

COURTESY REVIEW  
LITTLE EGG HARBOR M.U.A.  
823 Radio Road

**RESOLUTION OF APPROVAL 2026-12  
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

**WHEREAS**, an application has been made by the Little Egg Harbor Township Municipal Utilities Authority for a courtesy review of its development plans; and

**WHEREAS**, Township Code § 215-3.13 provides as follows:

Except as otherwise provided for in NJSA 40:55D-31 [planning board review of capital projects], the provisions of Chapter 15 [now, Chapter 215 – Land Use & Development] shall not be applicable to the Township of Little Egg Harbor Township Municipal Utilities Authority. All other public agencies shall be bound by the provisions of Chapter 15 [now, Chapter 215] except when specifically exempted by applicable state law which supersedes this Ordinance. In such cases, the subject public agency shall comply with NJSA 40:55D-31 and shall submit an application for courtesy review by the appropriate Board.

**WHEREAS**, a public hearing on the application was held on May 7, 2026, at which time the applicant was represented by Robert Shinn Esq.; 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 site in question is located at 823 Radio Road.
4. The applicant is seeking approval of its development plans in accordance with the courtesy review provisions of the Township Code.

**WHEREAS**, the Planning Board has determined that the applicant should be granted a favorable review of the applicant's development plans for the following reasons:

1. Township Code § 215-3.13 specifically exempts the MUA from the necessity of any variance approval or site plan review requirements, particularly with regard to the specific application of the Little Egg Harbor Municipal Utilities Authority concerning the subject development proposal.

2. The granting of this favorable review will not have any substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and/or Zoning Ordinances of the Township of Little Egg Harbor.

3. The safety and well-being of the immediate area will not be adversely affected.

**NOW THEREFORE BE IT RESOLVED** by the Little Egg Harbor Township Planning Board that the Board hereby grants and approves the favorable review of the applicant's development plans, in accordance with Zoning Code § 215-3.13.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the applicant, the Zoning Officer, the Building Department, and the Township Clerk by the Board secretary.

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

  
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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 May 7, 2026, memorializing the vote of the Little Egg Harbor Township Planning Board at said meeting, a quorum being present and voting in the majority.

  
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Robin Schilling, Board Secretary