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July 22, 2026

Ms. Robin Schilling, Secretary
Township of Little Egg Harbor Zoning Board
665 Radio Road
Little Egg Harbor, NJ 08087
Via Email: rschilling@leht.com

**Re: Application #2025-05
Use Variance & Preliminary & Final Major Subdivision Application
Technical Review #2
Applicant: Joseph A. Courter, Jr.
Block 295, Lots 1, 2, C0201, C0202, C0203, C0204, C0205, & 4
Owner: Joseph A. Courter, Jr. (Lots 1 & 4)
Owner: Great Bay C & D Properties, LLC, Owner (Lots 2, C0201, C0202, C0203)
Owner: Ms. Leah Morgan, Owner (Lot C0204)
Owner: 249 Great Bay Boulevard U1, LLC, Owner (Lot C0205)
Zone: WFD – Waterfront Development Zone
Location: 245 Great Bay Boulevard
Our File: 1517-Z-468**

Dear Ms. Schilling:

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

A. Background

The property in question (PIQ) is known as Block 295, Lots 1, 2, C0201, C0202, C0203, C0204, C0205, & 4 and consists of approximately 375,703 sf (8.62 acres). The site is located at 245 Great Bay Boulevard within the WFD – Waterfront Development Zone.

Currently the overall site consists of a 2-story frame building with 3 commercial units on the first floor and 2 residential apartment units on the second floor. There is an attached 1-story frame building with 2 commercial units. The improvements include an asphalt driveway, approximately 16 paved parking spaces with concrete wheel stops, a stone surface access drive and parking area. These improvements are located on Lots 1 & 2. The remainder of Lot 1 is undeveloped with wooded areas and wetland areas. Lot 4 is a lagoon. There are private improvements which encroach within the right-of-way of Great Bay Boulevard including signage, planters, concrete wheel stops, and a portion of the asphalt parking spaces.

On January 11, 1994, by memorialization of Zoning Board Resolution No. 1993-023, the Applicants (James Courter & Joseph Courter) were granted a use variance for single-family residential construction in the Waterfront Development Zone in accordance with the zoning requirements of the R-50 zone.

At the Zoning Board Meeting on January 11, 1994, the Applicants (James Courter & Joseph Courter) were granted preliminary major subdivision for 22 single-family residential lots as indicated in Zoning Board Resolution No. 1994-01.

On November 13, 1996, by the memorialization of Zoning Board Resolution No. 1996-15, the Applicants (James Courter & Joseph Courter) were granted final major subdivision for 22 single-family residential lots.

On August 13, 2014, by memorialization of Zoning Board Resolution No 2014-19, the Applicant (Joseph A. Courter) was granted a use variance for single-family residential construction in the Waterfront Development Zone in accordance with the zoning requirements of the R-50 zone.

On February 13, 2019, by memorialization of Zoning Board Resolution No 2019-11, the Applicant (Joseph A. Courter) was granted an extension of the prior use variance granted on August 13, 2014 without expiration or time limit.

The Applicant currently seeks Preliminary & Final Major Subdivision and 'd-1' Use Variance approval to create 11 single-family dwelling lots. The lots are designated on the Final Plat Major Subdivision, Tuckers Cove, Filed Map dated December 10, 2024 as follows: residential lots (New Block 295.02, New Lots 1.02, 1.03, 1.04, 1.05, 1.06, 3.01, 4.01, 5.01, 6.01, 7.01, & 8.01), 2 tree preservation lots (New Block 295.01, Lots 2.01 & New Block 295.02, New Lot 1.01), 20 riparian lots (Block 295, New Lot 3.01, Block 296, New Lots 1.01, 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.01, 9.01, 10.01, 11.01, 12.01, Block 295.01, New Lots 2.02, 3.02, 4.02, 5.02, 6.02, 7.02, 8.02) and 2 lots for the existing commercial/apartment building (New Block 295.01, New Lots 1.01 & 1.02). The subdivision includes the construction of a new road with a 60 ft right-of-way and a 30 ft cartway.

The application indicates that the Applicant is seeking 'd-1' Use Variance Relief for the permitted uses in the WFD Zone per §215-4.24A. The Applicant was granted an extension of the prior use variance granted on August 13, 2014, without expiration or time limit on February 13, 2019 as stated above. The Applicant should clarify the relief requested.

B. Items Submitted

1. Copy of a set of plans titled "Preliminary and Final Plat - Major Subdivision prepared for Joseph A. Courter, Jr., Tuckers Cove, Tax Block 295, Lots 1, 2 & 4, Little Egg Harbor Township, Ocean County, New Jersey", prepared by Frank J. Little, Jr., P.E. of Owen, Little & Associates, Inc. consisting of 15 sheets, dated December 10, 2024. The plans have the following revision dates: Sheets 1, 2, 11 & 15 revised May 30, 2025; Sheet 3 revised April 14, 2026; Sheets 4, 5, 6, 7 & 8 revised February 5, 2026; Sheets 9, 10, 12 & 13 revised September 4, 2025; and Sheet 14 revised August 22, 2025.
2. Copy of a plan titled "Final Plat Major Subdivision, Tuckers Cove, Filed Map, Tax Block 295, Lots 1, 2 & 4, Little Egg Harbor Township, Ocean County, New Jersey", prepared by William J. Berg, P.L.S. of Owen, Little & Associates, Inc. consisting of 2 sheets, dated December 10, 2024.
3. Copy of Stormwater Management Report prepared by Frank J. Little Jr., P.E., P.P., C.M.E., of Owen, Little & Associates, Inc., dated December 10, 2024, last revised September 4, 2025.
4. Copy of a Drainage Area Map dated December 10, 2024, revised September 4, 2025.
5. Copy of a Letter of Transmittal dated May 21, 2026.
6. Copy of an NJDEP Permit No. 1516-16-0008.1 LUP250001 for FWW GP10A Very Minor Road Crossing, CAFRA IP for Residential Development not SFH/Duplex, and Water Quality Certificate dated April 20, 2026.

C. Relief Required

The application indicates that the Applicant is seeking 'd-1' Use Variance Relief for the permitted uses in the WFD Zone per §215-4.24A. The Applicant is proposing 11 single-family residential lot, which is not a permitted use per §215-4.24A.

On January 11, 1994, by memorialization of Zoning Board Resolution No. 1993-023, the Applicants (James Courter & Joseph Courter) were granted a use variance for single-family residential construction in the Waterfront Development Zone in accordance with the zoning requirements of the R-50 zone.

At the Zoning Board Meeting on January 11, 1994, the Applicants (James Courter & Joseph Courter) were granted preliminary major subdivision for 22 single-family residential lots as indicated in Zoning Board Resolution No. 1994-01.

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On February 13, 2019, by memorialization of Zoning Board Resolution No 2019-11, the Applicant (Joseph A. Courter) was granted an extension of the prior use variance granted on August 13, 2014 without expiration or time limit.

D. Variances & Waivers

1. The Applicant has requested variance relief under N.J.S.A. 40:55D-70(d) (commonly referred to as a “Use” variance) to construct 11 single-family dwellings in the WFD – Waterfront Development Zone.
2. The Applicant has requested variance relief under N.J.S.A. 40:55D-70(c); commonly referred to as a ‘c’ or “bulk” variance, for minimum lot area, minimum lot width, minimum front yard setback and minimum side yard setback.
3. The Applicant may require variance relief under N.J.S.A. 40:55D-70(d) (commonly referred to as a “Use” variance) for the existing apartment use.
4. Additional variance or waiver relief may be required pending Applicant's response to the issues identified in the body of this report.

In order for the Board to grant a ‘d’ variance, The Applicant has the burden of demonstrating “Special Reasons” for granting the use variance as well as offering an “enhanced quality of proof” which states that the variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance (Positive Criteria). The applicant should also demonstrate that the requested relief can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance (Negative Criteria).

“Special Reasons,” the applicant should demonstrate that the proposed use carries out the purposes of zoning as listed in 40:55D-2 of the Municipal Land Use Law or that the refusal to allow the project would impose an undue hardship on the applicant. The applicant must present support for the first test within a Statement of Reasons contending that the proposed use promotes the purpose of zoning. In lieu of the Statement of Reasons, the applicant should provide a statement regarding the undue hardship which must relate to the land in question or unique conditions of the site.

With respect to the first portion of the Negative Criteria, the applicant must demonstrate that the requested relief can be granted without substantial detriment to the public good. The applicant must demonstrate that the proposed use will not have a negative impact on the adjacent properties, and that it will not cause such damage to the character of the neighborhood as to constitute “substantial detriment to the public good.” The applicant should provide testimony at the Zoning Board hearing.

In the second prong of the Negative Criteria, the applicant must demonstrate that the requested relief will not impair the intent and purpose of the zone plan and zoning ordinance. Testimony should be provided as to why the proposal will not impair the intent and purpose of the GB Zone and the Township Master Plan.

Both the Positive Criteria and Negative Criteria must be satisfied in order for the Board to grant ‘d’ variance relief. The granting of a ‘d’ variance requires five (5) affirmative votes.

In order for the Board to grant a 'c' variance, an Applicant must demonstrate, to the Board's satisfaction, that: (1) such action will relieve peculiar and exceptional practical difficulties or exceptional and undue hardship upon the developer of the subject property resulting from the strict application of the zoning ordinance (typically known as a Hardship Variance); OR (2) that granting a variance to allow departure from the zoning ordinance would advance one of the purposes of the Municipal Land Use Law (N.J.S.A. 40:55d-1 et seq. ["MLUL"]) and that the benefits of the deviation would substantially outweigh any detriment (typically known as the Special Reasons). Collectively, these are known as the Positive Criteria.

The granting of a 'c' variance requires the affirmative vote of a majority of the Board members present at the hearing.

Under N.J.S.A. 40:55D-2, the MLUL enumerates as its purposes:

- a. *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;*
- b. *To secure safety from fire, flood, panic, and other natural and manmade disasters;*
- c. *To provide adequate light, air, and open space;*
- d. *To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county, and the State as a whole;*
- e. *To promote the establishment of appropriate population densities and concentrations that will contribute to the wellbeing of persons, neighborhoods, communities and regions and preservation of the environment;*
- f. *To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;*
- g. *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all NJ citizens;*
- h. *To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;*
- i. *To promote a desirable visual environment through creative development techniques and good civic design and arrangement;*
- j. *To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;*
- k. *To encourage planned unit developments which incorporate the best features of design and relate the type, design, and layout of residential, commercial, industrial, and recreational development to the particular site;*
- l. *To encourage senior citizen community housing construction;*
- m. *To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;*
- n. *To promote utilization of renewable energy resources;*

- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;*

E. Zoning

Bulk Requirements: The PIQ is located within the WFD – Waterfront Development Zone. The Applicant proposes 11 single-family residential dwellings in the Waterfront Development Zone in accordance with the zoning requirements of the R-50 zone.

The chart below summarizes the area and bulk requirements for the R-50 Residential Zone in accordance with §215-4.14E for comparison:

	Required	Proposed	Status
Minimum Lot Area	5,000 SF	>5,000 SF	Conforms
Minimum Lot Width	50 FT	>50 FT	Conforms
Minimum Lot Depth	100 FT	>100 FT	Conforms
Principal Buildings			
Minimum Front Yard Setback	20 FT	>20 FT	Conforms
Minimum Side Yard Setback	5 FT	>5 FT	Conforms
Minimum Combined Side Yard Setback	15 FT	>15 FT	Conforms
Minimum Rear Yard Setback	20 FT	>20 FT	Conforms
Maximum Bldg. Height (Per §185-7)	40 FT	TBD⁽¹⁾	Conforms
Maximum Bldg. Coverage	30%	<30%	Conforms

The chart below summarizes the area and bulk requirements for the WFD – Waterfront Development Zone in accordance with §215-4.24D for the existing commercial/apartment building on New Lots 1.01 & 1.02:

	Required	Prop. Lot 1.01	Prop. Lot 1.02	Status
Minimum Lot Area	12,000 SF	10,612.02 SF (V)⁽²⁾	17,498.48 SF	Variance
Minimum Lot Width	120 FT		113.04 FT (V)⁽³⁾	Variance
Minimum Lot Width for Corner Lot (Per Corner Lot Definition)	100 FT	70.83 FT (V)⁽⁴⁾		Variance
Minimum Lot Depth	100 FT	±157 FT	±157 FT	Conforms
Principal Buildings				
Minimum Front Yard Setback	40 FT	23.9 FT (V)⁽⁵⁾	>40 FT	Variance
Minimum Side Yard Setback	15 FT	0 FT (EV)⁽⁶⁾	0 FT (EV)⁽⁷⁾	Variance

	Required	Prop. Lot 1.01	Prop. Lot 1.02	Status
Minimum Combined Side Yard Setback	30 FT	N/A	>30 FT	Conforms
Minimum Rear Yard Setback	20 FT	>20 FT	>20 FT	Conforms
Maximum Bldg. Height	40 FT / 2 ½ Stories	<40 FT	<40 FT	Conforms
Maximum Bldg. Coverage	30%	<30%	<30%	Conforms

V – Variance EV – Existing Non-Conforming Condition TBD – To Be Determined

Notes:

- (1) Architectural plans for the proposed dwellings should be provided to determine compliance with the maximum building height within the special flood hazard area.
- (2) Per §215-4.24D(1) the required minimum lot area is 12,000 sf, whereas the existing commercial/apartment on New Lot 1.01 provides a lot area of 10,612.02 sf.
- (3) Per §215-4.24D(2) the required minimum lot width is 120 ft for an interior lot, whereas the existing commercial/apartment on New Lot 1.02 provides a lot width of 113.04 ft.
- (4) Per §215-4.24D (and definition of corner lot) the required minimum lot width is 100 ft for a corner lot, whereas the existing commercial/apartment on New Lot 1.01 provides a lot width of 70.83 ft.
- (5) Per §215-4.24D(4) the required minimum front yard setback is 40 ft, whereas the existing commercial/apartment on New Lot 1.01 provides 23.9 ft along the proposed road.
- (6) Per §215-4.24D(5) the required minimum side yard setback is 15 ft, whereas the existing commercial/apartment on New Lot 1.01 provides 0 ft to the adjacent building.
- (7) Per §215-4.24D(5) the required minimum side yard setback is 15 ft, whereas the existing commercial/apartment on New Lot 1.02 provides 0 ft to the adjacent building.

F. Review Comments

1. Items to be Discussed with the Board

- a. The Applicant should provide testimony to discuss the proposed relief requested.
- b. The Applicant should provide testimony to discuss the history of the project including any relief previously granted.
- c. The Applicant should provide testimony to discuss the uses within the existing commercial/apartment buildings on New Lots 1.01 and 1.02 and if any use variances were previously granted. It does not appear that all the existing uses are permitted in the WFD – Waterfront Development Zone.
- d. The Applicant should provide testimony to confirm that all property owners related to this application have signed a certification consenting to the proposed subdivision.

- e. The Applicant should provide testimony to discuss the proposed subdivision and lot consolidation in detail.
- f. There are existing private improvements which encroach within the right-of-way of Great Bay Boulevard including signage, planters, concrete wheel stops, and a portion of the asphalt parking spaces. No private improvements are permitted within a public right-of-way. Testimony should be provided.

2. Architectural Considerations

- a. The Applicant should provide architectural plans for the proposed dwellings to determine compliance with the maximum building height within the special flood hazard area. Testimony should be provided.
- b. The Applicant requires approval from the Township's Certified Floodplain Manager prior to the issuance of any building permits.

3. Traffic, Circulation & Parking

- a. The Application is subject to the requirements of the Residential Site Improvement Standards (RSIS). The plans should be revised to provide a compliance certification endorsed by the design engineer that the project has been designed in accordance with the RSIS requirements.
- b. The proposed street name is inconsistent. The final plat indicates "Courter Court," the profiles on the set of major subdivision development plans indicates "Courter's Court," and the other development plans indicate "Tucker's Court." Revise the plans as necessary to be consistent.
- c. Evidence that the Township Police Chief has reviewed and approved the proposed street name should be provided.
- d. The driveway material should be labeled on the plans and a detail provided.
- e. The site improvements should be labeled on sheet 4 of 15 including but not limited to the curb, sidewalk, and concrete aprons.
- f. A traffic impact statement should be provided. The Applicant has requested a waiver.
- g. The Applicant should provide a circulation plan to demonstrate the circulation of a fire truck.
- h. The Applicant should provide testimony to discuss the uses within the existing commercial/apartment buildings and the number of parking spaces provided to determine compliance with the minimum off-street parking requirements.
- i. Per §215-12.16A(10) all parking and loading areas are to be curbed, whereas there is no curbing for the existing parking lot. Testimony should be provided to discuss the existing conditions.
- j. Per §215-12.16A(11) no paved area should be closer to any property line than 15 ft, unless otherwise permitted herein, whereas the existing paving for the parking area is within the right-of-way of Great Bay Boulevard. Testimony should be provided to discuss the existing conditions.
- k. Per §215-12.16A(13) where parking is permitted between the front building line and the street line, a safety island or raised median separating the public street from the parking area should be provided for intermediate and large parking. Testimony should be provided to determine the overall number of parking spaces provided and the possible need for a safety island.

1. The Applicant should provide testimony to discuss where delivery vehicles will be parked when making deliveries for the existing commercial/apartment buildings.
4. Grading & Drainage
 - a. A predevelopment drainage area map should be provided. Time of Concentration (T_c) flow paths should be added to the drainage area maps.
 - b. Section 1.6 of the of the stormwater management report states that since the filled soils within the development are variable in composition, and infiltration and groundwater are tidally influenced, no soil testing was conducted. Chapter 12 of the NJDEP Best Management Practices (BMP) Manual does not provide an exemption for soil testing for tidally influenced areas. Test pit locations have been provided on the Grading and Drainage Plan (Sheet 5) last revised February 5, 2026; however, no soil logs have been provided. The applicant has requested a waiver. Please provide testimony.
 - c. Section 4.2 of the stormwater management report states that the site is underlain with 'D' soils ("marsh mat") and is not suitable for infiltration. However, section 1.6 of the stormwater management report and USDA Web Soil Survey (WSS) both identify the site as having Psamment soils (PssA), which are in hydrologic soils group (HSG) A. Soil logs should be provided to confirm subsurface conditions. The routing calculations should be revised to match the soil type that was determined by the soil testing conducted.
 - d. Clean fill is being brought into the site to raise the grade for the proposed lots. Testimony regarding the ability of the clean fill to provide groundwater recharge should be provided, as NJAC 7:8-5.4 does not provide an exemption from the groundwater recharge standards for tidally influenced areas.
 - e. The following storm pipes should have their material, length, and slope added to the Drainage and Utility Plans (sheets 7 and 8):
 - 1) Storm pipe from St. MH 6-1 to St. MH 5-1.
 - f. Storm drainage pipe capacity calculations should be provided in a way that clearly identifies the runoff coefficient (c), rainfall intensity (i) in inches per hour, and drainage area (a) in acres. Please provide testimony.
 - g. Testimony should be provided to discuss the maintenance of the proposed Manufactured Treatment Devices (MTDs) and stormwater infrastructure proposed for the site. The following should be provided:
 - 1) A maintenance plan and operation manual.
 - 2) A deed of restrictive covenants for the operations and maintenance of the stormwater system.
 - 3) Any stormwater drainage easement(s) for the MTDs.
 - h. Testimony should be provided regarding the amount of fill being proposed for the development as well as the proposed grading/drainage patterns for the individual lots.
5. Lighting
 - a. A lighting plan should be provided in accordance with §215-12.19 for review and approval.
6. Landscaping
 - 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 should submit a Tree Removal Application to the Department of Community Development and Planning. No tree should 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 should be provided and should include the information stated under §215-12.7 Section III A5.
- d. The standards for removal of trees must follow the requirements of §215-12.7 Section III A6.
- e. All tree replacement must be in accordance with §215-12.7 Section III B.
- f. A sight triangle easement should be provided at the intersection of Great Bay Boulevard and the new road.
- g. Per §215-11.7E in all other zones, except residential, the minimum front buffer area should be thirty-five (35) feet, the minimum side buffer area should be fifteen (15) feet, and the minimum rear buffer area should be twenty (20) feet unless otherwise provided herein, whereas no buffering is provided for the existing commercial/apartment building lots. Buffering should be provided, or the Applicant should request a waiver. Testimony should be provided to discuss the need for buffering.
- h. Per §215-11.7F in order to provide adequate buffering between uses of differing classifications, a buffer area should be provided in conjunction with any nonresidential or higher density residential use abutting a lot zoned or used for residential purposes. The minimum width of such a buffer area should be not less than thirty (30) feet for a building or group of buildings up to twenty thousand (20,000) square feet in area, whereas no buffering is provided for the existing commercial/apartment building. Buffering should be provided, or the Applicant should request a waiver.
- i. Per §215-11.8G parking areas should be designed to promote safe and convenient circulation; to limit vehicular/pedestrian conflicts; to limit paved areas; to provide shade and reduce heat island effects; and to soften the overall visual impact of parking areas, whereas the existing parking area for the existing commercial/apartment building lots are not landscaped. The Applicant may require a waiver. Testimony should be provided to discuss the need for landscaping within the existing parking area.
- j. Per §215-11.8H the landscape plan or site plan for all site plan and subdivision plan submissions should address the planting of all green space in accordance with the standards set forth herein or another appropriate manner. Testimony should be provided to discuss all green space within the project.
- k. Per §215-11.8H(3) in residential developments, trees should be planted throughout a site at a rate of one (1) tree per two thousand five hundred (2,500) square feet of upland lot area or fraction thereof. The Applicant should provide testimony to discuss compliance with this requirement.
- l. Per §215-11.8H(4) in nonresidential developments, all areas of the site not occupied by buildings and required improvements should be appropriately landscaped with grading and planting of grass or other ground cover, shrubs, and trees as part of the landscape plan approved by the Board of jurisdiction. The existing conditions do not appear to comply with this requirement for the commercial/apartment building lots. Testimony should be provided. A waiver may be required.
- m. Per §215-12.16A(15)(c) the parking area should include planting islands, which should be a minimum of ten percent (10%) of the total parking area. These islands should include planting as required by §215-11.8. Parking bays should be separated from access, or circulation drives by a planting island (of ten-foot minimum width) or area for the full width of a bay at the ends of rows, whereas the existing parking area does not conform. Testimony should be provided to discuss the existing conditions.

- n. The existing parking area does not provide ADA compliant accessible parking spaces. Testimony should be provided.
 - o. The Applicant should provide testimony to indicate the Applicant's intentions to provide foundation plantings for the proposed residential lots.
 - p. The Applicant should provide testimony to discuss irrigation of the proposed landscaping.
 - q. A note should be added indicating that all plant material should be guaranteed for a period of 2 years.
7. Utilities
- a. The Applicant is proposing to service the proposed single family residential dwelling with public water, sanitary sewer, and natural gas.
 - b. The Applicant should provide all required local, county, and state approvals.
 - c. The plans should show the locations of the water, sanitary sewer, and gas laterals to each dwelling with an indication of the type and size of pipe.
 - d. Our office recommends that all utilities including the service laterals be shown on the landscape plan to avoid conflicts.
8. Subdivision Plans/Final Plat
- a. There are inconsistencies with the lot numbering shown on the final plat and the lot numbering shown on the set of major subdivision development plans. The plans should be revised as necessary to be consistent.
 - b. There appears to be a duplication of lot numbers as shown on sheet 4 of 15. The commercial/apartment lots are numbered New Block 295.01 New Lots 1.01 & 1.02. There are single-family residential lots numbered New Block 295.01 New Lots 1.01 & 1.02. Please review and revise accordingly.
 - c. On the major subdivision development plans there are lots that are not numbered. Revise as necessary for all lots to be numbered.
 - d. On the final plat as well as the set of major subdivision development plans there are lots that do not show the bearings and distances for all property lines. Revise as necessary to describe each lot in its entirety.
 - e. There is a lot created within the lagoon along Daddy Tucker Drive, labeled as Block 295, New Lot 1.01 on the final plat that does not appear to be associated with another lot. Testimony should be provided to discuss the use of this lot.
 - f. The proposed property line that creates Block 295, Lot 3.01 & Block 296, Lots 1.01, 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.01, 9.01, 10.01, 11.01 & 12.01 is not shown on sheet 4 of 15. Revise the plan accordingly.
 - g. The setback lines should be shown, dimensioned, and labeled for the residential properties and for the commercial/apartment properties on sheet 4 of 15.
 - h. The setback lines on the final plat should be dimensioned. It appears that the rear yard for the single-family residential lots is shown at 15 ft, whereas 20 ft is required. Revise, as necessary.
 - i. The setback dimensions to the existing commercial/apartment buildings should be provided on the plat as well as on sheet 4 of 15.
 - j. The proposed conditions within the zoning chart do not appear to reflect the information on the plan. Revise accordingly.

- k. The Applicant should provide testimony to indicate how the subdivision will be filed. If filed by plat, the plat should be in accordance with the Map Recordation Act.
 - l. The final plat should be in compliance with the title recordation act.
 - m. The proposed lot numbers and addresses should be shown as approved by the Township Tax Assessor. A copy of the letter from the Tax Assessor should be provided.
 - n. The final plat references a survey that was prepared on June 23, 2023. The plans should be based upon a survey prepared within the last 12 months. The Applicant should submit a copy of an updated survey, or a waiver should be requested.
 - o. The side lots lines are not at right angles or radial to the street line. The Applicant requests a waiver.
9. Miscellaneous Comments
- a. Provide a certificate of title for all parcels in the subdivision.
 - b. Testimony should be provided to discuss the provisions of Affordable Housing.
 - c. The plans should reference the current flood maps.
 - d. The flood limit line between the AE-8 and AE-9 flood zones as referenced on the preliminary flood maps should be delineated on the plans.
 - e. §215-12.16B(2) there should be a minimum of one (1) trash/refuse enclosure and collection location, separate from any parking or loading area and located in a separate enclosure area. The refuse collection or enclosure area should be totally enclosed and screened from view in accordance with the requirements in §215-11.18, screening of refuse area. The Applicant should provide testimony to discuss where solid waste and recycling are stored for the existing commercial/apartment buildings.
 - f. Site photographs should be provided.
 - g. An environmental impact statement should be provided. The Applicant has requested a waiver.
 - h. The Applicant should provide testimony to discuss the environmental impacts anticipated with the proposed development.
 - i. The Applicant is required to provide all required approvals to our office upon receipt.
 - j. Evidence of a Comprehensive General Liability Insurance Policy should be provided.

G. Outside Agency Approvals Required

1. Ocean County Planning Board
2. Ocean County Soil Conservation District
3. Ocean County Utilities Authority
4. Little Egg Harbor MUA – Water
5. Little Egg Harbor MUA – Sanitary Sewer
6. Township Police Chief
7. Township Fire Marshall
8. Township Certified Floodplain Manager
9. NJDEP Water Main Extension
10. NJDEP TWA
11. NJDEP Wetlands (Minor Road Crossing obtained April 20, 2026)
12. NJDEP CAFRA (IP for Residential Development not SFH/Duplex obtained April 20, 2026)

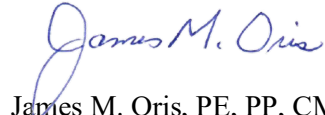
13. Any agency having jurisdiction over the project.

The Zoning Board meets on 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 August 12, 2026, meeting of the Little Egg Harbor Zoning Board.

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, CFM

MMG/EJP/JMO:mr

cc: Mr. Greg Leszega, Chairman
Ms. Suzanne Musto-Carrara, Vice-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
Mr. Kevin S. Quinlan, Esq., Applicant's Attorney
Mr. Frank J. Little, Jr., P.E., Applicant's Engineer
Mr. Joseph A. Courter, Jr., Applicant/Owner (Lots 1 & 4) (245 Great Bay Boulevard, Suite 7, Little Egg Harbor, NJ 08087)
Great Bay C & D Properties, LLC, Owner (Lots 2, C0201, C0202, C0203) (245 Great Bay Boulevard, Little Egg Harbor, NJ 08087)
Ms. Leah Morgan, Owner (Lot C0204) (249 Great Bay Boulevard #2, Little Egg Harbor, NJ 08087)
249 Great Bay Boulevard U1, LLC, Owner (Lot C0205) (117 Bengal Boulevard, Barnegat, NJ 08005)