

October 23, 2026

Ms. Robin Schilling, Secretary
Little Egg Harbor Planning Board
665 Radio Road
Little Egg Harbor, NJ 08087

Via Email: rschilling@leht.com

**Re: Preliminary and Final Major Site Plan - Application #2024-02A
Third Statutory Extension of Time – Review #1
Kingdom Rentals Two, LLC (Successor to Egg Harbor 8 28, LLC)
Block 83, Lot 3.01
Zone: Scenic Gateway Overlay Zone within the “GB” – General Business Zone
1471 North Green Street (Route 539)
Our File: 1517-P-054**

Dear Ms. Schilling,

Our office has received the following information in support of the above referenced application for a Time Extension Request:

1. Copy of a Township of Little Egg Harbor Planning Board Application for a one-year Time Extension Approval.
2. Copy of a Stockholder's/Partner's Certificate Statement.
3. Copy of an Affidavit of Non-Collusion dated September 22, 2026.
4. Copy of a Fee Notice dated September 22, 2026.
5. Copy of a Site Inspection Consent dated September 22, 2026.
6. Copy of a Planning Board Application Checklists.
7. Copy of Check No. 16175 in the amount of \$100.00.
8. Copy of Check No. 16176 in the amount of \$150.00.
9. Copy of a Letter of Submission dated September 22, 2026.

A. In accordance with your authorization, we have reviewed the above-named application for a one-year Time Extension Approval.

1. On October 6, 2022 by the memorialization of Planning Board Resolution of Approval No. 2022-15, the above referenced application was granted Preliminary & Final Major Site Plan Approval.
2. On December 5, 2024, by the memorialization of Planning Board Resolution of Approval No. 2024-20, the above referenced application was granted a First Statutory Extension of Preliminary and Final Major Site Plan Approval.
3. On October 2, 2025, by memorialization of Planning Board Resolution of Approval No. 2025-15, the above referenced application was granted a Second Statutory Extension of Preliminary and Final Major Site Plan Approval.

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4. The Applicant is now requesting a one-year Time Extension for its previously approved Preliminary & Final Major Site Plan Approval.

B. Our office has reviewed this request and offers the following:

1. The Applicant shall provide testimony as to the reasons for the time extension.
2. The Applicant shall confirm that no changes have been made to the approved plans.
3. We defer to the Board Attorney for further review regarding the parameters for the Time Extension Request.
4. Should the Board grant an extension of time, said extension would start running from the memorialized date of the resolution.
5. The Applicant should provide testimony to discuss the status of completing outstanding resolution compliance items with our letter dated April 27, 2025.
6. The Applicant should provide testimony regarding the status of all permits and approvals as may be required.

C. Fees Required:

1. Pursuant to §15-16.1 the following non-refundable administrative fees are required for this application:

§15-16.1A(1)(m) Extension for Final Site Plan Approval \$ 250.00

2. Pursuant to §15-16.2 of the Land Development:

§15-16.2C Preparation of Resolution \$ 150.00

3. Pursuant to Section 15-16.3, the following escrow fees are required for this application:

§15-16.3J(2) Extension for Final Site Plan Approval \$ 500.00

It appears that the applicant has submitted an application fee in the amount of \$100.00, and a resolution fee in the amount of \$150.00.

The Applicant is required to submit an additional \$150.00 for the additional application fees and \$500.00 for escrow fees.

D. Recommendation:

Based upon our review of the information submitted, we recommend that this application be deemed **complete** subject to the Applicant submitting all additional fees and complying with all applicable notification requirements as set forth in the Municipal Land Use Law.

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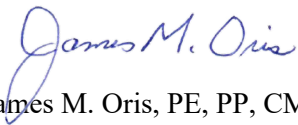
Our office recommends that the Board proceed with the application. Subject to any required notice provided by the applicant, this application will be scheduled for a public hearing at the November 5, 2026 meeting of the Little Egg Harbor Planning Board. By copy of this letter, we are informing the applicant of the items to be addressed.

We reserve the right to request additional information and documents should the need arise after revised submissions on the above, and/or testimony in the future merit the necessity of further clarification.

We thank you in advance for your time and cooperation with this matter and should you have any questions, please do not hesitate to contact our Toms River office.

God Bless America,

REMINGTON & VERNICK ENGINEERS



James M. Oris, PE, PP, CME

MMG/EJP/JMO:mr

cc: via Email:
 Mr. George Garbaravage, Chairman
 Mr. Matt Benn, Vice Chairman
 Ms. Kelly Lettera, RMC, Acting Township Administrator
 Mr. Terry Brady, Esq., Board Attorney
 Mr. Jason Worth, PE, Township Engineer
 Mr. John Giunco, Esq., Applicant's Attorney (jgiunco@ghclaw.com)
 Mr. Marc Leber, P.E., Applicant's Engineer (East Point Engineering, LLC – 11 South Main Street, Marlboro, NJ 07746)
 Kingdom Rentals Two LLC, Applicant (9701 Siltstone Drive, Denton, Texas 76207)