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August 12, 2026

Ms. Robin Schilling, Secretary
Township of Little Egg Harbor Zoning Board
665 Radio Road
Little Egg Harbor, NJ 08087

Via Email: rschilling@leht.com

**Re: Preliminary and Final Major Site Plan and 'd-2' Expansion of a Non-Conforming Use Application #2026-08
Review #1
Calvary Baptist Church
Block 170, Lot 3.02; Block 190, Lots 1, 2.01, 2.03, 2.09, 2.10, 2.11 & 2.12
Zone: R-100 – Residential Zone
850 Railroad Avenue
Our File: 1517-Z-491**

Dear Ms. Schilling:

Our office has received and reviewed the above referenced application and offers the following comments:

A. Background

The property in question (PIQ) is located at the southeast and southwest corners of the intersection of Parkertown Drive and Railroad Drive (C.R. 35) within the R-100 – Residential Zone. The 6.9 acre site consists of Block 170, Lot 3.02 containing approximately 3.866 acres on the southeast corner of Parkertown Drive and Railroad Drive (C.R. 35) and Block 190, Lots 1, 2.01, 2.03 & 2.09 – 2.12 containing approximately 3.039 acres on the southwest corner of Parkertown Drive and Railroad Drive (C.R. 35).

Block 170, Lot 3.02 is currently developed with a 2-story multipurpose building with an attached 1 story church building with basement, a detached 2-story church building, a frame building with water tank, 65 paved and curbed parking spaces (including 4 accessible spaces), a drop-off area, a trash enclosure, 2 wells, sidewalk, an identification sign, fencing, landscaping, lighting, and stormwater management. The site is serviced by public sanitary sewer via a grinder pump and potable wells, and a water tank. Access to the site is byway of 2 full access drives along Parkertown Drive and a one-way entrance drive and one-way exit drive along Railroad Drive.

Block 190, Lots 1, 2.01, 2.03 & 2.09 – 2.12 is currently developed with partially curbed and stone parking areas with concrete wheel stops, 2 sheds, lighting, and wooded areas. Access to the site is by way of 2 full access drives, a one-way entrance drive and one-way exit drive along Railroad Drive.

On June 8, 1977, by the memorialization of Planning Board Resolution No. 19-77, the Applicant was granted approval for a conditional use.

By the memorialization of Planning Board Resolution No. 1987-46, the Applicant was granted conditional use and preliminary site plan approval to construct a new church building and parking in the R-75A Zone.

On August 12, 1987, by the memorialization of Planning Board Resolution No. 1987-55, the Applicant (Kenneth B. Maxwell) was granted minor subdivision approval to subdivide existing Block 190, Lots 2A & 2B into 4 new lots in the R-75A Zone.

On September 9, 1987, by the memorialization of Planning Board Resolution No. 1987-67, the Applicant was granted final site plan approval to construct a new church building and parking in the R-75A Zone.

On February 5, 1998, by the memorialization of Planning Board Resolution No. 1998-7, the Applicant was granted minor site plan approval for a gravel parking lot on the west side of Railroad Avenue.

On July 11, 2012, by the memorialization of Zoning Board Resolution No. 2012-12, the Applicant was granted a 'd' variance to permit the expansion of a pre-existing non-conforming use and a height variance to permit a height of 36.5 ft for the proposed 2 story 33,125 sf building addition to contain a childcare center, classrooms, gymnasium, and auditorium in the R-100 Zone.

The Applicant is currently seeking Preliminary and Final Site Plan & 'd' variance for the expansion of an existing non-conforming use approval to replace the attached church building with a new 525 seat church building and increase parking. The Applicant proposes to remove the existing attached church building and the existing detached church building.

The proposed improvements on Block 170, Lot 3.02 include the following:

- The removal of 16 parking spaces.
- Proposed 45 new curbed and paved parking spaces (including 3 accessible spaces) for a total of 94 parking spaces including 7 accessible spaces.
- The removal of curb, sidewalk, and pavement.
- Proposed sidewalk and crosswalks.
- The removal of light poles
- Proposed lighting and landscaping.
- The removal of a potable well.
- Tree removal.
- Changes to the stormwater management of the site.

The proposed improvements on Block 190, Lots 1, 2.01, 2.03 & 2.09 – 2.12 include the following:

- Remove the 2 sheds and concrete wheel stops.
- Close the existing access drives along the westerly side of Railroad Drive.
- Proposed 2 full access drives to the new parking areas.
- Proposed 163 curbed and paved parking spaces.
- Proposed sidewalk and crosswalks.
- Proposed lighting and landscaping.
- Tree removal.

Proposed stormwater management.

B. Items Submitted

1. Copy of a Township of Little Egg Harbor Zoning Board Site Plan application dated June 15, 2026.
2. Copy of a List of Previous Approvals.
3. Copy of a signed Stockholder/Partnership Disclosure Statement.
4. Copy of Affidavit of Non-Collusion dated June 15, 2026.
5. Copy of Fee Notice and Site Inspection Consent dated June 15, 2026.
6. Copy of Proof of Tax Exemption dated June 17, 2026.
7. Copy of a Request for Certified List of Property Owners dated June 15, 2026.
8. Copy of a Site Plan Application Checklist.
9. Copy of certified list of property owners within 200 feet for Block 170, Lot 3.02, dated June 24, 2026.
10. Copy of certified list of property owners within 200 feet for Block 190, Lots 1, 2.01, 2.03, and 2.09 – 2.12, dated June 24, 2026.
11. Copy of Zoning Board Resolution No. 2012-12.
12. Copy of Planning Board Resolution No. 1998-7 and related document.
13. Copy of Planning Board Resolution No. 1987-55 and related document.
14. Copy of Planning Board Resolution No. 1987-67.
15. Copy of Planning Board Resolution No. 1987-46.
16. Copy of Planning Board Resolution No. 19-77.
17. Copy of Check #27151 in the amount of \$100.00 for application fees.
18. Copy of Check #27152 in the amount of \$650.00 for resolution preparation fees and escrow fees.
19. Copy of a Stormwater Management Facilities Plan dated June 1, 2026.
20. Copy of Stormwater Drainage Calculations dated June 1, 2026.
21. Copy of a Post-Developed Drainage Area Plan dated February 18, 2026.
22. Copy of Pre-Developed Drainage Area Plan dated February 18, 2026.
23. Copy of a Traffic Impact Study dated May 29, 2026.
24. Copy of a set of plans entitled “Major Site Plan for Calvary Baptist Church, Railroad Avenue, Block 170, Lot 3.02, Block 190, Lots 1, 2.01, 2.03, & 2.09-2.12, Township of Little Egg Harbor, Ocean County, New Jersey”, prepared by Andrew F. Schaeffer, P.E. of Schaeffer, Nassar, Scheidegg Consulting Engineers, LLC consisting of 12 sheets dated February 18, 2026.
25. Copy of a set of Architectural Floor Plans & Elevations for the Proposed Interior Renovation & Addition, prepared by David Tyson, R.A. of BGW Architects consisting of 3 sheets. Original Issue: Preliminary and undated.

C. Relief Required

The Applicant is currently seeking Preliminary and Final Site Plan & 'd' variance for the expansion of an existing non-conforming use approval to replace the attached church building with a new 525 seat church building and to increase parking.

1. Per §215-4.10A(1) permitted principal uses are the same as permitted in the R-150 Residential Zone.
2. Per §215-4.9A(1) permitted principal uses are the same as permitted in the R-200 Residential Zone.
3. Per §215-4.8A(1) a house of worship is not a permitted principal use.
4. There are no conditional uses listed in the R-100 Zone per §215-4.10C(1).

D. Variance & Waivers

1. The Applicant requests variance relief under N.J.S.A. 40:55D-70(d)(2) (commonly referred to as a 'd-2' variance for an expansion of a Non-Conforming Use) to replace the attached church building with a new 525 seat church building and to increase parking.
2. Additional variance or waiver relief may be required pending Applicant's response to the issues identified in the body of this report.

In order for the Board to grant a '**d-2**' variance, the applicant has the burden of demonstrating "Special Reasons" for granting the use variance (Positive Criteria). The applicant should also demonstrate that the requested relief can be granted without detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance (Negative Criteria).

"Special Reasons," the applicant should demonstrate that the proposed use carries out the purposes of zoning as listed in 40:55D-2 of the Municipal Land Use Law or that the refusal to allow the project would impose an undue hardship on the applicant. The applicant must present support for the first test within a Statement of Reasons contending that the proposed use promotes the purpose of zoning. The applicant should provide a Statement of Reasons at the Zoning Board hearing. In lieu of the Statement of Reasons, the applicant should provide a statement regarding the undue hardship which must relate to the land in question or unique conditions of the site.

With respect to the first portion of the Negative Criteria, the applicant must demonstrate that the requested relief can be granted without substantial detriment to the public good. The applicant must demonstrate that the proposed use will not have a negative impact on the adjacent properties, and that it will not cause such damage to the character of the neighborhood as to constitute "substantial detriment to the public good." The applicant should provide testimony at the Zoning Board hearing.

In the second prong of the Negative Criteria, the applicant must demonstrate that the requested relief will not impair the intent and purpose of the zone plan and zoning ordinance. Testimony should be provided as to why the proposal will not impair the intent and purpose of the R-100 Zone and the Township Master Plan.

Both the Positive Criteria and Negative Criteria must be satisfied in order for the Board to grant 'd' variance relief. The granting of a 'd' variance requires five (5) affirmative votes.

Under N.J.S.A. 40:55D-2, the MLUL enumerates as its purposes:

- a. *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;*

- b. *To secure safety from fire, flood, panic, and other natural and man-made disasters;*
 - c. *To provide adequate light, air, and open space;*
 - d. *To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county, and the State as a whole;*
 - e. *To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;*
 - f. *To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;*
 - g. *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all NJ citizens;*
 - h. *To encourage the location and design of transportation routes, which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;*
 - i. *To promote a desirable visual environment through creative development techniques and good civic design and arrangement;*
 - j. *To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;*
 - k. *To encourage planned unit developments which incorporate the best features of design and relate the type, design, and layout of residential, commercial, industrial, and recreational development to the particular site;*
 - l. *To encourage senior citizen community housing construction;*
 - m. *To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;*
 - n. *To promote utilization of renewable energy resources;*
- To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;*

E. Zoning

1. The PIQ is located within the R-100 – Residential Zone.
2. The Applicant is currently seeking Preliminary and Final Site Plan & ‘d’ variance for the expansion of an existing non-conforming use approval to replace the attached church building with a new 525 seat church building and to increase parking.
3. Per §215-4.10A(1) permitted principal uses are the same as permitted in the R-150 Residential Zone.
4. Per §215-4.9A(1) permitted principal uses are the same as permitted in the R-200 Residential Zone.
5. Per §215-4.8A(1) a house of worship is not a permitted principal use.
6. There are no conditional uses listed in the R-100 Zone per §215-4.10C(1).
7. The chart below summarizes the area and bulk requirements for the R-100 – Residential Zone in accordance with §215-4.10E:

§215-4.10E	Required	Existing Lot 3.02	Proposed Lot 3.02	Status
Minimum Lot Area	10,000 SF	±168,403 SF	±168,403 SF	Complies
Minimum Lot Width	80 FT	>80 FT	>80 FT	Complies
Minimum Lot Depth	100 FT	>100 FT	>100 FT	Complies
Minimum Front Yard Setback (Parkertown Drive)	30 FT	±82 FT	±82 FT	Complies
Minimum Front Yard Setback (Railroad Drive)	30 FT	131.61 FT	102.76 FT	Complies
Minimum Side Yard Setback	10 FT	20.0 FT	16.5 FT	Complies
Minimum Combined Side Yard Setback	25 FT	N/A	N/A	N/A
Minimum Rear Yard Setback	30 FT	125.34 FT	125.34 FT	Complies
Minimum Rear Yard Setback (Accessory Structures)	10 FT	>10 FT	>10 FT	Complies
Minimum Side Yard Setback (Accessory Structures)	10 FT	>10 FT	>10 FT	Complies
Maximum Building Height	35 FT	33.5 FT	33.5 FT	Complies
Maximum Building Coverage	30%	18.8%	19%	Complies
Minimum Parking Requirements				
	Required	Provided	Status	
Church (525 seats) §215-12.16A(20)(h)	0.33 Space Per seat = 173 Spaces Required	257 Spaces	Complies	
Accessible Parking Spaces	7 spaces	7 spaces	Complies	

§215-4.10E	Required	Existing Lots 1, 2.01, 2.03 & 2.09–2.12	Proposed Lots 1, 2.01, 2.03 & 2.09–2.12	Status
Minimum Lot Area	10,000 SF	±132,379 SF	±132,379 SF	Complies
Minimum Lot Width	80 FT	>80 FT	>80 FT	Complies
Minimum Lot Depth	100 FT	>100 FT	>100 FT	Complies
Minimum Front Yard Setback (Parkertown Drive)	30 FT	N/A	N/A	N/A
Minimum Front Yard Setback (Railroad Drive)	30 FT	N/A	N/A	N/A
Minimum Side Yard Setback	10 FT	N/A	N/A	N/A
Minimum Combined Side Yard Setback	25 FT	N/A	N/A	N/A
Minimum Rear Yard Setback	30 FT	N/A	N/A	N/A
Minimum Rear Yard Setback (Accessory Structures)	10 FT	N/A	N/A	N/A
Minimum Side Yard Setback (Accessory Structures)	10 FT	N/A	N/A	N/A
Maximum Building Height	35 FT	N/A	N/A	N/A
Maximum Building Coverage	30%	N/A	N/A	N/A

N/A – Not Applicable

Note: Block 190, Lots 1, 2.01, 2.03 & 2.09–2.12 should be consolidated as a condition of approval.

F. Review Comments

1. Items to Be Discussed with the Board
 - a. The Applicant should provide testimony to describe in detail what they are proposing to do.
 - b. The Applicant should provide testimony to discuss the operations of the use as well as the existing and proposed activities for the site.
 - c. The Applicant should provide testimony to discuss the hardship that requires the Applicant to request the variance relief.
 - d. The Applicant shall provide testimony to discuss the development history of the site and all approvals, variance and waivers previously granted.
 - e. The applicant should address the impact of the application on the following:
 - 1) Compatibility of the proposed use with surrounding uses.
 - 2) Mitigating factors for the use variance.
 - f. The applicant should address the following items for the Board to be able to evaluate the impact of the proposed application on the neighboring properties and the Township:

- 1) That the use will not injure or detract from the use of neighboring property.
- 2) That the use will not detract from the character of the neighborhood.
- 3) That the use of property adjacent to the area included in the plan is adequately safeguarded.
- 4) That the property is suitable for the intended use.
- 5) That the use will not adversely affect public sewers and facilities such as water, sewer, police, and fire protection.
- 6) That the use will not adversely affect the drainage facilities in the adjacent neighborhood.
- 7) That the use will not adversely affect the safe flow of highway traffic and that adequate roadway access is provided to protect roadways from undue congestion and hazards.

2. Architectural

- a. The site plan should show the dimensions of the new building, and the square footage should be provided.
- b. It appears that the Applicant is removing the existing attached church with a proposed church. The plans should be revised to note the removal of the existing attached church.
- c. Testimony shall be provided regarding the exterior finishes and colors proposed for the exterior renovations.
- d. There appears to be a new structure adjacent to the crosswalk and new parking area. This structure should be labeled and a detail provided. Per §215-7.14B accessory buildings shall not exceed 15 ft in height.
- e. Per §215-7.14E detached accessory buildings shall not be located closer to the street than the front building line of the principal structure and shall be governed by the individual zoning district requirements for the side and rear yard setback limits, whereas the new structure adjacent to the crosswalk and new parking area does not appear to comply with this requirement. Testimony should be provided.
- f. The existing frame building adjacent to the water tank is not shown on the site plan. Revise accordingly.

3. Signage

- a. The existing sign for the church is not shown on the site plan. Revise accordingly.
- b. Testimony shall be provided to discuss any changes to the existing freestanding sign.

4. Grading/Drainage

- a. Additional spot elevations should be provided at the new accessible parking area and sidewalk adjacent to the drop-off area.
- b. Top and bottom of curb spot elevations should be provided at all pc's and pt's.

- c. All interior corners of the new parking area on Lot 3.02 should be provided with top and bottom of curb spot elevations.
- d. Spot elevations should be provided at all building corners for the new church building.
- e. Proposed contours should be provided.
- f. Flow arrows should be provided.
- g. All areas where proposed improvements meet existing improvements should be labeled as such. For clarity spot elevations should be provided where the improvements meet.
- h. All high points and low points should be labeled on the plan.
- i. All curb cuts should indicate the width of the curb cut.
- j. The NJDEP requires Major Developments, which are defined as developments that disturb one (1) or more acres of land or creates one quarter (0.25) acres of new impervious surface, to comply with the Stormwater Management Rules. The proposed development appears to disturb approximately 4 acres of land. It also appears to propose more than one quarter (0.25) acres of new impervious surface. Therefore, this project is required to comply with the State Stormwater Management Rules outlined in NJAC 7:8.
- k. The NJDEP adopted the NJPACT REAL Rules on January 20, 2026. The applicant should be advised that the proposed development may be subject to the updated Stormwater Management Rules NJAC 7:8 revised January 20, 2026.
- l. The executive summary of the Stormwater Management Report indicates the NOAA "C" Distribution, and the Cumberland County adjustment factors were used. Little Egg Harbor Township is in Ocean County and in the NOAA "D" Distribution region. The routing calculations appear to utilize the correct rainfall depths and adjustment factors for the current and future 2-, 10-, and 100-year design storms, but utilizes the incorrect NOAA "C" rainfall distribution.
- m. The Pre-Development Drainage Area Map indicates drainage area Pre-6 as 2.10 acres. In the pre-development routing calculations, drainage area Pre-6 is modelled as only 0.74 acres. Revisions shall be made so that the drainage areas are consistent.
- n. According to the routing calculations, drainage areas 8, 8A, and 9 are routed to basin Bio-80. This totals to 2.77 acres, which exceeds the 2.5 drainage area limit for bioretention basins per NJDEP Best Management Practice (BMP) Manual Chapter 9.7. Please revised to meet BMP requirements.
- o. According to the routing calculations, drainage area 10 is modelled as bypass. Per the Post-Development Drainage Area Map, it appears drainage area 10 is managed by basin BAS-3. Please verify.
- p. The 2-year rainfall depth (P2) utilized in sheet flow time of concentration (T_c) of 2.80 inches. This should coincide with the rainfall depths of the current and future 2-year design storms.
- q. T_c flowpaths should be shown and labeled on the pre-development and post-development drainage area maps.

- r. The exfiltration rates utilized in the routing calculations do not appear to coincide with the soil testing results provided on Sheet 10 of the plans. Utilizing the surface area indicated in each of the pond summaries, the exfiltration rates are inconsistent with the provided permeability testing and groundwater mounding analysis. The exfiltration rate used for the Bio-20 Bioretention Basin also converts to 14.3 in/hr when using the surface area indicated in the ponding summary, which exceeds the maximum allowable 10 in/hr. The routing calculations shall be revised.
- s. The forebay for basin Bio-80 in the Soil Logs & Proposed Basin Cross-Section Sheet (Sheet 9) does not appear to provide adequate storage for 10% of the water quality design storm (WQDS) runoff volume. Additional storage is needed to meet pretreatment requirements.
- t. Existing Type 'E' Inlet in basin Bio-20 indicates there are two (2) 214 LF 12" HDPE pipe with a slope of 0.57% connected to it on the Proposed Detailed Grading Plan (Sheet 6). These pipes do not appear on the Proposed Detailed Grading Plan (Sheet 6), nor are they indicated in the routing calculations. The routing calculations also include a 3" orifice at elevation 17.15, but no orifice is indicated on the Proposed Detailed Grading Plan (Sheet 6). Please verify.
- u. The routing calculations indicate a 410 LF 15" CPP outlet pipe connected to the outlet control structure of basin Bio-70. The outlet pipe depicted on the Proposed Detailed Grading Plan (Sheet 6) consists of a 318 LF 15" HDPE or RCP pipe, a proposed storm manhole with an invert elevation of 15.29, and another 162 LF 15" HDPE or RCP pipe that discharges into basin BAS-3 through a flared end section at elevation 13. Please verify.
- v. The routing calculations indicate a 22 LF 6" CPP pipe in basin Bio-80. This pipe does not appear on the Proposed Detailed Grading Plan (Sheet 6). The Soil Logs & Proposed Basin Cross-Section Sheet (Sheet 9) does depict this pipe as a 22 LF 6" PVC pipe. Please verify.
- w. The routing calculations indicate two (2) 214 LF 18" CPP piping in the outlet structure of basin Bio-10. These pipes do not appear on the Proposed Detailed Grading Plan (Sheet 6). The Proposed Detailed Grading Plan (Sheet 6) indicates two (2) 222 LF 15" outlet HDPE or RCP pipes at invert elevation 15.22. The plan depicts only one (1) pipe leaving basin Bio-10's outlet structure, and the downstream invert of this pipe is indicated at elevation 15, while the routing calculations have it at elevation 14. Please verify.
- x. The routing calculations appear to indicate the outlet pipe for basin Bio-30 as CPP piping but is labeled on the Proposed Detailed Grading Plan (Sheet 6) as HDPE or RCP. Please verify.
- y. Several proposed storm drainage pipes are labeled as HDPE or RCP on the Proposed Detailed Grading Plan (Sheet 6). The applicant shall indicate one material for the proposed storm drainage piping.
- z. The existing and proposed storm drainage piping should be clearly labeled with their material, size, and slopes. There are several unlabeled/incorrectly labeled storm drainage pipes.
- aa. Existing and proposed storm drainage inlets and manholes should be numbered on the Proposed Detailed Grading Plan (Sheet 6) so they can be identified.

- bb. A Type 'A' Inlet with an invert elevation of 18.85 is connected to a Type 'E' Inlet with an invert elevation of 19.08. This would make the pipe that connects these inlets back pitched towards the Type 'A' Inlet. Please revise.
- cc. A Type 'B' Inlet with a grate invert of elevation 25.31 at the North corner of Railroad Drive on the Proposed Detailed Grading Plan (Sheet 6) does not appear to connect to anything.
- dd. Storm drainage pipe capacity calculations should be provided in a way that clearly identifies the runoff coefficient (c), rainfall intensity (i) in inches per hour, and drainage area (a) in acres. Please provide testimony.
- ee. Flow direction arrows should be added to the Proposed Detailed Grading Plan (Sheet 6) for the existing and proposed storm drainage piping.
- ff. Storm inlets that have more than one invert should indicate the direction of each invert.
- gg. Details for proposed storm inlets, storm manholes, and storm drainage piping should be provided.
- hh. Profiles for the storm drainage piping should be provided to verify there are no conflicts with other utilities.
- ii. The applicant shall verify the need for perimeter fence around the proposed basins for safety purposes.

5. Landscaping and Lighting

- a. Per §215-12.7 Section III A1 any person planning to remove a street tree, as defined as Tree removal, with DBH of 2.5" or more or any non-street tree with DBH of 6" or more on their property shall submit a Tree Removal Application to the Department of Community Development and Planning. No tree shall be removed until municipal officials have reviewed and approved the removal.
- b. The permit application for tree removal must follow the requirements of §215-12.7 Section III A2.
- c. A tree removal plan shall be provided and shall include the information stated under §215-12.7 Section III A5.
- d. The standards for removal of trees must follow the requirements of §215-12.7 Section III A6.
- e. Per §215-12.7, Section III A5 the location, species, size of existing trees shall be established by onsite survey and may be accomplished by a representative 10,000 sf sample taken at one sample area per two acres of disturbance area or portion thereof. Provide quantity of representative sample areas as required indicating presence of trees, hollies and mountain laurels, or the Applicant shall request a waiver. The tree plot data provided under Appendix E in the Environmental Compliance Statement does not satisfy this requirement.
- f. The Applicant has provided a list of replacement trees on sheet L-17 of the set of Landscape Plans. In accordance with §215-12.7 Section III B the chart should include the number of trees removed. Revise the chart according.
- g. The Applicant shall provide proposed preservation methods for existing-to-remain trees in accordance with §215-12.7 Section III A5.
- h. Per §215-11.7F in order to provide adequate buffering between uses of differing classifications, a buffer area shall be provided in conjunction with any non-

residential or higher density residential use abutting a lot zoned or used for residential purposes. The minimum width of such a buffer area shall be not less than thirty (30) feet for a building or group of buildings up to twenty thousand (20,000) square feet in area. The Applicant should provide testimony to discuss the buffering of the church building.

- i. The Applicant shall provide testimony to discuss the need for buffering of the proposed parking lot on Block 190. The existing residential structure on Lot 2.08 is within close proximity of the proposed parking lot.
- j. The Applicant is proposing bioretention basins. The basins should be designed in accordance with Chapter 10.1 of the NJ Stormwater Best Management Practices Manual and landscaped with vegetation in accordance with Chapter 7.
- k. General note #6 on sheet 8 of 12 should be revised to provide a guarantee period of 2 years.
- l. Sight triangle easements shall be provided at all the entrance to the parking areas.
- m. Per §215-12.10J all stripped topsoil on site shall be maintained for reuse on site. A note should be added to the plans.
- n. At the southwesterly property line of Block 190, the labels for the 14 CA and 23 IG should be revised to 23 CA and 14 IG.
- o. Per §215-7.3 a maximum of 1.0 footcandle average intensity at ground level is allowed. The Applicant should provide the average intensity of the footcandles at ground level to determine compliance.
- p. Per §215-12.16(6) a parking lot shall be illuminated if used after sunset and such illumination shall provide a minimum of 0.5 footcandles throughout the area. The Applicant has provided footcandle patterns; however, it appears that there are areas that may be less than 0.5 footcandles for the parking on Block 190. A point-by-point analysis may be required to determine compliance.
- q. Per §215-12.19A all exterior lighting shall be designed to provide a minimum lighting intensity of five tenths (0.5) lumen per square foot. A waiver may be required.
- r. Per §215-12.19B All exterior lighting fixtures shall be designed, manufactured, installed, and aimed in such manner as to shield glare from reflecting onto adjacent streets, properties, residences, or public areas. The Applicant notes that all lights to be shielded so as to limit light intensity to 0.1 fc. Testimony should be provided.
- s. The Applicant should provide testimony to indicate if the lights will be on timers.

6. Utilities

- a. The site is currently serviced by public sanitary sewer via a grinder pump and potable wells, and a water tank.
- b. The Applicant should provide testimony to discuss the proposed changes to the water and sanitary sewer.
- c. The Applicant shall provide appropriate approvals from the Little Egg Harbor Township MUA for both water and sanitary sewer.

7. Traffic, Roadways & Circulation

- a. The Applicant should provide testimony to discuss the condition of the existing pavement to remain.

- b. The Applicant should provide testimony to discuss pedestrian circulation.
 - c. The Applicant should provide testimony to discuss accessible circulation.
 - d. The Applicant should provide testimony to discuss vehicular circulation.
 - e. The Applicant should provide testimony to discuss emergency vehicle circulation.
 - f. The Applicant should provide testimony to discuss where delivery vehicles will be parked during deliveries. The size of the largest delivery vehicle entering the site should be discussed.
 - g. Per §215-12.16A(16)(e) a minimum 10-foot planting area is required at the end of parking rows, whereas less than 10 ft is provided. The plans shall be revised, or the Applicant shall request a waiver.
 - h. Per §215-12.16A(17) a minimum 20-foot-wide fire zone shall be provided adjacent to the building, whereas none is provided. The plans shall be revised, or the Applicant shall request a waiver.
 - i. The Applicant shall provide testimony to discuss the anticipated traffic impacts as a result of the increased parking.
 - j. The Applicant shall provide testimony to discuss their intentions to provide EV Ready spaces.
 - k. The plans shall be reviewed and approved by the Township Fire Marshall with regards to fire lanes, access, and signage as well as any other fire safety and protection provisions.
 - l. All existing improvements within the parking areas or drive aisle should be clearly labeled on the site plan to be removed or relocated.
8. Storage of Solid Waste & Recyclable Materials
- a. There is one existing trash enclosure. The Applicant should provide testimony to discuss the adequacy of the existing trash enclosure to handle all the activities on-site.
 - b. Per §215-12.16B(2) there shall be a minimum of one (1) trash/refuse enclosure and collection location, separate from any parking or loading area and located in a separate enclosure area. The refuse collection or enclosure area shall be totally enclosed and screened from view in accordance with the requirements in §215-11.18, whereas the existing trash enclosure does not appear to comply with this requirement. Testimony should be provided.
9. Miscellaneous
- a. Block 190, Lots 1, 2.01, 2.03 & 2.09–2.12 should be consolidated as a condition of approval. A deed and legal description for the lot consolidation should be provided to our office and the Board Attorney's office for review and approval.
 - b. The Applicant shall be responsible for securing all outside agency approvals, including Ocean County Planning Board, Ocean County Soil Conservation District, Little Egg Harbor MUA, Township Fire Marshall, and all other agencies having jurisdiction over the project.
 - c. The site is within NJDEP CAFRA's jurisdiction. The Applicant is required to obtain a CAFRA permit or a Jurisdictional Determination.

- d. Per §215-15.6 an environmental impact assessment shall be required for major subdivisions and/or major or minor site plans where the property for which an approval is sought contains wetlands or is within two hundred (200) feet of wetlands. In addition, the Planning Board may require an environmental impact assessment in regard to any application before the Board. Testimony should be provided to determine if an environmental impact assessment is required.
- e. The Applicant shall provide testimony to discuss any environmental impacts anticipated as a result of the proposed construction.

G. Outside Agency Approvals Required

- 1. Ocean County Planning Board
- 2. Ocean County Soil Conservation District
- 3. Little Egg Harbor MUA – Water
- 4. Little Egg Harbor MUA – Sanitary Sewer
- 5. Township Fire Marshall
- 6. NJDEP CAFRA
- 7. Any agency having jurisdiction over the project.

If the board acts favorably on this project, the Applicant shall be required to post all applicable bonds and inspection escrow fees.

The Applicant shall provide testimony regarding the status of all permits and approvals as may be required.

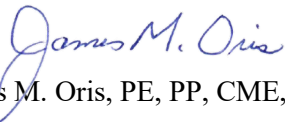
We reserve the right to request additional information and documents should the need arise after revised submissions on the above, and/or testimony in the future merit the necessity of further clarification.

By copy of this letter, we are informing the Applicant, the Applicant's attorney, and the Applicant's engineer of the items to be addressed.

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, CPWM
MMG/EJP/JMO:mr

cc: via email:
Mr. Greg Leszega, Chairman
Ms. Arlene Keenan, Vice-Chairwoman
Ms. Kelly Lettera, RMC, Acting Township Administrator
Mr. John Cooley, Zoning Officer
Ms. Brian Rumpf, Esq., Board Attorney
Mr. Jason Worth, P.E., Township Engineer
Calvary Baptist Church, c/o Pastor Michael Dellaperute, Applicant (office@calvaryleh.org)
Mr. Robert G. Shinn, Esq., Applicant's Attorney (wmsllc@woodlandmccoyandshinn.com)
Mr. Andrew F. Schaeffer, P.E., P.P., Applicant's Engineer & Planner (andy@snsce.com)
Mr. David Tyson, R.A., Applicant's Architect (dtyson@bgwservices.com)