

**RESOLUTION OF MEMORIALIZATION OF THE  
LAND USE REVIEW BOARD OF THE BOROUGH OF HARVEY CEDARS  
COUNTY OF OCEAN AND STATE OF NEW JERSEY  
DOCKET NO. 2025-02**

**WHEREAS**, Long Tails, LLC has made application to the Land Use Review Board of Harvey Cedars for Minor Subdivision approval without variances for Lots 8 and 8.01 in Block 62. The resulting lots will be conforming. No variances are required.

**WHEREAS**, the Application has been deemed complete and jurisdictional requirements of N.J.S.A. 40:55D-12 have been satisfied in that notice of this application has been given to all property owners within two hundred (200') of the property in question and notice of this application has been duly published in the official newspaper of the Township, all as required by law; and

**WHEREAS**, the Harvey Cedars Land Use Board has received a report from its Engineer, Frank J. Little, Jr. PE, dated February 10, 2025, which report was duly marked as Exhibit B-1 in evidence at the time of the public hearing conducted on February 20, 2025, and is specifically incorporated herein by reference; and

**WHEREAS**, the property lies within the RA-Single Family Residential Zone.

**WHEREAS**, the Applicant proposes demolishing all existing site improvements and re-subdividing the property to create two new conforming building lots, and two riparian lots. No variances are sought.

**WHEREAS**, the following exhibits were admitted into evidence:

- A-1 Application.
- A-2 Minor Subdivision Map prepared by CME Associates dated 1/27/25 with no revisions.
- A-3 Arial Photo.
- B-1 Board engineer review letter prepared by Frank Little, P.E., P.P. CME, dated 2/10/25.

**WHEREAS**, Robert E. Rue, Esq. represents the Applicant and is a member of the Limited Liability Company and has the authority to speak on behalf of the LLC.

**WHEREAS**, Mr. Rue requested the Application be considered on the submitted

documentation. No other testimony was offered.

**WHEREAS**, the meeting was opened to the public. No interested parties appeared.

**WHEREAS**, the Land Use Board, after considering the Application, exhibits, and representations of counsel made the following factual findings:

1. All jurisdictional requirements have been met.
2. The Applicant is represented by Robert E. Rue, Esq.
3. The Applicants, Longtails, LLC is the owner of the subject property and Robert E. Rue, Esq. is a member of the LLC and authorized to act on behalf of the LLC.
4. The proposed lots will comply with all applicable ordinances and no variances are required.
5. New lot numbers to be approved by the Tax Assessor of the Township of Long Beach.
6. The Board considers the Application to be a subdivision of right whereas all zoning requirements are being satisfied where two conforming building lots are being created.
7. Plan shall be revised to add a note "If the existing laterals be deteriorated or below design standard they shall be removed and replaced at the direction of the Borough Engineer.
8. New construction shall comply with all applicable flood regulations.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Review Board of Harvey Cedars that the application for minor subdivision approval without variances for Lots 8 & 8.01 in Block 62, in the Borough of Harvey Cedars, County of Ocean and State of New Jersey is hereby approved.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned to Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr. P.E., P.P., and C.M.E., dated 2/10/25, entered in evidence as Exhibit B-2.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant obtaining all requisite permits and Applicant complying with all Federal, State and Local rules, regulations, statutes and existing ordinances affecting this development and proposed use.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicants' payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required. The Applicant shall also pay and post all inspection fees, performance guarantees, and maintenance bonds as may be required, in amounts established by the Borough Engineer, and in such form as required by the Borough Solicitor.

**BE IT FURTHER RESOLVED** that the applicant is required to comply with all existing ordinances of the Borough of Harvey Cedars, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Board with respect to Borough Ordinances, including the Zoning Ordinances.

**BE IT FURTHER RESOLVED** that this approval is subject to approval of the proposed new lot numbers by the Harvey Cedars Tax Assessor.

**BE IT FURTHER RESOLVED** that this approval is conditioned upon the Applicant filing a subdivision map in a form acceptable to the borough engineer and/or board engineer, with the Ocean County Clerk's Office.


**BE IT FURTHER RESOLVED** that this approval is subject to all conditions and representations as set forth herein and as placed on the record at the public hearing conducted on February 20, 2025 when this matter was considered.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicants complying with all technical revisions and submissions as the Borough Engineer may require.

  
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KRISTEN CHRISTOFORA, SECRETARY

### **CERTIFICATION**

**I, KRISTEN CHRISTOFORA**, Secretary of the Land Use Review Board of the Borough of Harvey Cedars, County of Ocean and State of New Jersey, do certify that the foregoing is a true copy of a Resolution approved at the February 20, 2025 regular meeting and memorialized at the March 20, 2025 regular public meeting of the Land Use Review Board of the Borough of Harvey Cedars.

  
**KRISTEN CHRISTOFORA, SECRETARY**