

**SECOND STATUTORY EXTENSION
OF FINAL SITE PLAN APPROVAL
AB CRANBERRY COMMERCIAL LLC
Block 282, Lot 6.02
Zone: Highway Business Zone**

Application No. 2018-02
Related Resolution: 2008-12; 2017-15

**RESOLUTION OF APPROVAL NO. 2018-19
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

WHEREAS, an application has been made by **AB Cranberry Commercial, LLC** for an extension of the final site plan approval for **Block 282, Lot 6.02**, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

WHEREAS, the Planning Board, after carefully considering the application presented by the applicant at a public meeting held on September 6, 2018, and the evidence introduced by the applicant, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor. The applicant was represented by Gordano, Halleran & Ciesla, Esqs, at the hearing.
3. The site in question is located in the highway business zone, on the northbound side of Rout 9 north of Mathistown Road in front of the Cranberry Creek Estates residential development. The applicant has been granted preliminary and final site plan approval to construct a 95,562 sq ft commercial shopping center at the site.
4. The applicant is requesting a second one-year extension of the final site plan approval granted by this Board, due to unfavorable market conditions. The Board's 2008 approval has previously been extended through June 30, 2017 by operation of the Permit Extension Act, NJSA 40:55D-136.1 et seq., and has been extended through June 30, 2018 by operation of Resolution 2017-15.
5. Pursuant to the Municipal Land Use Law, NJSA 40:55D-52, the Board may grant an extension of final approval for one year, not to exceed 3 such extensions. The subject application represents the applicant's first extension.
6. T&M Associates, the Board's engineers, prepared a report to the Board August 13, 2018. The Board hereby adopts the findings in the report and incorporates them in this Resolution by reference.

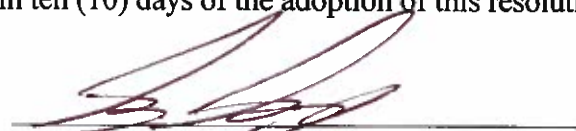
7. The Little Egg Harbor Township Planning Board has reviewed applicant's request and finds it appropriate and reasonable to grant a second one-year extension of statutory rights, from July 1, 2018 through June 30, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Little Egg Harbor Township Planning Board that the Board does hereby grant and approve a second one-year extension of the final site plan approval for Block 282, Lot 6.02, for the period of July 1, 2018 through June 30, 2019, subject, however, to all of the terms and conditions set forth in Resolution 2008-12.

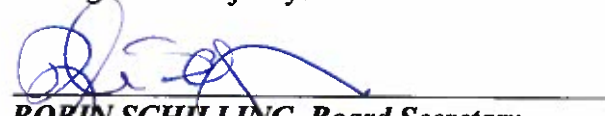
BE IT FURTHER RESOLVED that the application, limited to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby is approved.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

BE IT FURTHER RESOLVED that the applicant shall cause notification of this favorable Resolution to be published in an official newspaper of the Little Egg Harbor Township notification of this favorable Resolution within ten (10) days of the adoption of this resolution.


George Garbaravage, *Board Vice-Chair*

I, **ROBIN SCHILLING**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on November 1, 2018, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting held on September 6, 2018, a quorum being present and voting in the majority.


ROBIN SCHILLING, *Board Secretary*