

July 24, 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 #2026-05 – Review #2
CabCo, LLC
33 Peterson Drive
Block 158, Lot 2
Zone: R-75 – Residential Zones
Our File: 1517-Z-488

Dear Applicant:

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

A. Background

The property in question (PIQ) is located on the westerly side of the unimproved portion of Peterson Drive at the intersection of Spruce Street (an unimproved road). The PIQ is located within the R-75 Residential Zones. The site is a 0.17 acre lot, currently vacant and wooded.

The Applicant is proposing to construct a 1 story single family dwelling with 2 bedrooms, a covered porch, and a gravel driveway. The site is proposed to be serviced by a potable well and on-site septic system.

The Applicant proposes to improve Peterson Drive along the entire site frontage and a portion of Spruce Street with 4 inch thick Class A road gravel.

B. Items Submitted

1. Copy of a Boundary and Topographic Survey Lot 2, Block 158, Township of Little Egg Harbor, County of Ocean, New Jersey, prepared by David Von Steenburg, P.L.S. of Morgan Engineering & Surveying, consisting of 1 sheet, dated February 12, 2026.
2. Copy of 5 Site Photographs.

C. 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 #10 – Space for signatures of Chairman and Secretary of Municipal Agency.
2. Item #19 – Limits of clearing.
3. Item #35 – Driveway apron to be shown.

D. Relief Required

The Applicant requires relief from §215-12.1 to construct a one-story single-family dwelling on a conforming lot on a semi-improved road. The Applicant is proposing to improve Peterson Drive along the entire frontage and a portion of Spruce Street with 4 inch thick Class A road gravel.

E. Zoning

Bulk Requirements: The PIQ is located within the R-5A - Residential Zone.

The chart below summarizes the area and bulk requirements for the R-75 – Residential Zone in accordance with §215-4.11E:

	Required	Provided	Status
§215-4.11E			
Minimum Lot Area	7,500 SF	7,500 SF	Conforms
Minimum Lot Width	75 FT	75 FT	Conforms
Minimum Lot Depth	100 FT	100 FT	Conforms
Minimum Front Yard Setback (Peterson Drive)	20 FT	21 FT	Conforms
Minimum Front Yard Setback (Spruce Street)	20 FT	42 FT	Conforms
Minimum Side Yard Setback	5 FT	6 FT	Conforms
Minimum Combined Side Yard Setback	15 FT	N/A	Conforms
Minimum Rear Yard Setback	25 FT	31 FT	Conforms
Maximum Building Height	35 FT	<35 FT	Conforms
Maximum Building Coverage	30%	<30%	Conforms

N/A – Not Applicable

F. Review Comments

1. Per §215-12.1 all streets in residential developments shall be designed and constructed in accordance with Subchapter 4 (“Streets and Parking”) of N.J.A.C. 5:21 (Residential Site Improvement Standards), as amended.
2. Per RSIS §5:21-4.19 Figure 4.3 pavement sections for residential access and neighborhood streets shall have a minimum of 1.5 inches of hot mix asphalt surface and 4 to 6.5 inches of hot mix asphalt base depending on the type of subgrade, whereas the Applicant is proposing to improve Peterson Drive along the entire frontage and a portion of Spruce Street with 4 inch thick Class A road gravel. The Applicant will require a de minimus exception. Testimony shall be provided.
3. Per RSIS §5:21-3.1(a) the municipal approving authority may grant by resolution of the planning board or zoning board of adjustment such de minimis exceptions from the requirements of the site improvement standards as may be reasonable and within the general purpose and intent of the standards if the literal enforcement of one or more provisions of the standards is impracticable or will exact undue hardship because of peculiar conditions pertaining to the development in question.
4. Per RSIS §5:21-3.1(b) an application for an exception pursuant to this section shall be filed in writing with the municipal approving authority and shall include:

- a. A statement of the requirements of the standards from which an exception is sought;
 - b. A statement of the manner by which strict compliance with said provisions would result in practical difficulties; and
 - c. A statement of the nature and extent of such practical difficulties.
5. Per §215-12.2(15)(a) local and minor streets shall consist of 6 inches of Class A or B road gravel or approved equal, 2 inches of bituminous stabilized base course, and 1 ½ inches of FABC-1 surface course or approved equal, whereas the Applicant proposes 4 inches of Class A road gravel. The Applicant has requested a variance. Subgrade soils testing should be provided.
6. Per §215-12.4 curbs, gutters and shoulders in all residential developments shall be designed and constructed in accordance with Subchapter 4 (Streets and Parking) of N.J.A.C. 5:21 (Residential Site Improvement Standards), as amended. The Applicant has requested relief of this requirement. Should it be determined that relief is required, the Applicant will require a de minimus exception. Testimony shall be provided.
7. Per RSIS §5:21-4.2 Table 4.3 residential access with parallel parking low intensity requires a cartway width of 28 ft with no curb or shoulder required. The Applicant is proposing a cartway width of 30 ft with no curb or shoulder. Testimony shall be provided to discuss the intensity and classification of Peterson Drive and Spruce Street.
8. Per §215-12.8.1 sidewalks in all residential developments shall be designed and constructed with Subchapter 4, Streets and Parking, of N.J.A.C. 5:21 (Residential Site Improvement Standards), as amended. Should it be determined that relief is required, the Applicant will require a de minimus exception. Testimony shall be provided.
9. Per RSIS §5:21-4.5(a) sidewalks and/or graded areas shall be required, depending on road classification and intensity of development. No sidewalks or graded areas are provided. Testimony shall be provided to discuss the intensity and classification of Peterson Drive and Spruce Street.
10. The plans shall be revised to depict the intersection improvements with dimensions.
11. The Applicant should provide testimony to discuss the development history of the site.
12. The Applicant should provide testimony regarding the reasons which necessitates the need for a variance.
13. Testimony should be presented as to the hardships associated with the land which force the Applicant to come before the Board to request variances.
14. Testimony should be provided as to how the proposed development would not be out of character with the neighborhood.
15. The NJDEP requires Major Developments, which are defined as developments that disturb one (1) or more acres of land or creates one quarter (0.25) acres of new impervious surface, to comply with the Stormwater Management Rules.
16. Testimony shall be provided to discuss how the drainage from the roof leaders will be collected.

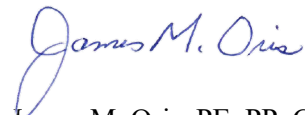
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17. It appears that the Applicant is removing trees in order to construct the proposed dwelling. Per §215-12.7 Section III A1 any person planning to remove a street tree with a DBH of 2.5" or more or any non-street tree with a DBH of 6" or more on their property shall submit a tree removal application to the Department of Community Development and Planning. No tree shall be removed until municipal officials have reviewed and approved the removal. The limits of tree clearing shall be shown on the plan.
18. The Applicant shall provide testimony to discuss the presence of hollies and mountain laurels within the areas of tree removal.
19. The Applicant shall provide testimony to discuss the environmental impacts as a result of the proposed improvements.
20. A signature block shall be provided on the plan for the Zoning Board Chairman, Secretary, and Engineer.
21. The Applicant shall provide proof of the Notice of Publication.
22. The Applicant is proposing a gravel driveway. Testimony shall be provided.
23. The proposed gravel driveway section shall be revised to accurately depict the width of the proposed driveway.
24. A driveway apron shall be provided, or the Applicant shall request a waiver.

Should you have any questions, please do not hesitate to contact me at (732) 286-9220.

God Bless America,

REMINGTON & VERNICK ENGINEERS



James M. Oris, PE, PP, CME

EJP/JMO/MMG:mr

cc: via e-mail:
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
CabCo, LLC, Applicant (cabral@garthcabral.com)
Mr. Mathew Wilder, P.E., Applicant's Engineer (laurent@morganengineeringllc.com)
Mr. Richard Visotcky, Esq. – Applicant's Attorney (kvlaw@kvlawfirm.com)