



BLOCK(S) 276
LOT(S) 8 and 9

Township of Little Egg Harbor Planning Board

665 Radio Road Little Egg Harbor, NJ 08087 Phone: 609-296-7241 ext. 221

☐ Development Application

☒ Amended Development Application

Type of Application: () MAJOR SUBDIVISION () MINOR SUBDIVISION (X) SITE PLAN
() OTHER _____

Type of Approval Requested: (X) PRELIMINARY (X) FINAL and Bulk Variance relief.

PLEASE NOTE – Applicant must submit (1) one original along with (13) thirteen copies of this application and copies of the development plans containing the information indicated in the Township of Little Egg Harbor Development Ordinance code.

Planning Board File # - 2026-03

Application Fee \$ _____ Escrow Fee \$ _____ Resolution Fee \$ _____

Date Received 7/6/2026 Escrow Account # _____

To be completed by Planning Board Secretary

Notice Fees must be calculated by the Administrative Officer (Planning Board Engineer)

Name of Applicant Vision Properties, Seagull Pavilion, LLC Phone # _____
Street Address 1147 S White Horse Pike (Michael J. Malinsky, Attorney
Town/State/Zip Hammonton, NJ 08037 for Applicant)

Is the applicant a Corporation? (X) YES () NO If yes,
N.J.S.A. 40-55D-48.1 et seq disclosure must be complied with.

Applicants General Data:

Developer Name Vision Properties, Seagull Pavilion, LLC Phone # _____
Attorney Name Michael J. Malinsky, Esquire of Fox Rothschild LLP Phone # _____
Engineer Name: _____ Phone # _____

Name of Project: Amended Preliminary and Final Major Site Plan Approval

Location of Project: Block 276, Lots 8 and 9; 425 Route 9 South and 7 Stage Road

Total Area of Lot/Tract: 8.9 acres Zone: GB with GOZN Estimated Date of Completion:

N/A-Please see Estimated Cost: \$ N/A-N/A-Please see Overlay
Application Rider. Application Rider.

Requested Special Considerations:

Exceptions to Ordinances or Statutes - Please see Application Rider.

Variance from Zoning Laws - Please see Application Rider.

What is the site presently used for? Commercial Shopping Plaza

What is the land use of the adjacent properties? Commercial and residential

What is the proposed use for this application? No change-Please see Application Rider.

Has any application of this property been applied for before this application? (X) YES () NO

If YES, when? 1988, 2005, 2006 and 2009 Resolution #(s) 88-22, 2005-01, 2006-03, 2006-05, 2006-29, and 2009-21

Number of original lots N/A

Number of new lots created N/A

Proposed public and private utilities

N/A

Proposed Water & Waste Water Systems

N/A

Rejection of proposal by _____

Municipal Agency/BOCA Official, etc)

Recommended Classification as a _____

for the following reasons:

Site Visited on ____/____/____ by _____

Signature of Official

Date

AUTHORIZATION

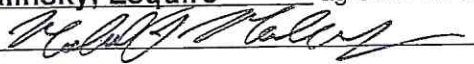
I have reviewed the information contained in this application and find it to be correct. I hereby authorize:

Name Michael J. Malinsky, Esquire of Fox Rothschild LLP Phone # 609-572-2200

Address 1301 Atlantic Avenue, Midtown Building, Suite 400, Atlantic City, NJ 08401

to act as my representative or agent in all matters pertaining to my Development Application.

I Michael J. Malinsky, Esquire agree to serve as agent for the applicant.

Signature of Agent 

OWNER'S AUTHORIZATION

I hereby certify that VISION PROPS SEAGULL PAVILLION LLC is the owner of Lot(s) #

8 and 9 in Block(s) # 276, which property is the subject of the above application and I hereby authorize the above Attorney or Agent to act as my representative as hereby authorized by me.

Date: 7 / 2 / 26

Owner's Signature

Print Owner's Name Michael J. Malinsky, Esq.

Attorney for Owner

APPLICATION RIDER
VISION PROPERTIS, SEAGULL PAVILION, LLC
425 Route 9 South and 7 Stage Road
Block 276, Lots 8 and 9

VISION PROPERTIES, SEAGULL PAVILION, LLC("Applicant") is the owner of the above referenced property (the "Property") in Township of Little Egg Harbor. The Property is presently developed with a commercial shopping plaza with stores such as Acme, a nail salon and Chinese restaurant.

Applicant seeks Amended Preliminary and Final Major Site Plan Approval to remove the existing, dilapidated wooden fence and replace it with a living fence. See Pictures of Wooden Fence attached hereto as Exhibit A and See Pictures of Living Fence attached as Exhibit B. The Property is located in the GB General Business Zoning District with Gateway Overlay Zone North.

The Applicant previously received site plan approval in 1988 to construct the shopping plaza (the "1988 Approval"). See 1988 Approval attached hereto as Exhibit C. As a condition of the 1988 Approval, the applicant at that time, Barry Feldman, agreed to construct a 6' by 182' privacy fence along the adjoining residences. The Applicant is seeking Amended Preliminary and Final Major Site Plan Approval to modify this condition as Applicant has removed the existing, dilapidated wooden fence and replaced it with a living fence, consisting of thirty-four (34) 7'-8' thuja plicata green giant trees which will grow about two (2) to three (3) feet every year for a total height of approximately thirty (30) feet in total.

Further, Applicant requests the following variance relief, pursuant to N.J.S.A. 40:55D-70(c):

1. §215-12.17(B)(1)(a)- to allow the hedges to be approximately 30 feet tall, where six feet tall is the maximum height permitted. At this time, the living fence is approximately seven to eight feet tall, however will eventually be approximately 30 feet tall.

The replacement of the wooden fence with the living fence is justified because the thuja plicata green giant trees will continue to grow over time, providing an increasingly effective privacy buffer for the adjoining residences. Unlike the prior wooden fence, which was subject to deterioration and required ongoing maintenance, the living fence will mature into a natural, aesthetically pleasing barrier that enhances the visual appeal of the Property and surrounding neighborhood. As the trees reach their full height of approximately thirty (30) feet, they will offer superior screening compared to the original six-foot wooden fence, while contributing to the overall beautification of the area.



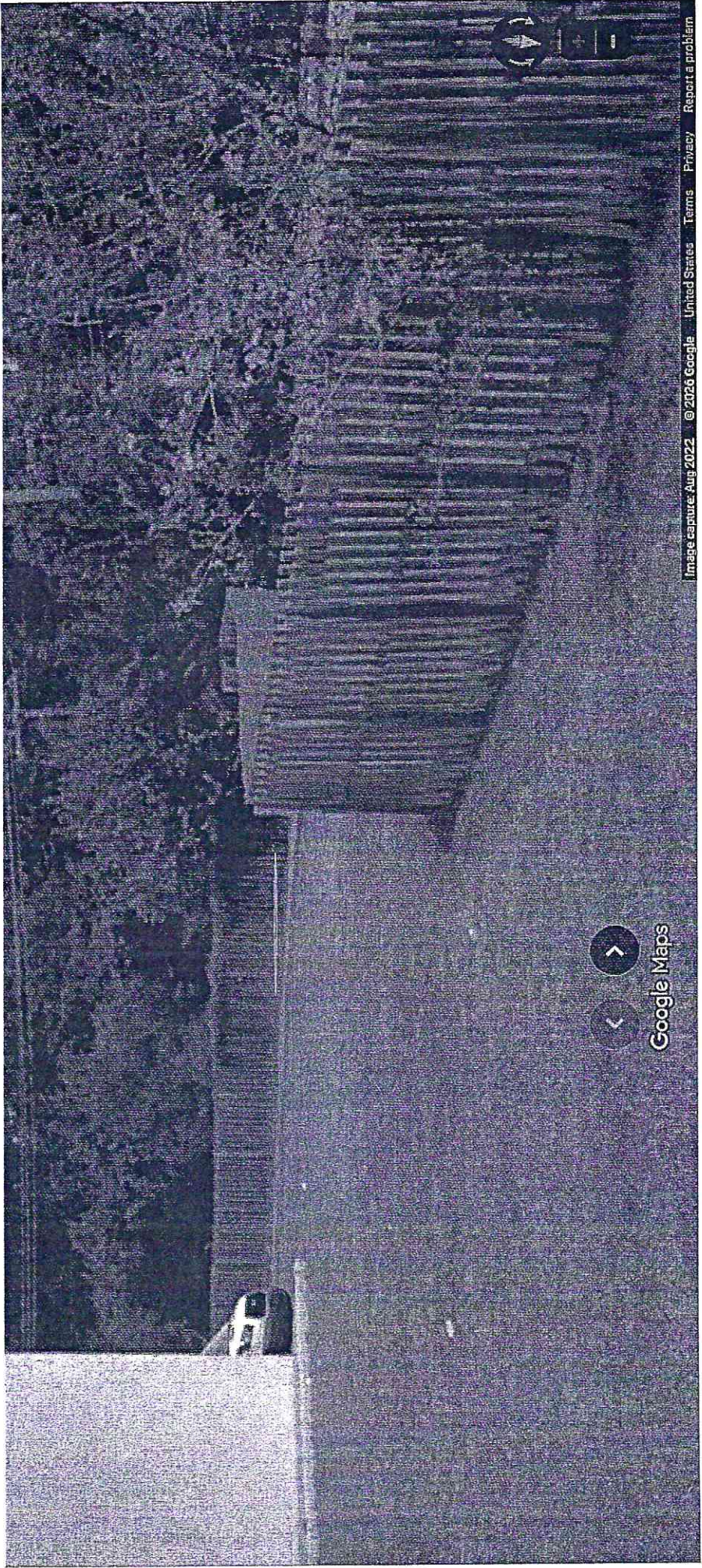




Google Maps



Stage 10



Google Maps

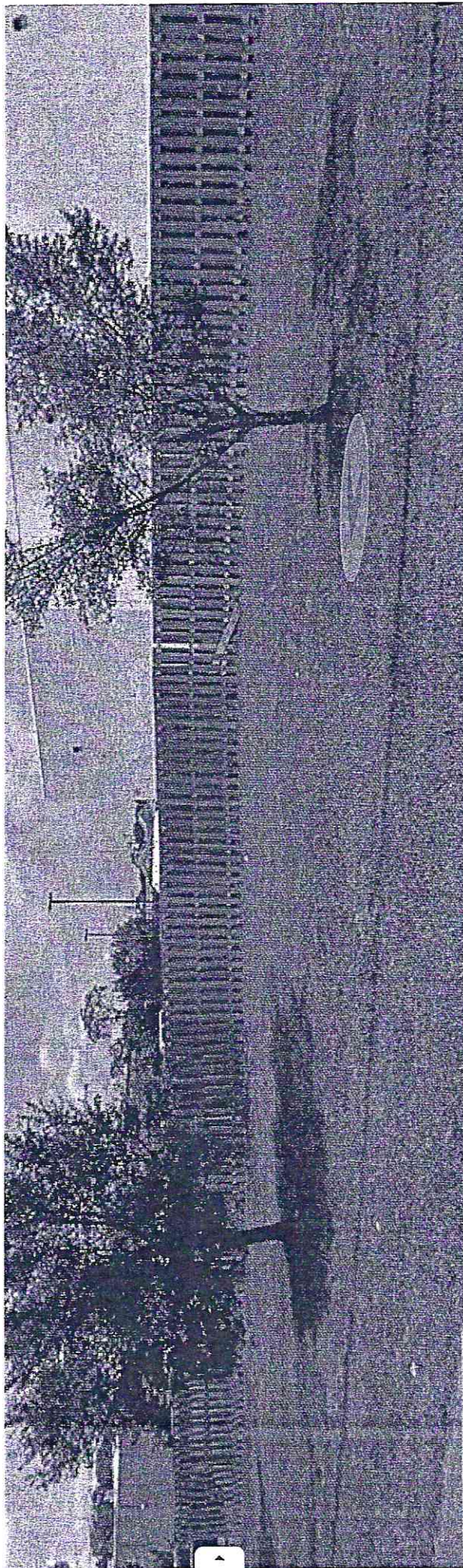


EXHIBIT B



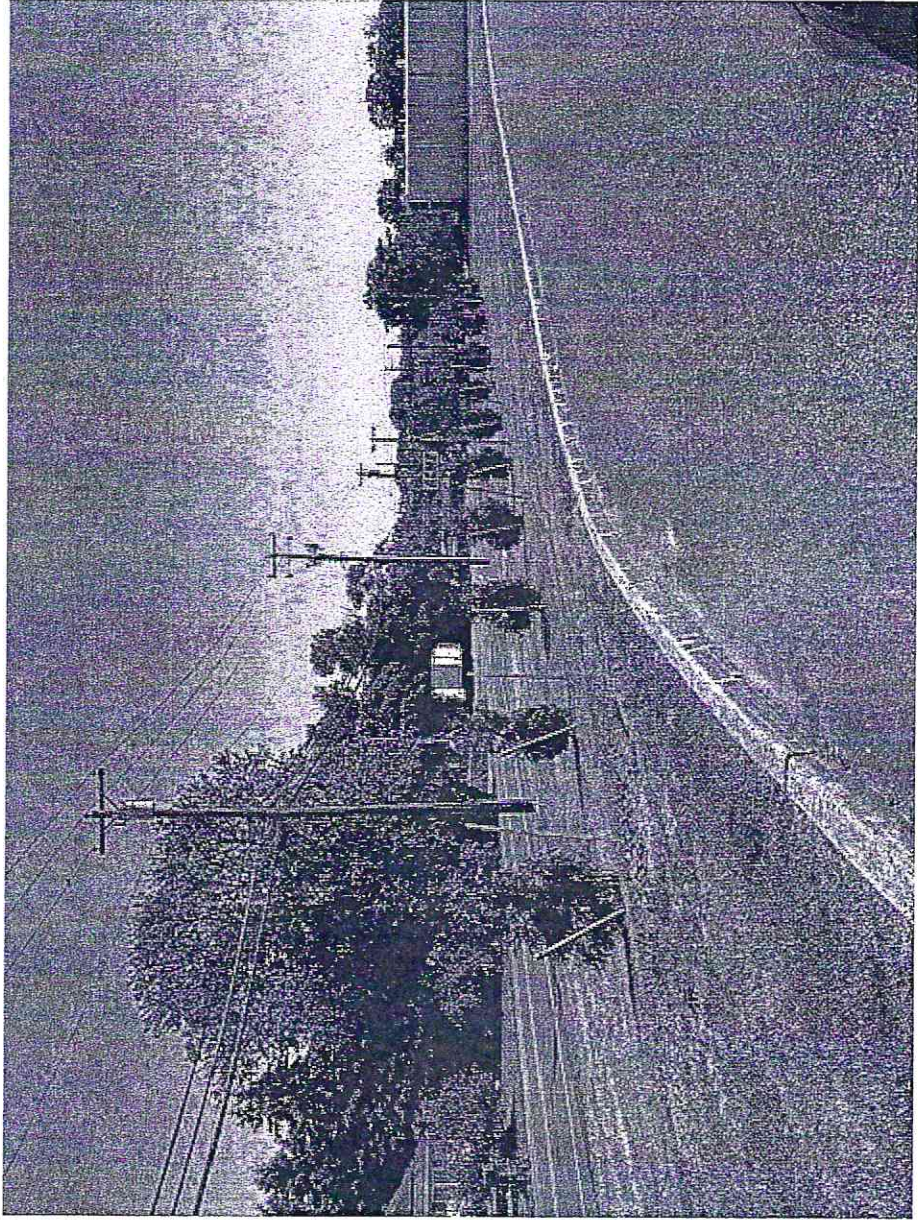






EXHIBIT C

OLD BUSINESS

- 88-23A LITTLE EGG HARBOR ASSOCIATES Blk 284 Lots 11 & 11A
 Preliminary site plan & variance.
 Howard Butensky for the applicant. He explained this was continued from the October meeting pending revisions. Kevin McDonough, Traffic expert sworn in, & distributed copies of his report. Open to the public.
 Christopher Hanlon for Mystic Investors Assoc. He requested an adjournment due to the Traffic study not being on file by 12/9/8. Butensky advised him that only the plans need be on file.
 David Humphreys, traffic expert for Mystic Investors testified he prepared a traffic study also.
 After a lengthy debate, the public portion was closed, then re-opened to allow further testimonies.
 Mark Falzone of Mystic IGA sworn in, he expressed his concern for the type of anchor store that may harm his business.
 Robert Geiger for the Assoc, stated that they had no tenants as yet.
 Charles Kita, Asst. Chief of WTFEC stated that they were satisfied with the plans. Public Portion closed!
 Allan Hila sworn in, he described trash receptacles.
 Stout motioned to approve based on Twp Engineers recommendations w/realignment of the Center St. access, 2nded by Sorrentino.
 Vote: All in favor.
- 88-22 FELDMAN Blk 276 Lot 8.
 Preliminary Site Plan & Variance
 Theodos gave the Engineers report.
 Howard Butensky, attorney for the applicant, explained what the applicant was requesting.
 Barry Feldman, owner sworn in. He explained what he wanted to do to the Acme Shopping Center.
 After a lengthy question & answer period, Eugene Long, Prof. Engineer for the applicant sworn in. He described the layout of the plan.
 The applicant agreed to construct a 6' X 182' privacy fence along the adjoining residence.
 Open to the public:
 Charles Kita, Asst. Chief WTFEC asked to have fire lane denoted in old section as well as new, applicant stated that the intent was to improve the entire parking lot.
 Stout motioned to approve the plan as per the discussions, 2nded by Sorrentino. All in favor.
- 87-31A CAMPBELL Blk 66 Lot 2 & Blk 68 Lot 7
 Amend Preliminary Major Subdivision.
 Daniel J. Campbell, applicant sworn in. He explained that he needed to reduce the plan to 4 lots from 6 due to DEP rulings.
 Michael Geller, Prof. Engineer for the applicant sworn in. He explained the variances being requested & why.
 Open to the public.
 Eleanor Paget sworn in. She is the owner of Blk 126 Lots 4, 5, 6 & 7. She asked if Campbell was using the dirt road (no).
 Bob Manz sworn in. Owner of Lot 6B. His concern was if a Buffer was required from the road.
 Foster stated that this could not be approved tonight due to the need for a variance needed on Manz' lot by the creation of a corner. Campbell will have to redesign plan.



Township of Little Egg Harbor Planning Board
665 Radio Road Little Egg Harbor, New Jersey 08087 Phone: 609-296-7241 ext. 221

Planning Board Application

Block(s) 276 Lot(s) 8 and 9

1. X Application – Original and 13 copies
(including Stockholders Partners Certificate, Affidavit of Non-Collusion, Fee Notice,
Site Inspection Consent & Proof of Paid Taxes)
2. X Plans – 13
3. W Survey – 5
4. N/A Drainage Report – 5 (if applicable)
5. N/A Environmental Study - 5 (if applicable)
6. N/A Traffic Study - 5 (if applicable)
7. X Certified List of Property Owners – Original and 2 copies
To be provided in advance
8. of hearing. Proof of mailing
To be provided in advance of
9. hearing. Proof of publication
10. X Check List
11. X Application fee* Check #
12. X Escrow fee* Check #

*Two separate checks made payable to LEHT.

Application Fee \$150
Escrow Fee \$500

(Revised 11/23/2022)

SITE PLAN APPLICATION CHECKLIST

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR THE APPLICATION TO BE DEEMED COMPLETE:

N/A - no new site plan is being submitted

I. SITE PLAN SHOWING THE FOLLOWING:

YES	NO	N/A		ITEM
			A.	Title Block
				1. Name of the project, if any.
				2. Title of "Site Plan."
				3. Tax Map sheet, lot and block designation.
				4. Date of original and all revisions.
				5. Name(s) , signature(s), address(es) and license number(s) of engineer and land surveyor who prepared the site plan.
			B.	General
				1. Standard size drawing (24" x 36" or 30" x 42").
				2. Scale: Not less than 1" – 50'.
				3. Bearings, distances of each property line.
				4. Zone(s), Zone Requirements (required and provided) and area map showing zoning boundaries.
				5. Area of Tract.
				6. Building area(s).
				7. Name and address of owner and applicant.
				8. Required parking and parking provided.
				9. Owner's name, block and lot designation, and present use of all property within 200 feet.
				10. Existing topography at one foot contour intervals (minimum two (2') foot contour intervals, where slopes exceed 5%) extending a minimum of 100 feet beyond tract boundary.
				11. Proposed site grading with one (1') foot contours and sufficient spot grades in paved areas to determine and define flow direction.
				12. Existing Features:
				a. Existing buildings and structures (with future disposition).
				b. Water courses.

				c. Limits of wooded area.
				d. Easements.
				e. Drainage system.
				f. Location of all driveways within 100 feet.
				g. Location of nearest fire hydrant.
				h. Location and use of existing structures within 100 feet of the site.

				i. Delineation of important physical features including swamps, bogs, ponds, and wetlands areas on-site and within 200 feet of the tract boundary.
				j. Existing streets, watercourses, flood plains, floodways, and flood areas on-site and within 200 feet of the boundaries thereof, both the width of the right-of-way of each street, existing public easements and Township borders within 200 feet of the site.
				13. North arrow and graphic scale.
				14. Copy of any covenants or deed restrictions.
				15. All proposed uses and structures with setbacks from property lines.
				16. Location of existing and proposed signs, outdoor lighting, fencing, and buffer areas.
				17. Typical construction details and/or cross-sections for curb, sidewalk, pavement, manholes, inlets, headwalls, etc.
				18. Detailed utility layouts showing methods of connection and sources of service.
				19. Design details and dimensions of fences, walls, signs, lighting and other similar facilities.
				20. Existing and proposed storm drainage facilities including plans and profiles, invert elevations, and drainage area map and calculations to substantiate adequacy of proposed storm drainage. Drainage areas to each inlet shall be shown. The plan shall be accompanied by an off-site drainage plan.
				21. Specifics of site ingress and egress (i.e. curb radii, curb opening, lane widths, existing driveways within 100 feet of site, etc.).
				22. Key Map naming streets within 500 feet of the site.
				23. Entire parcel shall be shown.
				24. Space for signature of Chairman, Secretary and Board Engineer.
				25. Written description of proposed operations.

				26.	Fire zones and signage.
				27.	Date of outbound survey and name of Land Surveyor.
				28.	Signed and sealed by New Jersey Licensed Engineer and Land Surveyor (if applicable).
				29.	Sectionalization Plan, if applicable.
				30.	Proposed sign triangles.
				31.	Proposed traffic control signage and pavement markings.
				32.	Soil borings (to a minimum depth of 10 feet) and hydraulic conductivity tests for all stormwater basins / trenches / wells.
				33.	Compliance with Little Egg Harbor Township Land Development Ordinance Subsections 15-10.13 and 15-12-1.
			C.		COMMERCIAL AND INDUSTRIAL SITE PLANS
				1.	Off-street parking layout (dimensions of aisles, parking spaces, loading areas, fire lanes, traffic lanes, etc.) and in compliance with the requirements of the Zoning Ordinance.
				2.	Direction of internal traffic flow.
				3.	Lighting and Landscaping Plan.
				4.	Storage areas (refuse, equipment, materials).
				5.	Soil borings – soil logs to a minimum depth of 20 feet (depth to ground water, ground elevation).
			D.		MULTI-FAMILY HOUSING
				1.	Off-street parking layout (dimensions of aisles, parking spaces, loading areas, fire lanes, traffic lanes, etc.).
				2.	Lighting and Landscaping Plan.
				3.	Recreation areas – other public areas.
				4.	Refuse storage and pick-up, recycling areas.
				5.	Soil borings – soil logs to a minimum depth of 20 feet (depth to ground water, ground elevation).
				6.	Compliance with applicable detail requirements of Zoning Ordinance pertaining to multi-family housing.

MINOR SUBDIVISION CHECKLIST

I. PLAT DETAILS

YES	NO	N/A		ITEM
			1.	Title of "Minor Subdivision."
			2.	Acreage of tract to be subdivided.
			3.	Tax Map sheet, block and lot number(s) of tract to be subdivided as shown on the latest Township Tax Map.
			4.	Scale: Not less than 1" = 100' and Key Map (1" = 2,000') showing and naming streets and any Township boundary within 500 feet of the subdivision.
			5.	Title Block conforming to N.J.A.C. 13:40-1.2.
			6.	Names of all owners of and property lines of parcels within 200 feet.
			7.	All existing streets, watercourses, floodplains, floodway, and flood hazard areas within the proposed subdivision and within 200 feet.
			8.	All existing structures and uses with an indication of structures to be removed. Distance between an existing building and existing or proposed lot line. Show all setback lines.
			9.	Location of significant physical features (wooded areas, water areas, wetlands, etc.)
			10.	Existing and proposed right-of-ways and easements with dimensions, driveways, street names, sight triangles.
			11.	Reference meridian shown graphically.
			12.	Existing five (5) foot (or less) interval contours based on U.S.C. and G.S. datum extending 100 feet beyond property boundary.
			13.	Size: 30" x 42", 24" x 36", 15" x 21", 8½" x 13"
			14.	Dimensions, bearings and curve data shown for all streets.
			15.	Tangents, chords, arc, radius and central angle of all street corners.
			16.	Dimensions (linear and angular) of all exterior boundaries of the subdivision and all lots and all lands dedicated for public use. Wetlands areas and their buffers delineated by area and metes and bounds on each lot.
			17.	Closure no greater than one (1) in 10,000.
			18.	Block and lot numbers as recommended by Tax Assessor.
			19.	All municipal boundary lines shown, crossing or

				adjacent to the property.
			20.	Names of adjoining subdivisions, if any, and file numbers of the recorded plats, or the name of owners of adjacent properties.
			21.	All monumentation shown.
			22.	Affidavits of consent of property owners.
			23.	Name(s) and address(es) of owner and subdivider.
			24.	Schedule of zone requirements and plan provisions.
			25.	Signature block for Planning Board Chairman, Secretary and Engineer.
			26.	Signature block for Municipal Clerk.
			27.	Signature and Seal of a New Jersey Licensed Land Surveyor.
			28.	Required certifications pursuant to the "Map Filing Law" P.L. 1960 C141.

II. REQUIRED DOCUMENTATION

YES	NO	N/A		ITEM
			A.	Regulatory Agencies (Proof of Submission)
			1.	Ocean County Planning Board approval.
			2.	Ocean County Soil Conservation District approval.
			3.	Any other required permits / approvals.
			B.	Administrative
			1.	Proof of payment of property taxes for the current quarter.
			2.	Certificate of Title.
			3.	Evidence that the Township Tax Assessor has reviewed the proposed block and lot numbering system.

AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY)

) SS.:

COUNTY OF OCEAN)

Vision Properties, Seagull Pavilion, LLC (Name of Applicant)

being duly sworn, according to law, upon (his/her/their) oath deposes and says:

1. I am or we are the applicant(s) in connection with a proposed site plan / subdivision / variance of property known as: Block 276, Lots 8 and 9; 425 Route 9 South and 7 Stage Road Lot(s) in Block(s) shown on the Official Tax Assessment Map for the Township of Little Egg Harbor.

2. There has been no collusion between the named applicant and any members of the Little Egg Harbor Township Planning Board, the Little Egg Harbor Township Zoning Board of Adjustment or any officials of the Township of Little Egg Harbor with respect to said application for development.


(Signature of Applicant) Michael J. Malinsky, Esq.
Attorney for Applicant

(Signature of Applicant)

SWORN AND SUBSCRIBED TO BEFORE

ME THIS 2nd DAY OF July 2026



NOTARY PUBLIC

NICOLE RIVERA
Notary Public, State of New Jersey
My Commission Expires Mar 6, 2028

FEE NOTICE

In accordance with the Township of Little Egg Harbor Ordinance 15-6.1, in the event that the costs incurred by the Little Egg Harbor Township Planning Board and/or the Little Egg Harbor Township Board of Adjustment exceed the fee posted with this application, then it is fully understood and agreed that the applicant shall be responsible for payment of any excess billing amounts.

July 2, 2026

DATE



Signature of Applicant
Michael J. Malinsky, Esquire
Attorney for Applicant

SITE INSPECTION CONSENT

I, Michael J. Malinsky, Esq., attorney for applicant hereby give permission to the Members of the Planning Board of the Township of Little Egg Harbor, and its authorized representatives, consultants and other Township Officials, to enter onto the premises located at 425 Route 9 South & 7 Stage Road (Block 276, Lots 8 & 9), Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

Date 7/2/2026



Signature of Michael J. Malinsky, Esq.
Applicant/Owner/Representative

Michael J. Malinsky, Esq.

PRINT NAME HERE

VISION PROPERTIES, SEAGULL PAVILION, LLC

DISCLOSURE STATEMENT

**LISTS OF NAMES AND ADDRESSES OF INDIVIDUALS OWNING
10% INTEREST IN THE APPLICANT
(N.J.S.A. 40:55D-48.1 AND 48.2)**

Set forth below are the names and addresses of the members of the Company owning a 10% or greater beneficial interest in **VISION PROPERTIES, SEAGULL PAVILION, LLC**, a New Jersey limited liability company:

Vision Property Holdings, L.L.C.
1147 South White Horse Pike
Hammonton, NJ 08037

Set forth below are the names and addresses of the members of the Company owning a 10% or greater beneficial interest in **VISION PROPERTY HOLDINGS, L.L.C.**, a New Jersey limited liability company:

John J. DiDonato
1147 South White Horse Pike
Hammonton, NJ 08037

Gigi DiDonato
1147 South White Horse Pike
Hammonton, NJ 08037