

LITTLE EGG HARBOR ZONING BOARD OF ADJUSTMENT

NOTICE is hereby given that an application has been made to the Zoning Board of Adjustment, Township of Little Egg Harbor, in the County of Ocean, State of New Jersey, by Robert Mannix affecting the property known as Block 328.12, Lot 1 also known as 836 Radio Road, Little Egg Harbor.

The Applicant proposes a change of use to renovate the existing commercial building which is a pre-existing non-conforming use as combined residential and commercial uses. The proposal is to renovate the interior of the ground floor to create 3 offices and an accessible restroom. The combined residential/commercial use is a pre-existing non-conforming use which is being expanded therefore a D2 Use Variance is requested. The Applicant seeks approval of existing non-conforming conditions for minimum lot area, minimum lot width, minimum front yard setback, minimum side yard setback and minimum rear yard setback. The existing non-conforming conditions are not being increased. No exterior improvements other than parking space reconfiguration are proposed. The residential use is to remain. The Applicant will also seek any other necessary variances and waivers that may be necessary.

The Applicant previously received a Use Variance for the subject premises under Resolution 2025-19 dated 12/10/25.

All documents pertaining to this application are on file in the Municipal Clerk's Office, Township of Little Egg Harbor, Municipal Building, 665 Radio Road, Little Egg Harbor, New Jersey, and may be inspected during normal business hours.

This application has been set on the Board's calendar which will be called on September 9, 2026 at 7 P.M., at the Municipal Building, Township of Little Egg Harbor, 665 Radio Road, Little Egg Harbor, New Jersey, and when the calendar is called you may appear in person or by your attorney and present any objection which you may have to the granting of this application.

Kevin S. Quinlan, Esq.

Applicant's Attorney

August 22 2026

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