May 25, 2022

Beach Haven Land Use Board
300 Engleside Avenue
Beach Haven, NJ 08008

Re: Docket No. 2022-11
Amended Site Plan Application
Margaret L. Damiani & Patrick C. Damiani (Polly’s Dock)
Block 141, Lots 3 & 3.01
112 N. West Avenue
OLA File No.: BHLU-22-DAMI

Dear Chairwoman and Members:

This office is in receipt of and has reviewed the Land Use Application and New Jersey Department of Environmental Protection Application Plan for the above referenced site. In addition to the application, the following items were included in the submission:

A. New Jersey Department of Environmental Protection Application Plan, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, and dated 05/09/2018 with a latest revision date of 02/01/2022.

The Site is presently improved with:

- A Marina
- A Restaurant
- Boat Rentals
- Bait and Tackle Shop
- Transient Docking

The property has been subject to prior review by the Board which granted relief of the parking requirement for transient boat docks. This resolution restricted the use of the North side of the dock.

The applicant seeks the removal of the restriction on the North side of the North dock per BHLUB Resolution 2020-05 as per NJDEP & ACE approvals.

No physical changes are proposed on the site as part of this application. No waivers or variances are presently being sought unless deemed necessary by the Board.

Based on our review of the above, we offer the following:

1. **Zoning** – The subject site lies within the MC – Marine Commercial Zone.
2. **Additional Approvals** – The applicant shall provide any other permits that are required by agencies having jurisdiction.

It is therefore recommended that should the Board approve this application, it be conditioned upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Pursuant to the new fee ordinance, escrow fees have been posted with the Borough to cover the professional fee.

Very truly yours,

Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI:ca

cc: Lauren Caravano, Secretary ([lcaravano@beachhaven-nj.gov](mailto:lcaravano@beachhaven-nj.gov))
Sherry Mason, RMC ([smason@beachhaven-nj.gov](mailto:smason@beachhaven-nj.gov))
Robert Shinn, Esq. ([wmslc@comcast.net](mailto:wmslc@comcast.net))
V. Washburn ([vwashburn@beachhaven-nj.gov](mailto:vwashburn@beachhaven-nj.gov))
K. Porro, Esq. ([kporro@chasanlaw.com](mailto:kporro@chasanlaw.com))
J. Marciano, PE, PP ([jason@eceinc.net](mailto:jason@eceinc.net))
Margaret & Patrick Damiani, Applicants