

FINAL MAJOR SITE PLAN APPROVAL
DREAM HOMES & DEVELOPMENT CORP
167 Mathistown Road
Block 325.20, Lot 11
AHZ Affordable Housing Zone

Application No. 2025-04A

**RESOLUTION OF APPROVAL 2026-14
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

WHEREAS, an application has been made by Dream Homes & Development Corp for final major site plan approval for Block 325.20, Lot 11, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

WHEREAS, the final site plan was prepared by Challoner & Associates, latest revision dated April 23, 2026; the stormwater management report was prepared by Challoner & Associates, latest revision dated January 4, 2026; the traffic impact study was prepared by Stonefield, dated March 24, 2026; an NJDEP CAFRA permit approval was submitted dated February 11, 2026; and

WHEREAS, Planning Board conducted a public hearing on the application on August 6, 2026, at which time the applicant was represented by Chris Supsie Esq.; and

WHEREAS, the Planning Board, after carefully considering the evidence presented by the applicant, and the report(s) from its professional staff, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the subject property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor.
3. Preliminary Major Site Plan Approval has been granted by the Board under application number 2025-04, and a resolution of memorialization was adopted by the Board on February 5, 2026 as Resolution No. 2025-18.
4. The site in question is located at 167 Mathistown Road, in the AHZ Affordable Housing Zone. The site is currently undeveloped. The applicant seeks final approval for 15 residential buildings, consisting of 96 condominium dwelling units, 80 of which will be market rate and 16 of which will be affordable housing units.

The applicant requests variance relief for the following:
NONE

The applicant requests the following design waivers:
NONE

5. Remington & Vernick Engineers, the Board engineers, prepared a report to the Board dated May 27, 2026. The Board hereby adopts the findings in the report and incorporates them in this Resolution by reference.

6. The applicant presented the testimony of Vincent Simonelli, the president of the applicant-corporation, and Stuart Challoner, PE, PP, who testified to the overall layout of the project and the status of outside agency approvals. The applicant agreed to comply with all conditions set forth in Resolution 2025-18 and the Board Engineer's May 27, 2026 & July 28, 2026 review letters.

The testimony elicited supported the applicant's contention that the proposed development is in keeping with the area and neighborhood and that the granting of the application would in no way be detrimental to the public good.

The Little Egg Harbor Township Planning Board concurs with these representations and so finds.

WHEREAS, the Planning Board has determined that the applicant should be granted the requested relief for the following reasons:

1. The proposed site plan will pose no danger to the surrounding area.
2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and/or Zoning Ordinances of the Township of Little Egg Harbor.
3. The Board took into consideration the comments from the public at the hearing.
4. There are no variances or design waivers requested in the development proposal.
5. The safety and well being of the immediate area will not be adversely affected by the proposed development.

NOW, THEREFORE, BE IT RESOLVED by the Little Egg Harbor Township Planning Board that the application is hereby approved subject to the following conditions:

1. **These specific conditions noted herein are an integral part of the basis for which the approval is being granted and are intended to be inseparable from the right of enjoyment of this approval.**
2. **The applicant shall comply with all conditions as contained Resolution 2025-18 and in the aforementioned May 27, 2026 & July 28, 2026 reports of the Board Engineer.**

3. The applicant shall submit architectural elevations to ensure compliance with the Township's maximum building height regulations.
4. The condominium formation and operating documents will be submitted to the Board attorney for review and approval. The condominium documents shall provide that the garages may not be converted to a bedroom or other livable space, but must remain open for vehicle parking.
5. All roads, common driveways and parking areas will be privately owned and maintained. A municipal service agreement for trash collection, snow plowing and lighting shall be required for Township contribution to the same.
6. The applicant shall comply with all Affordable Housing regulations regarding the number of bedrooms per unit. A deed restriction shall be submitted for review and approval regarding Affordable Housing unit designation. The applicant shall also amend the Affordable Housing component of the existing approval to consist of 16 inclusionary affordable housing units and an additional contribution in lieu of inclusionary for 3 additional designated units. This brings the total Affordable Housing contribution to 19. This provision shall comport with the Township's Affordable Housing Counsel's August 6, 2026 letter to the Board.
7. The applicant shall meet with the Police Dept to come to agreement on the matter of speed limits and speed bumps. The applicant shall request that Title 39 motor vehicle regulations be applied to the interior roads.
8. The porous pavement parking spaces must be maintained and repaired or replaced by the homeowners when their efficiency is impaired (less than 50% efficiency), and the applicant shall provide an operations and maintenance manual for the same.
9. A fence shall be installed along the southern border of the project, and also along the property line of any neighboring property owner requesting the same (Block 325.20, Lots 13.04 thru 13.09, and Block 325.70, Lot 24).
10. The final plans shall be revised to comply with the Township's tree ordinance.
11. Windows shall be added to the buildings closest to Mathistown Road.
12. No flood lights are allowed on the units on the southerly boundary of the project. A deed restriction shall be supplied regarding the same. Plans for Acorn Light Style Fixtures shall be submitted.
13. Bus stop and shelters will be provided if requested by the Township or NJ Transit.

14. **The sign shall be moved outside of the sight triangle easement. Plantings within the sight triangle at the entrance shall be revised in order to meet the matured plant height restrictions in the same.**
15. **No variances or design waivers have been requested, and no variances or design waivers have been granted or are implied.**

In addition, the following general conditions shall apply:

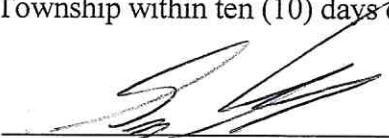
1. The applicant must submit proof of payment of all currently due taxes to the Little Egg Harbor Township Planning Board.
2. The applicant must post all bonds and guaranties as required and recommended by this Board and said Planning Board engineer. Moreover, the Applicant must post all required engineering inspection fees.
3. All representations and statements made by the Applicant, as well as Applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review of this Board's own motion.
4. In the event the Planning Board determines that it reasonably relied upon any misstatement or misrepresentation, then and in that case any approvals previously given may be rescinded and any improvements in place on the premises in question shall not be considered as being in compliance with the ordinances of the Township of Little Egg Harbor.
5. The applicant must comply with all conditions as contained in the aforementioned reports of the Board professionals.
6. The applicant must obtain reports with signed certifications from the Township of Little Egg Harbor Planning Board Engineer, Zoning Officer, and Building Department certifying compliance with all conditions of the Resolution.
7. No building permit will be issued until all escrow accounts have sufficient monies to pay all outstanding Planning Board professional fees. In the event a building permit is issued and there are outstanding escrow monies due for Planning Board professional fees, a stop-work order will be filed against the applicant/contractor until such escrow fees have been confirmed by the Board Secretary as paid in full.
8. In the event there is an *existing* violation, the applicant shall have thirty (30) days from the date of the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time proscribed will result in the issuance of a summons.
9. The applicant shall comply with all regulations and obtain all necessary permits required by outside agencies, including local, state and federal.
10. The applicant has agreed to participate in the State recycling program. The program provides credits to the Township of Little Egg Harbor when trees and tree parts are cleared from properties and processed into wood chips (at the site) and then recycled for use as product on-site or off-site. The applicant agrees to file the appropriate forms with Little Egg Harbor Township so that the Township will receive recycling credits pursuant to *N.J.A.C. 7:26A-1.4*.
11. In accordance with NJSA 40:55D-46.1, approval of a minor site plan shall be

protected for a two-year period; an extension on such approval may be granted by the Board not exceeding an additional one year. In accordance with NJSA 40:55D-47, approval of a minor subdivision shall expire 190 days from the date of this resolution unless a plat or subdivision deed is endorsed by the Board Chair and filed with the County Clerk within said 190-day period; an extension of said 190-day period may be granted by the Board not exceeding an additional one year. Minor subdivision approval shall thereafter be protected for a two-year period; an extension on such approval may be granted by the Board not exceeding an additional one year. In accordance with NJSA 40:55D-49, preliminary approval of a major subdivision or site plan shall be protected for a three-year period; extensions on such preliminary approval may be granted by the Board for an additional one year not exceeding a total extension of two years. In accordance with NJSA 40:55D-52, final approval of a major subdivision or site plan shall be protected for a two-year period; extensions on such final approval may be granted by the Board for an additional one year not exceeding a total extension of three years. All other approvals will expire one year after the date of resolution approval if a building permit is required or, if a building permit is not required, a certificate of occupancy has not been obtained; thereafter the applicant may apply to the Board for an extension if the conditions and ordinances existing at the time of approval have not changed.

BE IT FURTHER RESOLVED the applicant's request for preliminary and final site plan approval, pursuant to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby are approved.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

BE IT FURTHER RESOLVED that a notification of this favorable Resolution shall be published in an official newspaper of the Little Egg Harbor Township within ten (10) days of the adoption of this resolution.


GEORGE GARBARAVAGE, Chair

CERTIFICATION

I, **Robin Schilling**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on August 6, 2026, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on August 6, 2026, a quorum being present and voting in the majority.


Robin Schilling, Board Secretary