

EXTENSION OF TIME FOR FILING
MINOR SUBDIVISION PLAT
M.G.E.G. INVESTMENTS LLC
Block 264, Lot 13
160 Stage Road
R-200 Residential Zone

Application No. 2023-07A

**RESOLUTION OF APPROVAL No. 2024-07
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

WHEREAS, an application has been made by M.G.E.G. Investments LLC for an extension of time for the filing of a minor subdivision approval for Block 264, Lot 13, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

WHEREAS, minor subdivision approval has been previously granted by the Board by Resolution No. 2023-15, adopted on July 6, 2023; and

WHEREAS, according to NJSA 40:55D-48, approval of a minor subdivision shall expire 190 days from the date on which the resolution of municipal approval is adopted unless within such period a plat (or deed) describing the approved minor subdivision is filed with the county recording officer; and

WHEREAS, NJSA 40:55D-48 further provides that the planning board may extend the 190-day period for filing the minor subdivision plat for a period not exceeding one year; and

WHEREAS, the Planning Board, after carefully considering the evidence presented by the applicant, and the report(s) from its professional staff, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the subject property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor.
3. The public hearing on the application was held on January 4, 2024. The applicant has been represented by Rich Visotcky Esq. during the proceedings.
4. The site in question is located at 160 Stage Rd in the R-200 Residential Zone.
5. The subject property is currently has a single family dwelling on the Stage Road side of the tract, with a large vacant area to the rear of the same. The applicant was previously granted minor subdivision approval to subdivide the existing lot into 2 newly configured lots.

6. Remington & Vernick Engineers, the Board engineers, prepared a report to the Board on the application dated December 18, 2023. The Board hereby adopts the findings in the reports and incorporates them in this Resolution by reference.

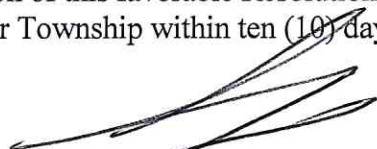
7. The applicant has established that it was unable to proceed with the development due to delays in obtaining legally required approvals, as set forth in NJSA 40:55D-48.

NOW, THEREFORE, BE IT RESOLVED, by the Little Egg Harbor Township Planning Board that the application for an extension of time to file the minor subdivision plat for Block 264, Lot 13 is hereby approved for a period of 190 days, beginning on January 12, 2024 and expiring on July 19, 2024, subject to all of the terms and conditions of approval as set forth in Resolution No. 2023-15, and subject to the following conditions:

1. **The applicant shall comply with all conditions and recommendations of the Board professionals contained in the aforementioned report of Remington & Vernick, the Board Engineers.**
2. **The applicant shall comply with all terms and conditions set forth in Resolution 2023-15.**
3. **The applicant shall pursue completion of all resolution compliance requirements of Resolution 2023-15 as expeditiously as possible.**

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.

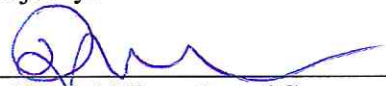
BE IT FURTHER RESOLVED that a notification of this favorable Resolution shall be published in an official newspaper of the Little Egg Harbor Township within ten (10) days of the adoption of this resolution.



GEORGE GARBARAVAGE, Chairman

CERTIFICATION

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 February 1, 2024, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on January 4, 2024, a quorum being present and voting in the majority.



Robin Schilling, Board Secretary