

**LAND USE DEVELOPMENT APPLICATION**

BOROUGH OF HARVEY CEDARS  
7606 LONG BEACH BLVD.  
HARVEY CEDARS, NJ 08008  
(609) 494-2843

TO BE COMPLETED BY BOROUGH STAFF ONLY	
Date Filed _____	Docket No. _____
Application Fees _____	Escrow Deposit _____
Scheduled for: Review for Completeness _____	Hearing _____

**1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT**

Location : 7201 Long Beach Boulevard  
Tax Map Page 5 Block 44 Lot(s) 4 and 4.01  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Dimensions Frontage See Plans Depth See Plans Total Area 108,161.03 sf/2.48 acres  
Zoning District: R-AA

**2. APPLICANT**

(\*Owner is co-applicant, see #4 below for Owner's information)

Name Walters Design-Build, LLC and The Sisters of Charity of Saint Elizabeth\*  
Address 500 Barnegat Boulevard, Building 100, Barnegat, NJ 08005  
Telephone Number: Home: \_\_\_\_\_ Work: \_\_\_\_\_  
FAX: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Applicant is a Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual \_\_\_\_\_  
Other (Please Specify) Limited Liability Company (LLC)

**3. DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (Attach pages as necessary to fully comply).

Name Edward Walters Address 500 Barnegat Blvd, Bldg 100, Barnegat, NJ Interest 50%  
Name Joseph Del Duca Address 500 Barnegat Blvd, Bldg 100, Barnegat, NJ Interest 50%

APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEERING AND ATTORNEY. ALL ENGINEERING AND LEGAL FEES MUST BE PAID BEFORE CONSTRUCTION OR ZONING PERMITS CAN BE ISSUED.

4. If owner (s) is other than the applicant, provide the following information on the Owner (s) :

Owner's Name The Sisters of Charity of Saint Elizabeth

Address PO Box 476, 2 Convent Road, Convent Station, NJ 07961

Contact Info: Cell: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Relationship of the applicant to the property in question:

Owner \_\_\_\_\_ Lessee \_\_\_\_\_ Purchaser Under Contract X Other \_\_\_\_\_

**5. PROPERTY INFORMATION:**

Deed Restrictions, Covenants, Easements, Rights of way, Association By-Laws, or other dedication existing or proposed on the property:

Yes (Attach copies) \_\_\_\_\_ No \_\_\_\_\_ Proposed Applicant proposes a public access easement for beach access.

Note: All Deed Restrictions, Covenants, Easements, Rights of way, Association By-Laws, or other dedication existing or proposed must be submitted for review.

Site Plan and/or conditional use applicants: N/A

Proposal for : New structure \_\_\_\_\_ Expanded area \_\_\_\_\_ Alteration \_\_\_\_\_

Expansion of structure \_\_\_\_\_ Change of use \_\_\_\_\_ Sign \_\_\_\_\_

Other (please specify) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has property been the subject of any prior applications to the Planning Board or Zoning Board of Adjustment? Yes \_\_\_\_\_ No X  
If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution(s).

Is the subject property located on

A county road: Yes \_\_\_\_\_ No X; A State road: Yes \_\_\_\_\_ No X;  
within 200 feet of a municipal boundary: Yes \_\_\_\_\_ No X

Present use of the premises: The property is part of the Maris Stella Retreat and Conference Center,  
the main portion of which is located to the west, across Long Beach Boulevard.

6. Applicant's Attorney Evan P. Zimmerman, Esq.; Giordano Halleran & Ciesla

Address 125 Half Mile Road, Suite 300, Red Bank, NJ 07701

Telephone 732-741-3900 E-Mail ezimmerman@ghclaw.com

7. Applicant's Engineer Junetta Dix, M.E.W., SPWS; ACT Engineers, Inc.

Address 320 S. Shore Road, Suite D, Marmora, NJ 08223

Telephone 609-918-0200 E-Mail jdix@actengineers.com

8. Applicant's Planning Consultant None.

Address \_\_\_\_\_

Telephone \_\_\_\_\_ E-Mail \_\_\_\_\_

9. Applicant's Architect None.

Address \_\_\_\_\_

Telephone \_\_\_\_\_ E-Mail \_\_\_\_\_

10. List any other Expert who will submit a report or will testify for the Applicant:

Name Thomas F. Carroll III, Esquire

Field of Expertise Co-Applicant's Counsel

Address P.O. Box 476, 2 Convent Road, Convent Station, NJ 07961

Telephone 609-734-6336 E-Mail tcarroll@hillwallack.com

**11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

**SUBDIVISION:**

- Minor Subdivision Approval
- Subdivision Approval (Preliminary and Final Major Subdivision)
- Number of Lots to be created 6 Number of proposed Dwelling Units 6
- Area and Dimensions of each Proposed Lot \_\_\_\_\_

**SITE PLAN:**

- Minor Site Plan Approval
- Preliminary Site Plan Approval
- Final Site Plan Approval
- Amendment of Revision to an Approved Site Plan
- Area to be disturbed (square feet) \_\_\_\_\_

Request for Waiver from Site Plan Review and Approval  
Reason for Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- \_\_\_\_\_ INFORMAL REVIEW
- \_\_\_\_\_ APPEAL DECISION OF AN ADMINISTRATIVE OFFICER [N.J.S.40:55 D-70A]
- \_\_\_\_\_ MAP OR ORDINANCE INTERPRETATION OR SPECIAL QUESTION [N.J.S. 40:55D-70B]
- \_\_\_\_\_ VARIANCE RELIEF (HARDSHIP) [N.J.S. 40:55D-70C (1)]
- \_\_\_\_\_ VARIANCE RELIEF (SUBSTANTIAL BENEFIT) [N.J.S. 40:55D-70C (2)]
- \_\_\_\_\_ VARIANCE RELIEF (USE) [N.J.S. 40:55D-70D]
- \_\_\_\_\_ CONDITIONAL USE APPROVAL [N.J.S. 40:55D-67]
- \_\_\_\_\_ DIRECT ISSUANCE OF A PERMIT FOR A STRUCTURE IN BED OF A MAPPED STREET, PUBLIC DRAINAGE WAY, OR FLOOD CONTROL BASIN [N.J.S.40:55D-34]
- \_\_\_\_\_ DIRECT ISSUANCE OF A PERMIT FOR A LOT LACKING STREET FRONTAGE [N.J.S.40:55D-35]

12. Section(s) of Ordinance from which a variance is requested:  
\_\_\_\_\_  
N/A. Application is fully conforming.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Waivers Requested of development Standards and/or Submission Requirements: [attach additional pages as needed]  
\_\_\_\_\_  
N/A. Application is fully conforming.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. ATTACH A COPY OF THE PROPOSED NOTICE TO APPEAR IN THE OFFICIAL NEWSPAPER OF THE MUNICIPALITY AND TO BE MAILED TO THE OWNERS OF ALL REAL PROPERTY, AS SHOWN ON THE CURRENT TAX DUPLICATE, LOCATED WITHIN THE STATE AND WITHIN 200 FEET IN ALL DIRECTIONS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION. THE NOTICE MUST SPECIFY THE SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS SOUGHT, IF APPLICABLE.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Secretary for the hearing.

To be supplied ten (10) days prior to hearing

15. An Affidavit of Service on all property owners and a Proof of Publication must be filed before the Application will be complete and the hearing can proceed.

Explain in detail the exact nature of the Application and the changes to be made at the premises, including the proposed use of the premises: (Attach pages as needed)

\_\_\_\_\_  
 Applicant proposes to subdivide the property into six (6) single family residential lots.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose any lighting? No
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block number? Yes
20. Are any Off-Tract Improvements required or proposed? No
21. Is the Subdivision to be filed by Deed or Plat? Plat
22. What form of security does the applicant propose to provide as performance and maintenance guarantees?  
None should be required at this time, however, to the extent applicable, Applicant will provide performance and maintenance guarantees either via cash, bond, or letter of credit as permitted under the MLUL.
23. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED:

	YES	NO	DATE PLANS SUBMITTED
____ LOCAL FIRE PREVENTION	_____	_____	_____
____ HARVEY CEDARS WATER & SEWER DEPT.	_____	_____	_____
____ HARVEY CEDARS PUBLIC WORKS DEPT.	_____	_____	_____
____ LONG BEACH ISLAND HEALTH DEPT.	_____	_____	_____
____ OCEAN COUNTY PLANNING BOARD	_____	_____	_____
____ OCEAN COUNTY SOIL CONSERVATION DEPT.	_____	_____	_____
<u>X</u> N.J. DEPT. ENVIRONMENTAL PROTECTION	<u>X</u>	_____	_____
____ SANITARY SEWER CONNECTION PERMIT	_____	_____	_____
____ SEWER EXTENSION PERMIT	_____	_____	_____
____ WATERFRONT DEVELOPMENT PERMIT	_____	_____	_____
____ WETLANDS PERMIT	_____	_____	_____
____ TIDAL WETLANDS PERMIT	_____	_____	_____
<u>X</u> F.E.M.A.	_____	<u>X</u>	_____

	YES	NO	DATE PLANS SUBMITTED
<input checked="" type="checkbox"/> N.J. DEPT OF TRANSPORTATION	_____	<input checked="" type="checkbox"/>	_____
_____ ATLANTIC CITY ELECTRIC	_____	_____	_____
_____ N.J. NATURAL GAS	_____	_____	_____
_____ OTHER	_____	_____	_____
_____ OTHER	_____	_____	_____

24. CERTIFICATION FROM THE TAX COLLECTOR THAT ALL TAXES DUE ON THE SUBJECT PROPERTY HAVE BEEN PAID.

25. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING THE APPLICATION (ATTACH ADDITIONAL PAGES AS REQUIRED FOR COMPLETE LISTING)

THE DOCUMENTS MUST BE RECEIVED BY THE BOARD SECRETARY AT LEAST TWENTY-ONE [21] DAYS PRIOR TO THE MEETING AT WHICH THE APPLICATION IS TO BE CONSIDERED. A LIST OF THE PROFESSIONAL CONSULTANTS IS ATTACHED TO THE APPLICATION FORM.

Quantity	Description of Item
<u>18</u>	<u>Major Subdivision Plan prepared by ACT Engineers, Inc. dated 12/15/25</u>
_____	_____
_____	_____

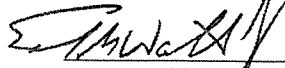
26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION ARE PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS.

SPECIFY WHICH REPORTS ARE REQUESTED FOR EACH OF THE APPLICANT'S PROFESSIONALS OR WHETHER ALL REPORTS SHOULD BE SUBMITTED TO THE PROFESSIONAL LISTED.

	Applicants Professionals	Reports Requested
<u>x</u>	<u>Attorney</u>	<u>All</u>
<u>x</u>	<u>Engineer</u>	<u>All</u>
<u>X</u>	<u>Thomas F. Carroll III - Co-Applicant's Counsel</u>	_____
_____	_____	_____

**CERTIFICATIONS**

27. I CERTIFY THAT THE FOREGOING STATEMENTS AND THE MATERIALS SUBMITTED ARE TRUE, AND WAIVE ALL APPLICABLE TIME LIMITS UNTIL THE FIRST PUBLIC HEARING OF THIS APPLICATION. I FURTHER CERTIFY THAT I AM THE INDIVIDUAL APPLICANT OR THAT I AM AN OFFICER OF THE CORPORATE APPLICANT AND THAT I AM AUTHORIZED TO SIGN THE APPLICATION FOR THE CORPORATION OR THAT I AM A GENERAL PARTNER OF THE PARTNERSHIP APPLICANT. (IF THE APPLICANT IS A CORPORATION, THIS MUST BE SIGNED BY AN AUTHORIZED CORPORATE OFFICER. IF THE APPLICANT IS A PARTNERSHIP, THIS MUST BE SIGNED BY A GENERAL PARTNER.



\_\_\_\_\_  
SIGNATURE OF APPLICANT

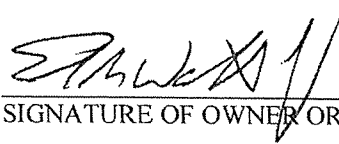
\_\_\_\_\_  
SIGNATURE OF OWNER

28. I UNDERSTAND THAT A SUM, TO BE DETERMINED BY THE BOARD SECRETARY WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF HARVEY CEDARS. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF THE PROFESSIONAL SERVICES INCLUDING ENGINEERING, PLANNING, LEGAL AND/OR OTHER EXPENSES ASSOCIATED WITH THE REVIEW OF SUBMITTED MATERIALS. SUMS NOT UTILIZED IN THE REVIEW PROCESS SHALL BE RETURNED. IF ADDITIONAL SUMS ARE DEEMED NECESSARY, I UNDERSTAND THAT I WILL BE NOTIFIED OF THE REQUESTED ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS.

\_\_\_\_\_  
DATE

11/10/25

\_\_\_\_\_  
SIGNATURE OF OWNER OR APPLICANT



**BOROUGH OF HARVEY CEDARS PROFESSIONAL CONSULTANTS**

**LAND USE BOARD ATTORNEY**

Kevin S. Quinlan, Esquire  
207 W. Main Street  
Tuckerton, NJ 08087

609 / 296-6400

**ENGINEER**

Frank J. Little, Jr., P.E., P.P.  
Owen, Little & Associates  
443 Atlantic City Blvd.  
Beachwood, NJ 08722

732 / 244-1090  
FAX 732 / 341-3412

**BOROUGH ATTORNEY**

William Hering Jr., Esquire  
23 Hadley Ave.  
Toms River, NJ 08753-7520

732 / 349-1800  
FAX 732 / 286-2275

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\_\_\_\_\_  
SIGNATURE OF APPLICANT

*S. Maureen Shaughnessy SC*

SIGNATURE OF OWNER

*OWNER: SISTERS of Charity of Saint Elizabeth*

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\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER OR APPLICANT

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443 Atlantic City Blvd.	
Beachwood, NJ 08722	

**BOROUGH ATTORNEY**

William Hierung Jr., Esquire	732 / 349-1800
23 Hadley Ave.	FAX 732 / 286-2275
Toms River, NJ 08753-7520	

**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW JERSEY    )  
  :  
COUNTY OF MORRIS                    )

S. Maureen Shaughnessy, of full age, being duly sworn according to law, on oath deposes and says that she resides at 2 Convent Road, Convent Station, NJ 07961, that The Sisters of Charity of Saint Elizabeth is the owner, in fee simple, of all that certain lot, tract, or parcel of land, situated, lying, and being in the BOROUGH OF HARVEY CEDARS, OCEAN COUNTY, STATE OF NEW JERSEY, AND KNOWN AND DESIGNED AS LOT 4, BLOCK 44 and appoints Walters Design-Build, LLC and The Sisters of Charity of Saint Elizabeth to make the within Application to the LAND USE BOARD OF THE BOROUGH OF HARVEY CEDARS, OCEAN COUNTY, STATE OF NEW JERSEY.

The Sisters of Charity of Saint Elizabeth

*S. Maureen Shaughnessy, S.C.*  
By: S. Maureen Shaughnessy, SC

Owner also assures the Zoning Officer, other pertinent Borough officers, and members of the Land Use Board the right to inspect the property under consideration, at reasonable times.

SWORN AND SUBSCRIBED  
BEFORE ME THIS 18<sup>th</sup>  
DAY OF November  
2025

*Maureen Mahan*

