

RESOLUTION 2026

ZONING BOARD OF ADJUSTMENT TOWNSHIP OF GALLOWAY COUNTY OF ATLANTIC, STATE OF NEW JERSEY GRANTING A ONE YEAR EXTENSION TO CLARITY PROPERTIES, LLC BLOCK 251, LOT 4, a/k/a ALOE STREET GALLOWAY TOWNSHIP, NEW JERSEY

WHEREAS, Clarity Properties, LLC has previously applied for and received Use Variance and Preliminary and Final Major Site Plan Approval from the Galloway Township Zoning Board with respect to the property commonly known as Lot 4 in Block 251 as shown on the Official Tax Maps of Galloway Township; and

WHEREAS, said approval was memorialized by Resolution of the Galloway Township Zoning Board on July 10, 2025; and

WHEREAS, by letter dated June 8, 2026 Robert J. Campbell, Esq., attorney for the applicant, has requested a one-year time extension with respect to said approval pursuant to the Municipal Land Use Law; and

WHEREAS, the Mr. Campbell has advised that the applicant is diligently pursuing outside agency approvals which have caused a delay in perfecting the development and returning for site-plan approval due to delays in receiving approvals from the Pinelands; and

WHEREAS, the Board is satisfied the Applicants have submitted sufficient reasons to grant a time extension for the use variance approval for a period of one year from the date of this hearing; and

WHEREAS, with such an extension, the approval will now expire on July 10, 2027.

NOW, THEREFORE BE IT RESOLVED this 11th day of June, 2026 by the Galloway Township Zoning Board that an extension of approval shall be granted to Clarity

**DASTI, MURPHY
McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS
COUNSELLORS AT LAW**

620 WEST LACEY ROAD
P.O. BOX 1057
FORKED RIVER, N.J. 08731

Properties, LLC with respect to the property known as Lot 4 in Block 251 as shown on the official tax maps of Galloway Township and said use variance approval shall now expire on July 10, 2026.

In so approving the aforementioned application, the Zoning Board has made the following findings of fact:

1. The Applicant is the owner of the property and therefore has a proprietary interest in the application.
2. All required fees and real estate property taxes have been paid in full to date.
3. The Applicant has complied with all notification requirements of the Township Land Use Ordinance.
4. The application is therefore a “complete” application as defined by the New Jersey Municipal Land Use Law. In addition, the Zoning Board formally takes jurisdiction of this application.
5. The applicant has provided uncontroverted factual testimony to support the findings of the Zoning Board that the granting of the extension is necessary and appropriate due to delays in obtaining a Pinelands Certificate of Filing which is required for the applicant to file a site plan application with the Zoning Board.
6. The Applicant has provided sufficient testimony and proofs to memorialize the aforementioned extension request in accordance with the statutory regulations set forth hereinabove.

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized and designated to execute this Resolution, as well as any and all other documents in order to implement the intent of this Resolution.

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BE IT FURTHER RESOLVED that this approval is based upon the documents and the representations and testimony provided at the hearing. In addition, the Applicant will reimburse the Zoning Board within thirty (30) days of receipt of any and all invoices for professional fees expended by the Zoning Board in conjunction with this application.

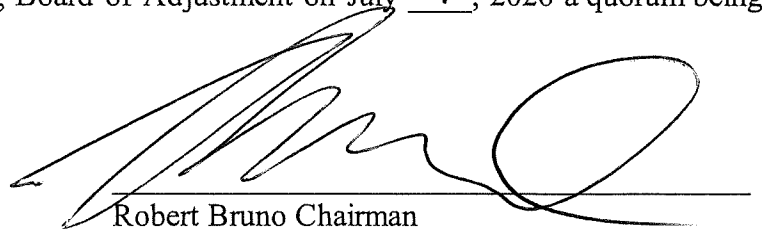
BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant and the Construction Department by the Zoning Board Secretary.

BE IT FURTHER RESOLVED that notification of this Resolution be published in an official newspaper of Galloway Township by the Zoning Board Secretary within ten (10) days of its passage.

The foregoing Resolution was unanimously adopted by the Board.

CERTIFICATION

I certify the forgoing resolution was duly adopted by the Zoning Board of Adjustment of the Township of Galloway at their meeting held on June 11, 2026 and thereafter memorialized by vote of the Zoning Board of Adjustment on July 9, 2026 a quorum being present and voting in the majority.



Robert Bruno Chairman
Galloway Township Zoning Board of Adjustment



Cindy Baldino, Secretary
Galloway Township Zoning Board of Adjustment

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