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June 30, 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 #2026-06
Erik Chodnoff / NJ Fund 2025, LLC
40 Oak Lane
Block 291.07, Lot 14.02
Zone: R-75 – Residential Zone
Our File: 1517-Z-489**

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 easterly side of Oak Lane south of Leitz Boulevard and north of Laurel Lane. The PIQ is located within the R-75 Residential Zones. The site is a 0.13 acre lot, currently vacant with a small, wooded area along the northerly property line. There is an existing transformer concrete pad within an NJ Bell easement on the property.

The Applicant is proposing to construct a single family dwelling with 3 bedrooms, a proposed concrete driveway with 2 – 9 ft x 18 ft parking spaces, and a turn-around area. The site is proposed to be serviced by a potable well and on-site septic system.

B. Items Submitted

1. Copy of the Township of Little Egg Harbor Zoning Board of Adjustment Application and Appeal dated April 14, 2026.
2. Copy of a Stockholder/Partnership Disclosure Statement.
3. Copy of an Affidavit of Non-Collusion dated April 7, 2026.
4. Copy of a Site Inspection Consent dated April 4, 2026.
5. Copy of 4 Photographs of the Site.
6. Copy of a Certified 200 ft Property Owners List dated June 3, 2026.
7. Copy of Proof of Taxes Paid dated May 11, 2026.
8. Copy of Check No. 3412 in the amount of \$100.00 for application fees.
9. Copy of Check No. 3411 in the amount of \$650.00 for resolution fees and escrow fees.
10. Copy of a Variance Plan prepared by Craig R. Hurless, P.E., consisting of 1 sheet dated April 7, 2026.

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 #19 – Limits of clearing.
2. Item #37 – Copy of survey plan.

D. Relief Required

The Applicant requires relief to construct a single-family dwelling on an irregular shaped non-conforming lot. The minimum lot area required is 7,500 sf, whereas 5,469 sf is existing. The minimum lot depth is 100 ft, whereas 79.04 ft is existing.

E. Zoning

Bulk Requirements: The PIQ is located within the R-75 - 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	5,469 SF (EV) ⁽¹⁾	Existing Non-Conforming Condition
Minimum Lot Width	75 FT	102.04 FT	Conforms
Minimum Lot Depth	100 FT	79.04 FT (EV) ⁽²⁾	Existing Non-Conforming Condition
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	20.2 FT	Conforms
Minimum Rear Yard Setback	25 FT	N/A	N/A
Maximum Building Height	35 FT	TBD ⁽³⁾	TBD
Maximum Building Coverage	30%	14.73%	Conforms

EV – Existing Non-Conforming Condition TBD – To Be Determined N/A – Not Applicable

1. Per §215-4.11E(1) the minimum lot area is 7,500 sf, whereas 5,469 sf is existing.
2. Per §215-4.11E(3) the minimum lot depth is 100 ft, whereas 79.04 ft is existing.
3. Per §215-4.11E(3) the maximum height permitted is 35 ft. The Applicant should provide testimony to discuss the proposed height of the building.

F. Review Comments

1. The Applicant should provide testimony to discuss the development history of the site.
2. The Applicant should provide testimony regarding the reasons which necessitate the need for a variance.

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3. Testimony should be presented as to the hardships associated with the land which force the Applicant to come before the Board to request variances.
4. The Applicant should provide testimony to discuss if there is any land that could be acquired in order to meet the minimum lot area and minimum lot depth.
5. Testimony should be provided as to how the proposed development would not be out of character with the neighborhood.
6. The plan should be revised to indicate the number of stories proposed. Testimony should be provided to discuss the height of the building.
7. Testimony should be provided to discuss how the drainage from the roof leaders will be collected.
8. 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 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. The limits of tree clearing should be shown on the plan.
9. The Applicant should provide testimony to discuss the presence of hollies and mountain laurels within the areas of tree removal.
10. A current survey of the property should be provided.
11. The Applicant should provide proof of the Notice of Publication.

G. Fees Required

1. Pursuant to §15-16.1, the following non-refundable administrative fee is 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 required:

	\$150.00
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3. Pursuant to Section 215-16.3, the following escrow fee is required for this application:

§215-16.3M(3) Bulk Variance	<u>\$500.00</u>
Total Escrow Fee	\$500.00

The Applicant has provided \$100.00 in application fees, \$150.00 in resolution fees, and \$500.00 in escrow fees.

H. 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 at least ten (10) days prior to the hearing date as set forth in the Municipal Land Use Law.

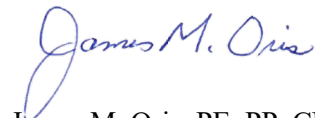
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Our office recommends that the Board proceed with the variance. The Zoning Board of Adjustment meets the second Wednesday of the month. Subject to the notice being provided by the Applicant, this application will be scheduled for a public hearing at the August 12, 2026, meeting at 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 me at (732) 286-9220.

God Bless America,

REMINGTON & VERNICK ENGINEERS



James M. Oris, PE, PP, CME

EJP/JMO/MMG:

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
 Mr. Erik Chodnoff, Applicant (skagmire@hotmail.com)
 Mr. Craig Hurless, P.E., Applicant's Engineer (c.hurless@comcast.net)
 Mr. Francis Ballak, Esq. – Applicant's Attorney (francis@gmslaw.com)