

**RESOLUTION OF MEMORIALIZATION OF THE LITTLE EGG HARBOR
TOWNSHIP BOARD OF ADJUSTMENT**

**RESOLUTION NO. 2025-09
INTERPRETATION OF USE APPLICATION NO. 2025-03**

RE: ANCHOR FAMILY HEALTHCARE, LLC
960 RADIO ROAD
BLOCK 325.24, LOT 1.04
Interpretation of Use Application

WHEREAS, ANCHOR FAMILY HEALTHCARE, LLC, whose mailing address is 960 Radio Road, Little Egg Harbor, New Jersey 08087, has applied for an interpretation of a use pursuant to Little Egg Harbor Land Use and Development Regulations, affecting premises located at Block 325.24, Lot 1.04, on the Tax Map of the Township of Little Egg Harbor and otherwise known as 960 Radio Road, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on March 12, 2025, in the Municipal Building of the Township of Little Egg Harbor and testimony and exhibits were presented on behalf of the applicant and all interested parties having been heard; and

WHEREAS, said Board having considered said application, testimony and exhibits submitted and inspection of the site, if any, makes the following findings:

1. The property in question (PIQ) is a unit within a shopping center (The Shops of Mystic Isle) located on the westerly side of Radio Road at the intersection of West Anchor Drive. The site has an additional road frontage along Falcon Drive. The shopping center contains 9 commercial units with a total of 60 parking spaces consisting of 24 spaces along the front of the building. 14 parking spaces at the rear of the building, and 22 parking spaces in the adjacent parking lot.

2. The Applicant is requesting interpretation of the zoning ordinance as it relates to

operating a medical office at the property per §215-4.19A.

3. The applicant was represented by Robert Shinn, Esquire.

4. The applicant provided testimony that the facility would have one assistant and would be open Monday through Thursday 8 A.M. to 4 P.M. He further testified that there would be three examining rooms and one triage area.

5. The following members of the public spoke: Iraida Mejies testified that there was plenty of parking and James Adams testified that applicant maintains the property and there is ample parking.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 9th day of April, 2025, based upon the findings herein above stated, the Board finds that the medical use is a permitted use in the GB Zone and the NB Zone.

1. Applicant shall be permitted to use the property as a medical office.

2. The applicant shall further reimburse the Little Egg Harbor Township Zoning Board of Adjustment for all professional fees expended with regard to this application within thirty (30) days from the date of memorialization of this Resolution or any approvals granted herein shall automatically become null and void.

3. The applicant shall further secure any and all other necessary applications, permits or approvals and post any surety bonds that may be required by any other governmental agency.


GREG LESZEGA, CHAIRMAN
Little Egg Harbor Zoning Board of Adjustment

CERTIFICATION

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of March 12, 2025, as copied from the minutes of said meeting.



Robin Schilling, Board Secretary
Little Egg Harbor Zoning Board of Adjustment