



TOWNSHIP OF LITTLE EGG HARBOR ZONING BOARD OF ADJUSTMENT

APPLICATION & APPEAL PART A

Use additional sheets if necessary.

Applicant's Name: CabCo, LLC

Applicant's Telephone Number: _____

Applicant's E-mail Address: _____

Applicant's Street Address: Little Egg Harbor, New Jersey 08087

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

Owner's Name: Garth Cabral

Owner's Telephone Number: _____

Owner's Mailing Address: _____, Little Egg Harbor, New Jersey 08087

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): Block 158, Lot 2

Street Address: 33 Peterson Drive, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: R-75
(For example: R50, R200, GB)

Lot Size: 75 ft. x 100 ft. Lot Area: 7,500 sq. ft.

Indicate and Describe any Structures Presently Situated on the Property: vacant land

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

State the Present Use of any Structures Noted Above: none

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]
- XX Construct a one story dwelling on a conforming lot that does not front on an improved road.

PART C

To be completed only if applicant is seeking a "D" variance together with site plan, subdivision and/or conditional use approvals from the Zoning Board of Adjustment. Otherwise proceed directly to Part D below.

SUBDIVISION APPROVAL:

_____ Minor Subdivision

_____ Preliminary Major Subdivision

_____ Final Major Subdivision

Number of Lots to be Created: _____ Number of Proposed Dwelling Units: _____

SITE PLAN APPROVAL:

_____ Minor Site Plan Approval

_____ Site Plan Approval (Preliminary)
_____ Phases (if applicable)

_____ Site Plan Approval (Final)

_____ Amendment or Revision to Site Plan
_____ Phases (if applicable)

Area to be disturbed: _____ Number of Proposed Dwelling Units: _____

Request for waiver from site plan review and approval _____

CONDITIONAL USE APPROVAL: Request for conditional use approval (N.J.S.A. 40:55D-67J) _____

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: Applicant seeks relief in order to construct a single family residence on a conforming vacant lot on an unimproved road (Peterson Drive).
2. Identify which section(s) of the land use ordinance from which you are seeking relief:
3. Setbacks of the proposed structure: ^{21' (Peterson)}
46' (Spruce) Front 31 ft. Rear 6 ft Side
4. Percentage of building coverage of the proposed structure 14.7 %.
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.

Applicant proposes to construct a single family resident on a conforming lot (vacant) which does not front on an improved road. Applicant proposes to upgrade road frontage with 4 "Class A" gravel.

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?
Existing condition of proposed portion of Peterson Drive
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 _____ NO x _____ Public Sanitary Sewer? YES _____ NO x _____
10. Are you proposing a well and/or septic system? YES x NO _____
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 P. VISOTCKY, Esq. of KELLY & VISOTCKY, LLC
P.O. Box 536, Manahawkin, New Jersey 08050
Telephone: (Cell) 609-713-6187
Email: kvlaw@kvlawfirm.com
2. Applicant's Engineer with Address, Telephone & E-mail:
MORGAN ENGINEERING & SURVEYING, LLC
P.O. Box 5232, Toms River, New Jersey 08754
Telephone: 732-270-9690
Email: LaurenT@MorganEngineeringLLC.com
3. Applicant's Planner with Address, Telephone & E-mail:
MORGAN ENGINEERING & SURVEYING, LLC
P.O. Box 5232, Toms River, New Jersey 08754
Telephone: 732-270-9690
Email: LaurenT@MorganEngineeringLLC.com
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:
None besides Morgan Engineering & Surveying, LLC

CERTIFICATIONS

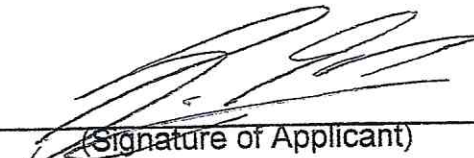
I, Garth Cabral Mng Mem of CabCo, LLC, being duly sworn according to law hereby certifies that the information presented in this application is true and accurate. I further certify that I am the individual applicant, or that I am an officer of a corporate applicant and that I am authorized to sign the 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

14th day of MAY 2026
(DATE) (MONTH) (YEAR)


~~NOTARY PUBLIC~~

RICHARD P. VISOTCKY, ESQ.
ATTORNEY AT LAW OF NEW JERSEY


(Signature of Applicant)

CabCo, LLC
By: Garth Cabral, Managing Member

II. I, Garth Cabral Mng Mem of CabCo, LLC, 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

14th day of MAY 2026
(DATE) (MONTH) (YEAR)


~~NOTARY PUBLIC~~

RICHARD P. VISOTCKY, ESQ.
ATTORNEY AT LAW OF NEW JERSEY


Signature of Owner (s)

CabCo, LLC
By: Garth Cabral, Managing Member

III. A search of municipal property tax records for Block 158, Lot(s) 2 maintained in the Office of the Tax Assessor of Little Egg Harbor Township confirms Cabco, LLC 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 158, Lot(s) 2 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: 05/14/26
(Signature Applicant)
CabCo, LLC
By: Carth Cabral, Managing Member

STOCKHOLDER/PARTNERSHIP DISCLOSURE STATEMENT

In accordance with N.J.S.A. 40:55D-48.1 and 40:55D-48.2 the following disclosure statement is submitted in support of an application made to the Little Egg Harbor Township Zoning Board of Adjustment:

I. N.J.S.A. 40:55D-48.1 [Names and addresses of all stockholders or individual partners owning at least 10% of the applicant's stock, or any class, or at least 10% of the interest in the partnership, as the case may be. This requirement shall be followed when the applicant seeks to subdivide a parcel of land into six (6) or more lots, applies for a variance to construct a multiple dwelling of 25 or more family units, or seeks approval for a site to be used for commercial purposes.]

Name	Address	Percentage Owned
GARTH CABRAL	75 Flax Isle Drive Little Egg Harbor, New Jersey 08087	100%

Use additional sheets if necessary.

II. N.J.S.A. 40:55D-48.2 [If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to N.J.S.A. 40:55D-48.1, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be. This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners, exceeding the 10% ownership criterion established herein, have been listed.]

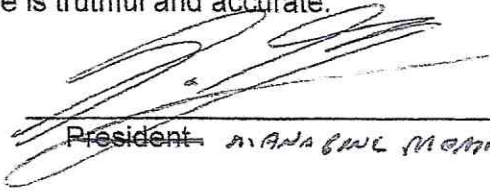
Entity Name	Address	Percentage Owned

Use additional sheets if necessary.

xx Check here if N.J.S.A. 40:55D-48.1 and 40:55D-48.2 do not apply:

I hereby certify that the foregoing disclosure is truthful and accurate.

Secretary



~~President~~ MANAGING MEMBER

OR



Witness *Richard P. Viscusi*

General Partner or Authorized Partner