

EXTENSION OF TIME FOR FILING  
MINOR SUBDIVISION PLAT  
CARL TORTORA  
Block 326.215, Lots 30 & 31  
52 & 54 Kansas Road  
R-75A Residential Zone

Application No. 2023-04C

**RESOLUTION OF APPROVAL No. 2026-10  
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

**WHEREAS**, an application has been made by Carl Tortora for an extension of time for the filing of a minor subdivision approval for Block 326.215, Lots 30 & 31, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

**WHEREAS**, amended minor subdivision approval has been previously granted by the Board by Resolution No. 2023-04B, adopted on December 4, 2024; 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 for extension was held on March 5, 2026. The applicant has been represented by James Raban Esq. during the proceedings. Testimony regarding the same was offered by the applicant's expert, James Brzozowski, PE, PP.
4. The site in question is located at 52 & 54 Kansas Road in the R-75A Residential Zone.
5. The applicant was previously granted minor subdivision approval to subdivide the existing lot into 2 newly configured lots.

6. 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 326.215, Lots 30 & 31 is hereby approved for a period of one year, expiring on June 13, 2026, subject to all of the terms and conditions of approval as set forth in Resolution No. 2024-18.

**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.



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**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 April 2, 2026, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on March 5, 2026, a quorum being present and voting in the majority.



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**Robin Schilling, Board Secretary**