



TOWNSHIP OF LITTLE EGG HARBOR ZONING BOARD OF ADJUSTMENT

APPLICATION & APPEAL PART A

Use additional sheets if necessary.

Applicant's Name: Robert Mannix

Applicant's Telephone Number: [REDACTED]

Applicant's E-mail Address: [REDACTED]

Applicant's Street Address: [REDACTED]

Applicant is an (check one) ☒ Individual ☐ Corporation ☐ Partnership ☐ LLC ☐ Other (describe) _____

Owner's Name: Robert Mannix

Owner's Telephone Number: [REDACTED]

Owner's Mailing Address: [REDACTED]

Relationship of Applicant to Owner (check all that apply): Same ☒ Tenant ☐ Agent ☐

Contract Purchaser ☐ Other (describe): _____

Location of Property which is the subject of this Application or Appeal:

Tax Map Reference (Block & Lot): Block 328.12, Lot 1

Street Address: 836 Radio Road, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: GB
(For example: R50, R200, GB)

Lot Size: Approx 50x100x193x109 Lot Area: 13,095 sq. ft. Approx.

Indicate and Describe any Structures Presently Situated on the Property: Commercial 4A

(For example: Shed, Barn, Detached Garage or Residential Dwelling)

State the Present Use of any Structures Noted Above: Commercial

PART B

REASON FOR THE APPLICATION OR APPEAL (This Information is Required):

- _____ Appeal to the Zoning Board of Adjustment where it is alleged that there is error in any order, requirement, decision or refusal made by the administrative officer based on or made in the enforcement of the land use ordinance. [N.J.S.A. 40:55D-70(a.)]
- _____ Request that the Zoning Board of Adjustment render a decision upon the interpretation of the land use ordinance or zoning map. [N.J.S.A. 40:55D-70(b.)]
- _____ Request that the Zoning Board of Adjustment render a decision upon a special question(s) where the board is authorized to do so by ordinance. [N.J.S.A. 40:55D-70(b.)]
- _____ Request or appeal to the Zoning Board of Adjustment for a "hardship variance". [N.J.S.A. 40:55D-70(c.) (1)]
- _____ Request or appeal to the Zoning Board of Adjustment for a variance under the "substantial benefit" provisions of N.J.S.A. 40:55D-70(c.) (2).
- X _____ Request or appeal to the Zoning Board of Adjustment for a "special reasons" variance. [N.J.S.A. 40:55D-70(d.)] If you checked this item please read carefully and choose from the following options:
- _____ (d.) (1). Variance to permit a use or principal structure in a zoning district restricted against such use or principal structure (commonly known as an "use variance").
- X _____ (d.) (2). Variance to permit expansion of a nonconforming use.
- _____ (d.) (3). Variance to permit deviation from a specification or standard pertaining to a conditional use pursuant to N.J.S.A. 40:55D-67.
- _____ Other: (d.) (4) _____ (d.) (5) _____ (d.) (6) _____
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit pursuant to N.J.S.A. 40:55D-34 for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32. [N.J.S.A. 40:55D-76 (a.) (1)]
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-76 (a.) (2)]
- _____ Request that the Zoning Board of Adjustment issue a Certificate of Nonconformity for a nonconforming use or structure. [N.J.S.A. 40:55D-68]

PART C

To be completed only if applicant is seeking a "D" variance together with site plan, subdivision and/or conditional use approvals from the Zoning Board of Adjustment. Otherwise proceed directly to Part D below.

SUBDIVISION APPROVAL:

_____ Minor Subdivision _____ Subdivision Approval
 _____ Subdivision Approval (Final)
Number of Lots to be Created: _____ Number of Proposed Dwelling Units: _____

SITE PLAN APPROVAL:

_____ Minor Site Plan Approval _____ Site Plan Approval (Preliminary)
 _____ Phases (if applicable)
_____ Site Plan Approval (Final) _____ Amendment or Revision to Site Plan
 _____ Phases (if applicable)
Area to be disturbed: _____ Number of Proposed Dwelling Units: _____
Request for waiver from site plan review and approval

CONDITIONAL USE APPROVAL: Request for conditional use approval (N.J.S.A. 40:55D-67J)

PART D

This section will provide Zoning Board of Adjustment members and the professional staff with important background information related to the relief you are seeking. This information is required. Please answer each and every question which applies to your application in full and with as much detail as possible.

1. Describe in clear, concise and general terms the nature of the relief you are seeking and/or the proposed use of the premises:

Applicant request change of use to reconfigure the interior of the space to accomodate 4 offices and one handicap accesible bathroom. Applicant does not propose any exterior changes to structure or parking area.

2. Identify which section(s) of the land use ordinance from which you are seeking relief:

Applicant seeks change of use from a permitted use to another permitted use.

3. Setbacks of the proposed structure: 23.0' exist Front _____ Rear _____ Side _____

4. Percentage of building coverage of the proposed structure _____%. Inc. dwelling _____

5. Has there been any previous appeal, request or application for relief to this or any other municipal board or the Construction Official involving these premises? YES X NO _____

If yes, state the nature, date and the disposition of said matter:

Applicant received a Use Variance for the same use on December 10, 2025 under Application #2025-19
Copy of the Resolution is attached.

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and land use ordinance. Use additional sheets if necessary.

See attached

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance?
Applicant is only seeking change of use. No new variances are requested.

8. Are there any existing or proposed deed restrictions, covenants, easements, or association by-laws affecting the premises? YES _____ NO X If yes, please describe and attach copies.

9. Public Water? YES X NO _____ Public Sanitary Sewer? YES X NO _____

10. Are you proposing a well and/or septic system? YES _____ NO X

11. Are all taxes and/or assessments due on the property paid in full YES X NO _____

PART E

Please provide the following:

1. Applicant's Attorney with Address, Telephone & E-mail:

Kevin S. Quinlan, Esq.

207 W. Main Street

Tuckerton NJ 08087

609-296-6400

kquinlan@ksqlaw.com

2. Applicant's Engineer with Address, Telephone & E-mail:

3. Applicant's Planner with Address, Telephone & E-mail:

4. List the Names, Addresses, Telephone Numbers, and E-mail of any expert who will submit a report or who will testify for the applicant:

TBD

CERTIFICATIONS

I. I, Robert Mannix, being duly sworn according to law hereby certifies that the information presented in this application is true and accurate. I further certify that I am the individual applicant, or that I am an officer of a corporate applicant and that I am authorized to sign the application for the corporation, or that I am a general partner of a partnership applicant, or that I am an authorized person for any other form of business entity. [If the applicant is a corporation the certification must be signed by an authorized corporate officer. If the applicant is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

18 day of May 2026

()

Kevin S. Quinlan, Esq.



Robert Mannix (May 18, 2026 14:15:28 EDT)

(Signature of Applicant)

Robert Mannix

II. I, Robert Mannix, hereby certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made herein or during this proceeding, and the final decision in the same manner as if I were the applicant. [If the owner is a corporation the certification must be signed by an authorized corporate officer. If the owner is a partnership the certification must be signed by a general partner.]

Sworn to and subscribed before me this

18th day of May 2026

Kevin S. Quinlan, Esq.



Robert Mannix (May 18, 2026 14:15:28 EDT)

Signature of Owner (s)

Robert Mannix

STATE OF NEW JERSEY :
COUNTY OF OCEAN: SS:

2. There has been no collusion between the undersigned affiant and any members of the Little Egg Harbor Township Zoning Board of Adjustment or any other employee or official of Little Egg Harbor Township with regard to the subject application or appeal.

Robert Mannix

**TOWNSHIP OF LITTLE EGG HARBOR
BOARD OF ADJUSTMENT
APPLICANT(S) CERTIFICATION(S)
SITE INSPECTION CONSENT**

Robert Mannix _____ hereby give permission to the Members of the Board of Adjustment of the Township of Little Egg Harbor, and its authorized representatives, consultants and other Township Officials, to enter onto the premises located at 836 Radio Road, Little Egg Harbor Township for the purposes of evaluation of the application for development presently pending before that Board.

5/18/26

Date

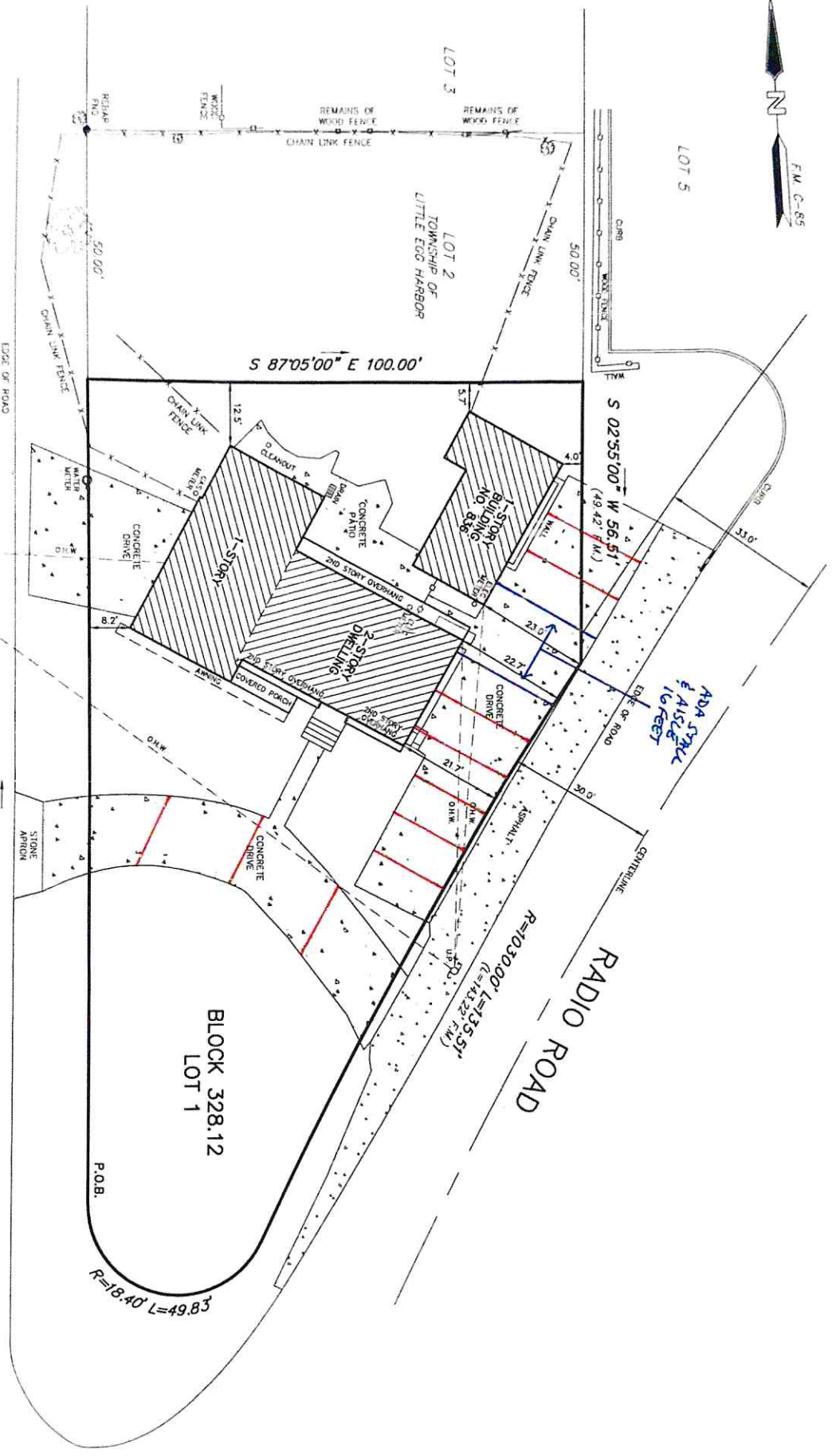


Robert Mannix (May 18, 2026 14:15:28 EDT)

Signature of
Applicant/Owner/Representative

Robert Mannix

PRINT NAME HERE



N 02°55'00" E 167.61'
(168.05' F.M.)
ZELUS STREET
(50' R.O.W.)

BLOCK 328.12
LOT 1

RADIO ROAD
R=1030.00' L=135.51'
(L=140.22' F.M.)

P.O.B.
R=18.40' L=49.83'