

To: Property Owner within 200 ft. of 245 Great Bay Boulevard

PUBLIC NOTICE

PLEASE TAKE NOTICE that Joseph A. Courter, Jr. has applied to the Zoning Board of Adjustment, Little Egg Harbor for relief for:

Major Subdivision with a D-1 Use Variance to subdivide the property into 11 single-family residential lots in the WFD – Waterfront Development Zone. The Applicant is also seeking bulk variances for minimum lot area, lot width, minimum front yard setback and minimum side yard setback. The Applicant will also seek a Use Variance for the existing apartment use. The Applicant will see any other variances, waivers or approvals deemed necessary by the Zoning Board.

On property located at: 245 and 249 Great Bay Boulevard, Little Egg Harbor Township, NJ 08087 and more specifically known as Block(s): 295 Lot(s): 1, 2 C0201, C0202, C0203, C0204, C0205 and 4

A Public Hearing will be held regarding Application #2025-05 on September 1, 2026, 7:00 pm at 665 Radio Road, Little Egg Harbor, NJ 08087 at which time you may appear either in person or by attorney and present objections you may have to this Application. The application and plans are available for examination 665 Radio Road, Little Egg Harbor, NJ 08087. This notice is being given in accordance with the requirements of the Township of Little Egg Harbor Township Ordinances and Municipal Land Use Law N.J.S.A. 40:55D et. seq.

Further take notice that said Zoning Board may at its discretion, adjourn, postpone, or continue the said hearings from time to time, and you are hereby notified that you should make diligent inquiry of the Zoning Board Secretary concerning such adjournments, postponements, or continuations.

Kevin S. Quinlan, Esq.
Attorney for the Applicant