



**TOWNSHIP OF LITTLE EGG HARBOR
ZONING BOARD OF ADJUSTMENT**

**APPLICATION & APPEAL
PART A**

Use additional sheets if necessary.

Applicant's Name: Calvary Baptist Church

Applicant's Telephone Number: [REDACTED]

Applicant's E-mail Address: [REDACTED]

Applicant's Street Address: 850 Railroad Drive, Little Egg Harbor, NJ

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

Owner's Name: Applicant Michael Dellaperute, Pastor

Owner's Telephone Number: [REDACTED]

Owner's Mailing Address: 850 Railroad Drive, Little Egg Harbor, NJ

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 170, Lot 3.02 & Block 190, Lots 1, 2.01, 2.03, and 2.09-2.12

Street Address: 850 Railroad Avenue, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: R-100
(For example: R50, R200, GB)

Lot Size: Block 170: 252.14' x 142.75' Block 170: 168.403 SQFT
Block 190: 567.77' x 114.93' Block 190: 132,379 SQFT

Indicate and Describe any Structures Presently Situated on the Property: Church

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

State the Present Use of any Structures Noted Above: Church

ORIGINAL

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").

X (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]

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 _____ Subdivision Approval
_____ Subdivision Approval (Final)
Number of Lots to be Created: _____ Number of Proposed Dwelling Units: _____

SITE PLAN APPROVAL:

_____ Minor Site Plan Approval X Site Plan Approval (Preliminary)
_____ Phases (if applicable)
X Site Plan Approval (Final) _____ Amendment or Revision to Site Plan
_____ Phases (if applicable)
Area to be disturbed: _____ Number of Proposed Dwelling Units: 0
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: The Calvary Baptist Church on Parkertown Drive and Railroad Drive is in a residential zone and received a prior use variance approval. The Church is seeking to expand the building by adding a X addition and expand the parking by adding additional parking spaces.

2. Identify which section(s) of the land use ordinance from which you are seeking relief:
Changes to Block 170:

3. Setbacks of the proposed structure: 102.76/30 Front 125.34/30 Rear 16.5/15 Side Block 170 only

4. Percentage of building coverage of the proposed structure 6.24 %.

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 X NO

If yes, state the nature, date and the disposition of said matter:

*See attached Rider describing prior application.

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. The Calvary Baptist Church has existed on the site for more than six (6) decades in the current location and provides a solid benefit to the neighboring community by furnishing civic activities such as Sunday School and a Youth Ministry as well as other civic, religious, and charitable activities and services.

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance? The Church was moved to its current location in 1962 and when zoning was adopted in Little Egg Harbor the Church received approval for the location and now needs to expand the structure to accommodate the

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 NO X Existing

11. Are all taxes and/or assessments due on the property paid in full YES NO X
N/A

7. continued: needs of the congregation and community to allow a growing church to better serve its members and community through the expansion of its facilities and parking lots.

1. Planning Board Resolution 19-77 granted conditional use Block 170, Lot 3, for the Church.
2. Resolution 1987-55, Block, 190, Lots 2A and 2B
Resolution 1987-46, Block 190, Lot 1, Block 170, Lot 3
Apply for a conditional use and preliminary site plan approval.
Resolution 1987-67, Block 190, Lot 1, Block 170, Lot 3
Final site plan – keep existing church, add new church dwelling and parking
3. Minor site plan 1998-7, Block 190, Lots 2.1 and 2.3
Proposes to construct new parking lot on vacant land adjoining the Church property.
4. May 23, 2012, variance application, Block 170, Lots 3, 3.01 and 4; Block 190, Lots 1, 2.01, and 2.03, R-100 – proposes to demolish the three (3) existing dwellings and construct 33,000 SQFT building in addition to the Church.
Resolution 2012-12, approval for a “D” variance for expansion of a pre-existing non-conforming use and a “C” variance for a proposed additional height of 36.5 FT.

PART E

Please provide the following:

1. Applicant's Attorney with Address, Telephone & E-mail:

Robert G. Shinn, Esquire
2 N. Union Street, P.O. Box 134
Manahawkin, NJ 08050
609-597-5666 Email: wmsllc@woodlandmccoyandshinn.com

2. Applicant's Engineer with Address, Telephone & E-mail:

Andrew F. Schaeffer, PE, PP
1425 Cantillon Boulevard
Mays Landing, NJ 08330
609-625-7400 Email: andy@snsce.com

3. Applicant's Planner with Address, Telephone & E-mail:

Andrew F. Schaeffer, PE, PP
1425 Cantillon Boulevard
Mays Landing, NJ 08330
609-625-7400 Email: andy@snsce.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:

BGW Architects - David Tyson; RA
2327 Grant Avenue
Ogden, UT 84401
801-409-1074 Email: dtyson@bgwservices.com

CERTIFICATIONS

I. I, Michael Dellaperute, 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

15 day of June 2026
(DATE) (MONTH) (YEAR)

NOTARY PUBLIC

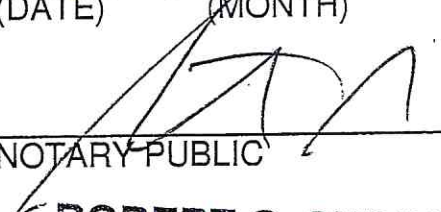


(Signature of Applicant)
Pastor Michael Dellaperute

II. I, Michael Dellaperute, 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

15 day of June 2026
(DATE) (MONTH) (YEAR)



NOTARY PUBLIC

ROBERT G. SHINN
ATTORNEY AT LAW
STATE OF NEW JERSEY



Signature of Owner (s)
Pastor Michael Dellaperute

AFFIDAVIT OF NON-COLLUSION

STATE OF NEW JERSEY :

SS:

COUNTY OF OCEAN:

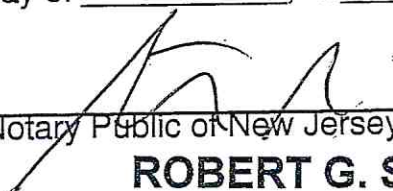
Calvary Baptist Church, Michael Dellaperute, Pastor (Applicant / Affiant), being duly sworn

according to law, upon his or her oath, hereby deposes and says:

1. I am the applicant in connection with an application filed with the Little Egg Harbor Township Zoning Board of Adjustment pertaining to Block 170/19d Lot(s) 3.02/1, 2.01, 2.03, & 2.09-2.12 as shown on the Little Egg Harbor Township Tax Map; and

2. There has been no collusion between the undersigned affiant and any members of the Little Egg Harbor Township Zoning Board of Adjustment or any other employee or official of Little Egg Harbor Township with regard to the subject application or appeal.

Subscribed and sworn to
before me this 15
day of June, 2026



Notary Public of New Jersey

**ROBERT G. SHINN
ATTORNEY AT LAW
STATE OF NEW JERSEY**



Signature

Please print name below

Pastor Michael Dellaperute

Michael Dellaperute

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

OR

Witness

ROBERT GSHINN
6/15/26

[Signature]

President

Michael Dellaperute

General Partner or Authorized Partner
Michael Dellaperute, Pastor