



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS/FORESTRY
COMMUNITY HYGIENE

November 17, 2025

This notification is to advise you that the Department has received and is presently reviewing the following request for a shoreline construction project:

EJF Real Estate LLC - Request No. 2025-088 – Request to install one boat lift with associated pilings within deeded boat slip. Max channelward extension 135'. This project is located at Pines Point Marina Slip B19, Ocean Pines, also known as Tax Map 16, Parcel 113, Slip B19, Third Tax District of Worcester County, Maryland.

The Department in considering this application will make specific findings of fact with regard to the environmental impact, navigational impact, recreational potential, commercial benefit to Worcester County, impact of the proposed construction upon the surrounding neighborhood and upon property values therein, and any other pertinent issues. Approval from the Department does not guarantee approval from any other applicable regulatory agencies.

If you have an interest which may be adversely affected by the issuance of this permit, you are requested to notify this Department in writing within fifteen (15) calendar days which will end on December 2, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No. 2025-088
Submission Date: 11-17-25

X Major Construction (\$300.00) Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

install one (1) boat lift with associated pilings within a deeded boat slip 135' maximum of approximate MHW

Property Description:

Map: 16 Parcel: 113 Lot: B19 Section: Block: Tax District: 03
Street Address: B19 Pines Point Marina
Subdivision: Pines Point Marina
Dwelling on lot: Dwelling under construction: Vacant: Commercial: X

Owner: EJF Real Estate LLC Phone No. 443-497-3909
Mailing Address: 8808 Hunting Hound Road, Berlin, MD 21811
E-Mail Address: eric@baysidejetdrive.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-390-8096
Mailing Address: PO Box 6, Snow Hill, MD 21863
E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: Gianni & Josephine Marinucci slip B17
Property Address: 14515 Pebblestone Drive, Silver Spring, MD 20905
Tax Map: 16 Parcel: 113 Lot: B17 Section: Block:

Recorded Adjacent Property Owner: Paul J. Armstrong, Jr.
Property Address: 77 Watertown Road, Berlin, MD 21811
Tax Map: 16 Parcel: 113 Lot: B21 Section: Block:

As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. Any deviation from these standards will require construction plans sealed by an engineer registered in the State of Maryland. I acknowledge that any falsification of information presented may result in revocation of this approval and of the subsequent Shoreline Construction Permit.

Curtis
Owner/Applicant's Signature

10/27/25
Date

DEPT. USE ONLY:

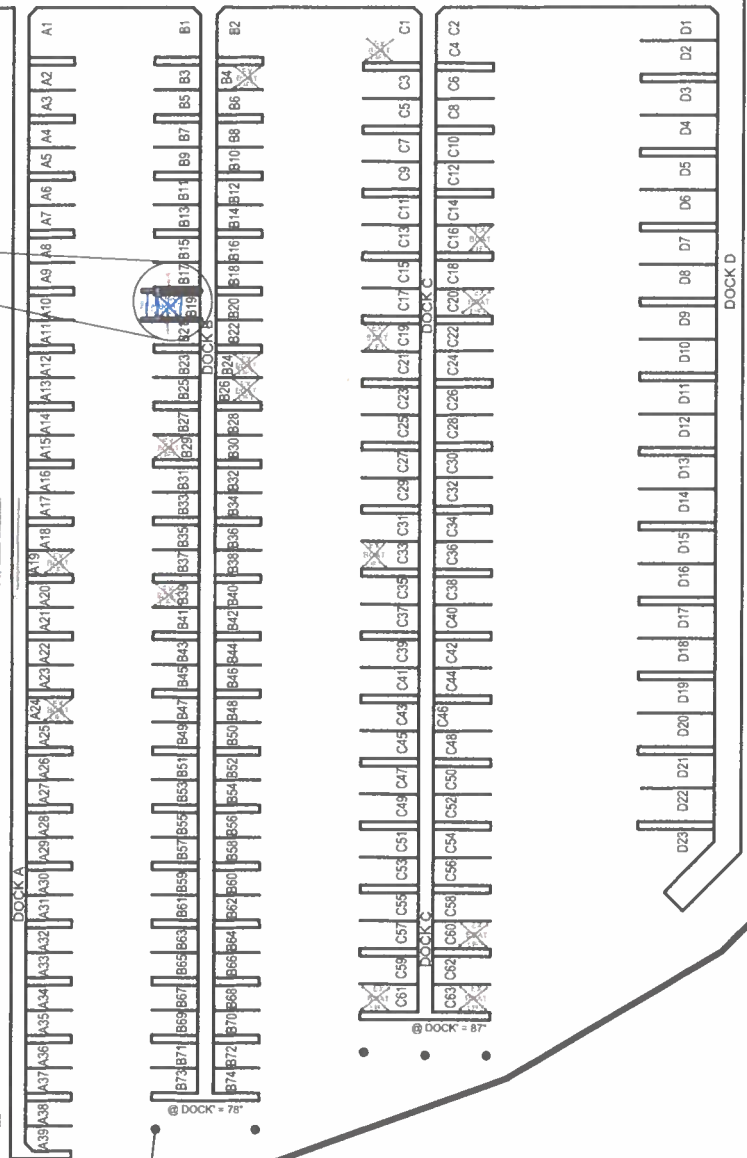
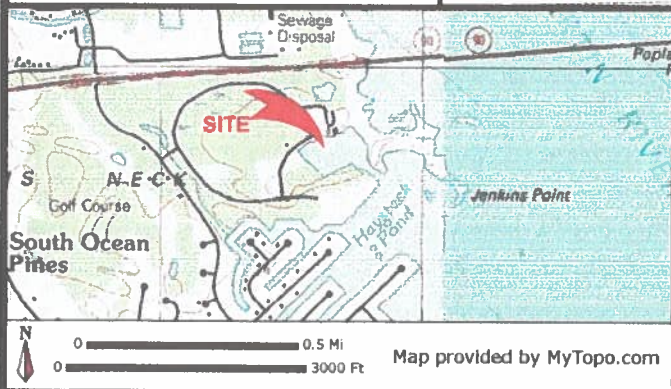
Notification Distribution Date: 11-17-25 Public Comment Deadline: 12-2-25 (15 calendar days)
Department Approval Date: Expiration:

PROJECT DESCRIPTION:
INSTALL ONE BOAT LIFT WITH
ASSOCIATED PILINGS WITHIN AN
EXISTING BOAT SLIP.

SEE SHEET 2

YACHT CLUB DRIVE

MARINA VILLAGE



EJF REAL ESTATE LLC BOAT SLIP
PROPOSED BOAT LIFT
PINES POINT MARINA, SLIP B-19
OCEAN PINES

APPLICANT:
EJF Real Estate LLC
8808 Hunting Hound Road
Berlin, MD 21811
443-497-3909
eric@baysidejetdrive.com

LOCATION: PINES POINT MARINA NO SAV'S
WATERWAY: ISLE OF WIGHT BAY
WATER DEPTH MEASUREMENTS: 8/22/2025
REFERENCED TO MLW 3:15 P.M.

TAX MAP: 16
PARCEL: 113
LOT: B19

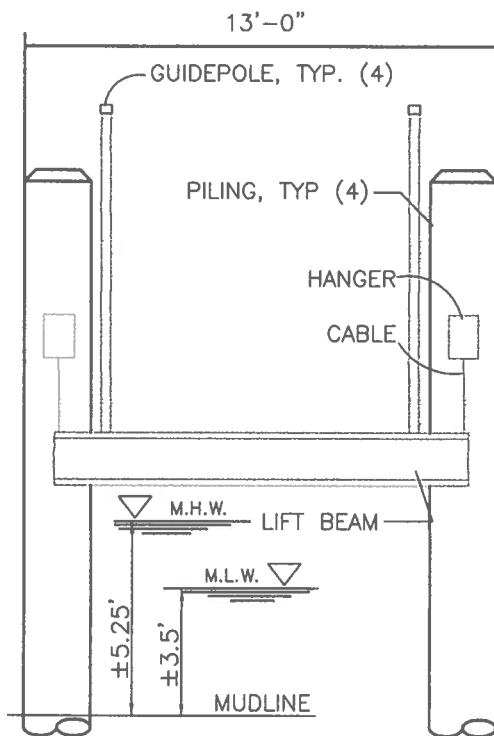
JOB NUMBER: P25-078
SCALE: 1"=100'
SHEET NO: 1 OF 2
DATE: 11/2025
REVISED: n/a

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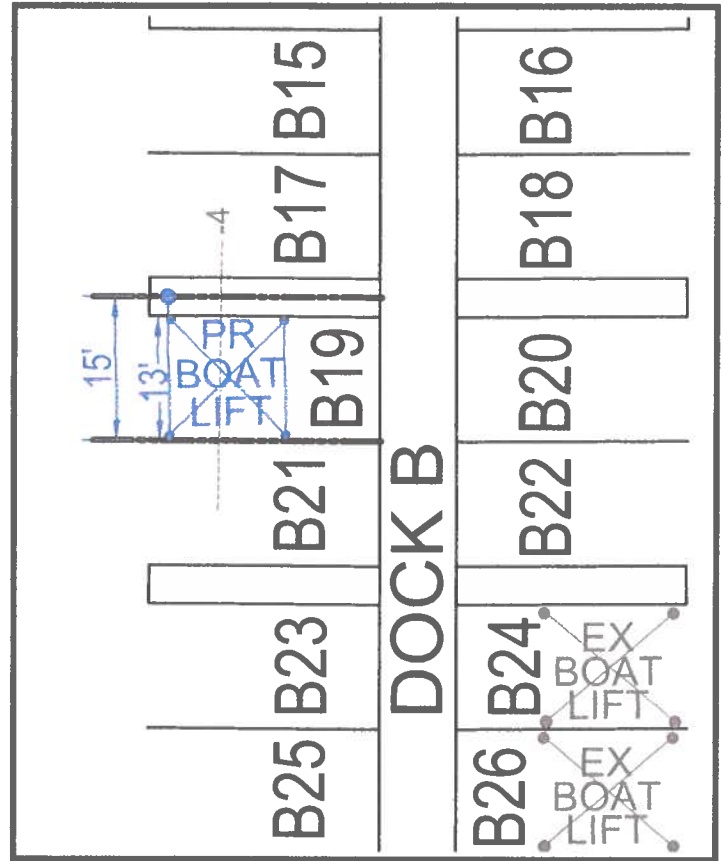


J. STACEY HART
& ASSOCIATES, INC.

POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com



BOAT LIFT SECTION: NO SCALE



**EJF REAL ESTATE LLC BOAT SLIP
PROPOSED BOAT LIFT
PINES POINT MARINA, SLIP B-19
OCEAN PINES**

APPLICANT:
EJF Real Estate LLC
8808 Hunting Hound Road
Berlin, MD 21811
443-497-3909
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LOCATION: PINES POINT MARINA
WATERWAY: ISLE OF WIGHT BAY
WATER DEPTH MEASUREMENTS: 8/22/2025
REFERENCED TO MLW 3:15 P.M.

NO SAV'S

TAX MAP: 16
PARCEL: 113
LOT: B19

JOB NUMBER: P25-078	SCALE: 1"=20'	SHEET NO: 2 OF 2	DATE: 11/2025	REVISED: n/a
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