is alleged that there is error in any order, requirement, decision or refusal made by the administrative officer based on or made in the enforcement of the land use ordinance. [N.J.S.A. 40:55D-70(a.)]

_____ Request that the Zoning Board of Adjustment render a decision upon the interpretation of the land use ordinance or zoning map. [N.J.S.A. 40:55D-70(b.)]

_____ Request that the Zoning Board of Adjustment render a decision upon a special question(s) where the board is authorized to do so by ordinance. [N.J.S.A. 40:55D-70(b.)]

_____ Request or appeal to the Zoning Board of Adjustment for a "hardship variance". [N.J.S.A. 40:55D-70(c.) (1)]

_____ Request or appeal to the Zoning Board of Adjustment for a variance under the "substantial benefit" provisions of N.J.S.A. 40:55D-70(c.) (2).

_____ Request or appeal to the Zoning Board of Adjustment for a "special reasons" variance. [N.J.S.A. 40:55D-70(d.)] If you checked this item please read carefully and choose from the following options:

(d.) (1). Variance to permit a use or principal structure in a zoning district restricted against such use or principal structure (commonly known as an "use variance").

(d.) (2). Variance to permit expansion of a nonconforming use.

_____ (d.) (3). Variance to permit deviation from a specification or standard pertaining to a conditional use pursuant to N.J.S.A. 40:55D-67.

_____ Other: (d.) (4) _____ (d.) (5) _____ (d.) (6) _____

_____ Request that the Zoning Board of Adjustment direct the issuance of a permit pursuant to N.J.S.A. 40:55D-34 for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32. [N.J.S.A. 40:55D-76 (a.) (1)]

_____ Request that the Zoning Board of Adjustment direct the issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-76 (a.) (2)]

_____ Request that the Zoning Board of Adjustment issue a Certificate of Nonconformity for a nonconforming use or structure. [N.J.S.A. 40:55D-68]

PART D

This section will provide Zoning Board of Adjustment members and the professional staff with important background information related to the relief you are seeking. This information is required. Please answer each and every question which applies to your application in full and with as much detail as possible.

1. Describe in clear, concise and general terms the nature of the relief you are seeking and/or the proposed use of the premises:

Varient land with bulkhead. Due to Mean High Water line bulkhead is set back 14.4 feet from the property line leaving only 85.6 feet from front property line to bulkhead when 87 feet is required by the ordinance. No other variances are asked for to build. Anyone who builds on the property will be required to build in footprint

2. Identify which section(s) of the land use ordinance from which you are seeking relief:
Section 15-4.14 of municipal code

3. Setbacks of the proposed structure: 20 Front 15.13 Rear 16.75 Side

4. Percentage of building coverage of the proposed structure 30.6 %.

5. Has there been any previous appeal, request or application for relief to this or any other municipal board or the Construction Official involving these premises? YES _____ NO x

If yes, state the nature, date and the disposition of said matter:

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and land use ordinance. Use additional sheets if necessary.

Similar to other properties on the street with regard to bulkhead placement.

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?
Mean high property line requires bulkhead to be set back from property line.

8. Are there any existing or proposed deed restrictions, covenants, easements, or association by-laws affecting the premises? YES _____ NO x If yes, please describe and attach copies.

9. Public Water? YES x NO _____ Public Sanitary Sewer? YES x NO _____

10. Are you proposing a well and/or septic system? YES _____ NO x

11. Are all taxes and/or assessments due on the property paid in full YES x NO _____

PART E

Please provide the following:

1. Applicant's Attorney with Address, Telephone & E-mail:

Richard Kitrick Esq.

830A Radio Road

Little Egg Harbor, NJ 08087

609-879-6295

2. Applicant's Engineer with Address, Telephone & E-mail: BRUCE

JACOBS PE

414 Lacey Road PO Box 1007

Forked River, NJ 08731

609-693-6126

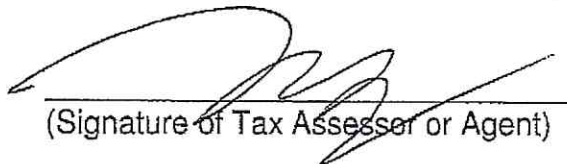
3. Applicant's Planner with Address, Telephone & E-mail:

4. List the Names, Addresses, Telephone Numbers, and E-mail of any expert who will submit a report or who will testify for the applicant:

III. A search of municipal property tax records for Block 323, Lot(s) 20 maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms Concetta and Carl Schmidt

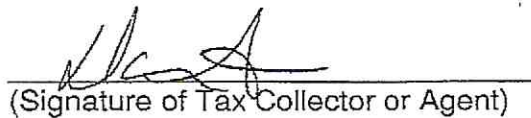
to be the owner(s) of record.

DATE: 4/15/20


(Signature of Tax Assessor or Agent)

IV. All taxes and/or special assessments, if any, for Block 323, Lot(s) 20 on the subject property or properties have been paid.

DATE: 4/15/2026


(Signature of Tax Collector or Agent)

V. I understand that an escrow account is established to reimburse the municipality's cost of professional services including engineering planning, legal, and other expenses associated with the review of the submitted materials and publication of the decision by the Zoning Board of Adjustment. Sums not utilized in the review process shall be returned. I further understand that should additional escrow funds be deemed necessary as this application proceeds, I will be responsible for adding the additional funds to the escrow account before the review process continues.

DATE: _____

(Signature Applicant)
Concetta and Carl Schmidt

III. A search of municipal property tax records for Block 323, Lot(s) 20 maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms Concetta and Carl Schmidt to be the owner(s) of record.

DATE: _____

(Signature of Tax Assessor or Agent)


IV. All taxes and/or special assessments, if any, for Block 323, Lot(s) 20 on the subject property or properties have been paid.

DATE: _____

(Signature of Tax Collector or Agent)

V. I understand that an escrow account is established to reimburse the municipality's cost of professional services including engineering planning, legal, and other expenses associated with the review of the submitted materials and publication of the decision by the Zoning Board of Adjustment. Sums not utilized in the review process shall be returned. I further understand that should additional escrow funds be deemed necessary as this application proceeds, I will be responsible for adding the additional funds to the escrow account before the review process continues.

DATE: 4-20-2026



(Signature Applicant)
Concetta and Carl Schmidt

AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY :

SS:

COUNTY OF OCEAN:

CARL and CONCETTA SCHMIDT _____ (Applicant / Affiant), being duly sworn according to law, upon his or her oath, hereby deposes and says:

1. I am the applicant in connection with an application filed with the Little Egg Harbor Township Zoning Board of Adjustment pertaining to Block 323 Lot(s) 20 as shown on the Little Egg Harbor Township Tax Map; and

2. There has been no collusion between the undersigned affiant and any members of the Little Egg Harbor Township Zoning Board of Adjustment or any other employee or official of Little Egg Harbor Township with regard to the subject application or appeal.

Subscribed and sworn to before me this 20TH day of APRIL, 2026



Notary Public of New Jersey



Signature
Please print name below

CONCETTA AND CARL SCHMIDT

GBOLAHAN E OYEROGBA
Notary Public, State of New Jersey
My Commission Expires
January 10, 2030

CERTIFICATIONS

I, Concetta and Carl Schmidt, being duly sworn according to law hereby certifies that the information presented in this application is true and accurate. I further certify that I am the individual applicant, or that I am an officer of a corporate applicant and that I am authorized to sign the application for the corporation, or that I am a general partner of a partnership applicant, or that I am an authorized person for any other form of business entity. [If the applicant is a corporation the certification must be signed by an authorized corporate officer. If the applicant is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

20th day of April 2026
(DATE) (MONTH) (YEAR)


NOTARY PUBLIC

GBOLAHAN E OYEROGBA
Notary Public, State of New Jersey
My Commission Expires
January 10, 2030


Concetta and Carl Schmidt
(Signature of Applicant)

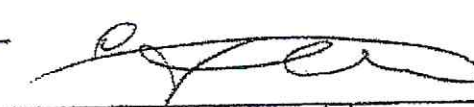
II. I, Concetta and Carl Schmidt, hereby certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made herein or during this proceeding, and the final decision in the same manner as if I were the applicant. [If the owner is a corporation the certification must be signed by an authorized corporate officer. If the owner is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

20th day of April 2026
(DATE) (MONTH) (YEAR)

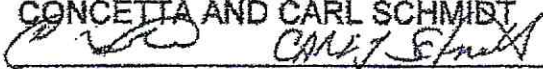

NOTARY PUBLIC

GBOLAHAN E OYEROGBA
Notary Public, State of New Jersey
My Commission Expires
January 10, 2030


Concetta and Carl Schmidt
Signature of Owner (s)

**TOWNSHIP OF LITTLE EGG HARBOR
BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATION(S)
SITE INSPECTION CONSENT**

CONCETTA AND CARL SCHMIDT

 hereby give permission to the Members of the Board of Adjustment of the Township of Little Egg Harbor, and its authorized representatives, consultants and other Township Officials, to enter onto the premises located at 105 East Sail, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

4-20-2026

Date



Signature of
Applicant/Owner/Representative

CONCETTA AND CARL SCHMIDT

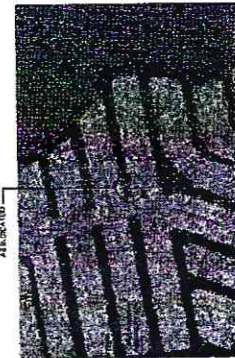
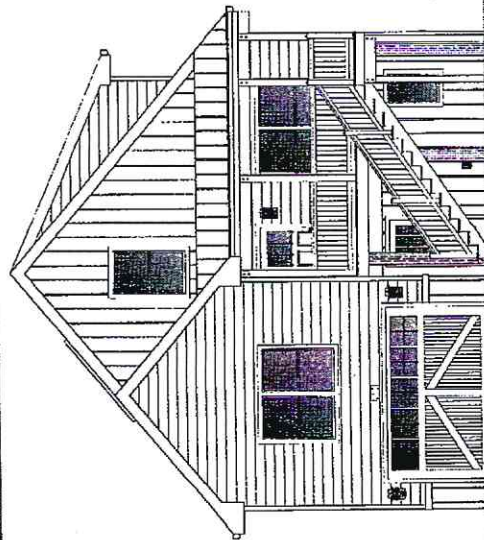
CONCETTA J. SCHMIDT CARL S
PRINT NAME HERE

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/13/20	ISSUED FOR PERMITS	...	...
2	01/13/20	ISSUED FOR PERMITS	...	...
3	01/13/20	ISSUED FOR PERMITS	...	...
4	01/13/20	ISSUED FOR PERMITS	...	...
5	01/13/20	ISSUED FOR PERMITS	...	...
6	01/13/20	ISSUED FOR PERMITS	...	...
7	01/13/20	ISSUED FOR PERMITS	...	...
8	01/13/20	ISSUED FOR PERMITS	...	...
9	01/13/20	ISSUED FOR PERMITS	...	...
10	01/13/20	ISSUED FOR PERMITS	...	...
11	01/13/20	ISSUED FOR PERMITS	...	...
12	01/13/20	ISSUED FOR PERMITS	...	...
13	01/13/20	ISSUED FOR PERMITS	...	...
14	01/13/20	ISSUED FOR PERMITS	...	...
15	01/13/20	ISSUED FOR PERMITS	...	...

COVER SHEET

DATE: 01/13/20
SHEET 1 OF 15
A-1
PROJECT NO: 200-0005

SCHMIDT RESIDENCE
NEW RESIDENCE AT
105 E. SAIL DRIVE
LOT 20, BLOCK 323
LITTLE EGG HARBOR, NJ 08087



AERIAL MAP
SCALE: 1/8" = 1'-0"

SE ELEVATION
AS SHOWN



LOCATION MAP
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/13/20	ISSUED FOR PERMITS	...	...
2	01/13/20	ISSUED FOR PERMITS	...	...
3	01/13/20	ISSUED FOR PERMITS	...	...
4	01/13/20	ISSUED FOR PERMITS	...	...
5	01/13/20	ISSUED FOR PERMITS	...	...
6	01/13/20	ISSUED FOR PERMITS	...	...
7	01/13/20	ISSUED FOR PERMITS	...	...
8	01/13/20	ISSUED FOR PERMITS	...	...
9	01/13/20	ISSUED FOR PERMITS	...	...
10	01/13/20	ISSUED FOR PERMITS	...	...
11	01/13/20	ISSUED FOR PERMITS	...	...
12	01/13/20	ISSUED FOR PERMITS	...	...
13	01/13/20	ISSUED FOR PERMITS	...	...
14	01/13/20	ISSUED FOR PERMITS	...	...
15	01/13/20	ISSUED FOR PERMITS	...	...

PROFILES AND FINISHES

NO.	DESCRIPTION	FINISH
1	CEILING	...
2	WALLS	...
3	FLOORS	...
4	ROOFING	...
5	PAINTS	...
6	GLASS	...
7	IRONING	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...



GENERAL NOTES

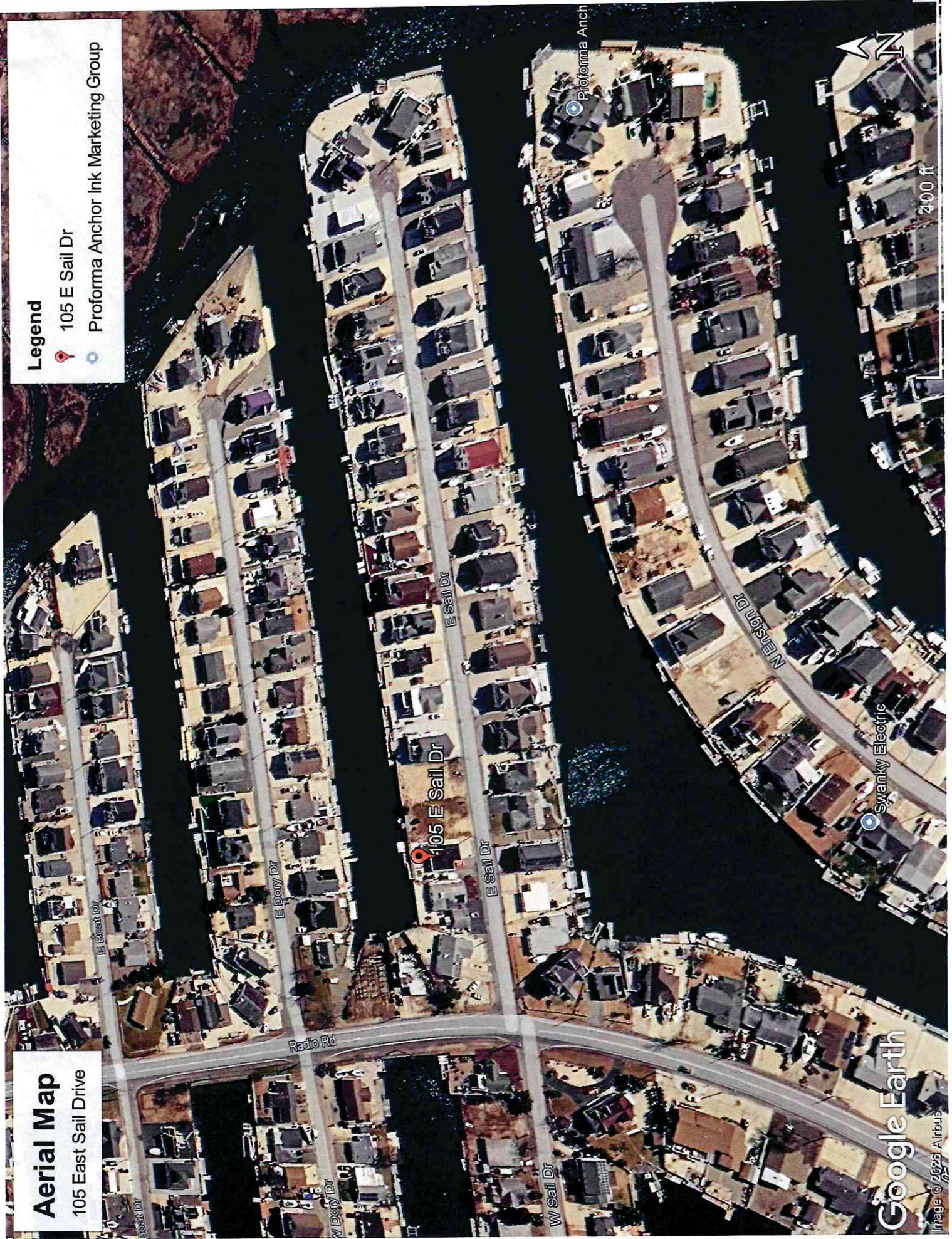
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL ELECTRICAL CODE (NEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE.
9. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
13. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL ELECTRICAL CODE (NEC).
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
15. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

Aerial Map

105 East Sail Drive

Legend

-  105 E Sail Dr
-  Proforma Anchor Ink Marketing Group





Google Earth

Image © 2026 Airbus

Historical Aerial Map

105 East Sail Drive
9/2013

Legend

-  105 E Sail Dr
-  Proforma Anchor Ink Marketing Group



Google Earth



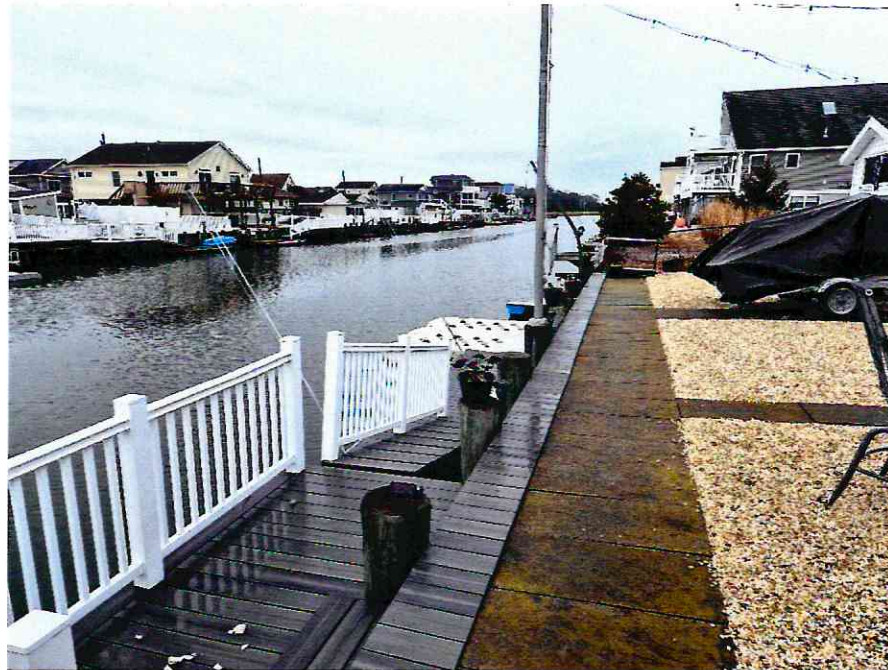
View of 105 East Sail Drive looking in a northerly direction.



View of East Sail Drive looking in an easterly direction.

Photos taken by Gravatt Consulting Group on 3/4/2026

GCG File No. 13110



View rear yard and lagoon looking in an easterly direction.