

SECOND STATUTORY EXTENSION OF
PRELIMINARY & FINAL MAJOR SITE PLAN
KINGDOM RENTALS TWO LLC
Block 83, Lots 3.01
1471 North Green Street
GB General Business Zone –
Scenic Gateway Overlay Zone

Application No. 2024-02A

**RESOLUTION OF APPROVAL No. 2025-15
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

WHEREAS, an application has been made by Kingdom Rentals Two, LLC, for an extension of the preliminary & final major site plan approval for Block 83, Lot 3.01, 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's attorney, John Giunco Esq., at a public meeting held on September 4, 2025, 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.
3. The site in question is located at 1471 North Green Street in the General Business zone. The applicant's predecessor, Egg Harbor 8 28 LLC, had been granted preliminary & final major site plan approval to construct a flex commercial facility, by Resolution of Memorialization 2022-15, adopted in October 6, 2022.
4. The applicant was previously granted a first one-year statutory extension of the 2022 site plan approval granted by this Board, which was due to expire on October 6, 2024, under Application No. 2024-02, Resolution No. 2024-19. Said extension is due to expire on October 6, 2025. The applicant is now requesting a second one-year statutory extension of the site plan approval granted by this Board.
5. Pursuant to the Municipal Land Use Law, NJSA 40:55D-52, the Board may grant an extension of final approval for up to one year, not to exceed 3 such extensions. The subject application represents the applicant's second one-year extension.
6. James Oris, PE, PP, CME, CPWM, Remington & Verick, Engineers, the Board's engineers, prepared a report to the Board dated August 20, 2025; the Board hereby adopts the findings in the report and incorporates them in herein by reference.

7. The Little Egg Harbor Township Planning Board has reviewed applicant's request and finds it appropriate and reasonable to grant a one-year extension of statutory rights, through October 5, 2026.

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 statutory extension of preliminary & final major site plan approval for Block 83, Lot 3.01, regarding the time limitations set forth at NJSA 40:55D- 52, through October 5, 2026, subject, however, to all of the terms and conditions set forth in Resolution 2022-15 & Resolution 2024-02.

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, Chair

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 October 2, 2025, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on September 4, 2025, a quorum being present and voting in the majority.



Robin Schilling, Board Secretary