

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

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**RESOLUTION NO. 2025- 19  
USE VARIANCE APPLICATION NO. 2025-14**

RE: ROBERT MANNIX  
863 Radio Road  
BLOCK 328.12, LOT 1  
Use Variance Application

**WHEREAS**, ROBERT MANNIX, whose mailing address is 443 S. Pitney Road, Galloway, New Jersey 08205, has applied for an use variance relief pursuant to N.J.S.A. 40:55D-70(d), affecting premises located at Block 328.12, Lot 1, on the Tax Map of the Township of Little Egg Harbor and otherwise known as 863 Radio Road, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on December 10, 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 located at the intersection of Radio Road and Zelus Street. The site is an undersized lot in the GB Zone. The tract consists of 0.3 acres (13,095 sf) and is within the GB – General Business Zone. The site contains a 2 story/1 story dwelling with an attached 2 car garage, a covered porch and second floor overhand, a 1 story commercial building, a concrete driveway at the garage, a looped concrete driveway with access to Radio Road and Zelus Street, and a concrete area along Radio Road. There is an enclosed fenced area that extends onto adjacent Lot 2. There is a portion of the concrete pavement along Radio Road that encroaches onto adjacent Lot 5.

2. The Applicant seeks a use variance to renovate the existing commercial building to accommodate 3 offices and an accessible restroom. As indicated by the Zoning Officer, the property is a pre-existing, non-conforming use with a residential and commercial use on the same property. An expansion of a non-conforming use requires a “d-2” variance.

3. The Applicant is not proposing any outside improvements.

4. The applicant was represented by Kevin Quinlan, Esquire.

5. The applicant provided testimony that he owns the premises. Applicant is looking to use the property in question for office space to sell cars virtually.

6. No members of the public offered testimony with regard to the application.

7. Based upon the foregoing evidence, the Board makes the following findings:

A. The applicant has demonstrated that the requested variance relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan or Zoning Ordinances of the Township of Little Egg Harbor.

B. The proposed structure will not have a negative impact on light, air and open space to adjoining property

**NOW, THEREFORE, BE IT RESOLVED**, by the said Board that on this 14<sup>th</sup> day of January, 2026, based upon the findings herein above stated, the Board finds the application is hereby deemed approved, in accordance with the application and documents submitted by the applicant.

1. The applicant shall strictly adhere to all representations, plans and exhibits submitted with regard to the subject property and shall further comply in all respects with the technical review letter under date of November 20, 2025, as prepared by the Township of Little Egg Harbor Board of Adjustment Engineer, a copy of which is annexed hereto and made a part

hereof.

A. The applicant has demonstrated that the requested variance relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan or Zoning Ordinances of the Township of Little Egg Harbor.

B. The Board finds that the proposed car sale use is a permitted use in the GB Zone.

C. Applicant is granted a Use Variance allowing the office space to be used for the sale of cars virtually.

1. Applicant was granted a Waiver for parking.

2. Applicant shall be permitted to use the property for the sale of cars.

3. No vehicles will be stored, shown or sold on the premises and all leases to third parties shall include said condition.

4. All signage shall comply with Little Egg Harbor Ordinance.

5. The building shall operate from 9:00 A.M. until 5:00 P.M. Monday through Saturday

6. In the event garbage is not picked up by the town, Applicant shall obtain a commercial hauler.

7. Downward lighting, facing the lots, shall be provided and Applicant shall provide a detailed lighting plan to the Township Engineer.

8. There shall be no car/sales on site.

9. There shall be no car repairs on site or on the property or in the residential garage.

10. No commercial business of any kind shall be permitted in the residential area, including vehicle storage, repairs, etc.

11. 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.

12. 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.

  
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**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 December 10, 2025, as copied from the minutes of said meeting.

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