

NOTICE OF HEARING SERVED ON PROPERTY OWNERS
WITHIN 200 FEET OF SUBJECT PROPERTY
BLOCK 276, LOTS 8 AND 9
425 ROUTE 9 SOUTH AND 7 STAGE ROAD
LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD

PLEASE TAKE NOTICE that upon the application of VISION PROPERTIES, SEAGULL PAVILION, LLC ("Applicant"), the Little Egg Harbor Township Planning Board shall conduct a public hearing on September 3, 2026, commencing at 7:00 p.m., or as soon thereafter as the matter may be reached, in the courtroom in the Little Egg Harbor Municipal building, located at 665 Radio Rd, Little Egg Harbor Township, NJ 08087, to consider the Applicant's request for Amended Preliminary and Final Major Site Plan Approval for property located at 425 Route 9 South and 7 Stage Road and more particularly identified as Block 276, Lots 8 and 9 on the official tax map of Little Egg Harbor Township (the "Property"). The Property is located in the GB General Business Zoning District with Gateway Overlay Zone North.

The prior owner of the property previously received site plan approval in 1988 to construct the shopping plaza (the "1988 Approval"). As a condition of the 1988 Approval, the applicant at that time, agreed to construct a 6' by 182' privacy fence along the adjoining residences. The Applicant is seeking Amended Preliminary and Final Major Site Plan Approval to modify this condition as the Applicant has removed the existing, dilapidated wooden fence and replaced it with a living fence, consisting of thirty-four (34) 7'-8' thuja plicata green giant trees which will grow about two (2) to three (3) feet every year for a total height of approximately thirty (30) feet in total.

Applicant requests the following variance relief, pursuant to N.J.S.A. 40:55D-70(c):

1. §215-12.17(B)(1)(a)- to allow the trees to be approximately 30 feet tall, where six feet tall is the maximum height permitted. At this time, the living fence is approximately seven to eight feet tall, however will eventually be approximately 30 feet tall.

The Applicant is also seeking any and all other waivers, variances, ordinance interpretations, and/or any other relief which may be deemed necessary by the Little Egg Harbor Township Planning Board in order to allow the proposed development of the Property.

You are hereby receiving notice of the proposed action as a property owner within 200 feet of the subject property. At the public hearing on September 3, 2026, at 7:00 p.m., when the application is called, you may appear either in person, or by agent or attorney, and present any objection which you may have to granting the application. Copies of the application, plans, supporting documentation, and reports are on file with the Planning Board Secretary and are available for public review during regular working hours at the Little Egg Harbor Municipal building, located at 665 Radio Rd, Little Egg Harbor Township, NJ 08087.

This Notice is being sent in compliance with the requirements of the Zoning Ordinance of Little Egg Harbor Township and the New Jersey Municipal Land Use Law.

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