

AMENDED SITE PLAN  
GT HOLDINGS LLC  
SHOOTERS  
Block 65, Lot 6  
Route 539  
Zone – Scenic Gateway Overlay of General Business

Application No. 2010-03B  
**Related Resolution No. 2011-10**

**RESOLUTION OF APPROVAL 2016-21  
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

**WHEREAS**, an application has been made by GT Holdings, LLC, for an amended site plan approval for Block 65, Lot 6, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

**WHEREAS**, the Planning Board, after carefully considering the evidence presented by the applicant, and the report(s) from its professional staff, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the subject property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor.
3. The public hearing on the application was held on September 1, 2016, at which time the applicant was represented by Thomas Butz, Esq.
4. The site in question is located in the Scenic Gateway Overlay portion of the General Business Zone. The site is located on the northern side of Route 539, just south of the Garden State Parkway.
5. The applicant was granted preliminary and final site plan approval to construct a 25,000 square foot commercial recreational building consisting of 15,000 square feet of retail space and an indoor shooting range and an indoor archery range pursuant to Resolution 2011-10 as adopted by the Board on April 7, 2011.

6. The applicants are seeking approval of an amended site plan to develop an expansion of the use to include an outdoor shooting range and an outdoor archery range, with 3 additional storage sheds (2 at 1,500 square feet; 1 at 720 square feet). Also proposed is a covered shooting station for the outdoor firing range.

The following variances are requested:

Maximum accessory bldg. size (covered shooting station)	900 sq. ft. permitted; 2,976 sq. ft. proposed
Additional storage sheds (2)	900 sq. ft. permitted; 1,500 sq. ft. proposed for each
Addition to existing storage shed	900 sq. ft. permitted; 1,500 sq. ft. existing; 2,220 sq. ft. proposed (including addition)
720 sq. ft. storage shed height	15 ft. permitted; 16 ft. 8 inches proposed
1,500 sq. ft. storage shed height	15 ft. permitted; 17 ft. 8 inches proposed

Submission waivers for the following were requested and granted:

Environmental impact report  
Tree count/tree removal plan

7. T&M Associates, the Board engineers, prepared a report to the Board dated August 29, 2016. Taylor Design Group, the Board landscape architects, prepared a report to the Board dated August 29, 2016. The Board hereby adopts the findings in the reports and incorporates them in this Resolution by reference.

8. The applicant presented the testimony of Thomas Gormley, managing member of the applicant (a limited liability company), regarding the existing indoor shooting range operations and the proposed outdoor shooting and archery range operations. The applicant also presented the testimony of Jeff Daum, P.E., P.P., regarding the engineering and planning requirements of the site. The applicant also presented the testimony of Nathan Mosely, P.E., regarding the traffic and parking analysis for the existing and proposed uses. The testimony elicited supported the applicant's contention that the proposed amended site plan is in keeping with the area and that the granting of the application would in no way be detrimental to the public good.

The Little Egg Harbor Township Planning Board concurs with these representations and so finds.

**WHEREAS**, the Planning Board has determined that the applicant should be granted the requested relief for the following reasons:

1. The proposed amended site plan will pose no danger to the surrounding area.
2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and/or Zoning Ordinances of the Township of Little Egg Harbor.
3. The positive criteria outweigh the negative, if any.
4. The board had taken into consideration the public comment at the hearing.
5. The safety and well being of the immediate area will not be adversely affected by the proposed amended plan.
6. The proposed changes to the site would serve the public interest.
7. The application is in substantial compliance with the Zone Plan or Master Plan, and will not unduly impact upon the neighborhood scheme.

**NOW, THEREFORE, BE IT RESOLVED** by the Little Egg Harbor Township Planning Board that the application is hereby approved subject to the following conditions:

1. **The outdoor ranges will operate 7 days a week from 9:00 am to 5:00 pm and would not be lit. No changes are proposed to the existing facility's hours of operation.**
2. **The proposed new sheds, as well as the existing shed proposed to be expanded, shall be for storage of equipment only.**
3. **The applicant shall obtain an updated jurisdictional determination from the NJDEP regarding the necessity of CAFRA approval of the expansion of operations.**
4. **The applicant shall comply with the Township's noise ordinance.**
5. **The applicant shall provide revegetation for disturbed areas as required by the Board landscape architect, consisting of whips of various native species planted on the entirety of the side slopes of the basin at 10' on center grid with a native seeding mix under.**
6. **The operation of the shooting ranges, including maintenance and disposal of ballistic residue, will be in strict accordance with all applicable regulatory requirements.**

In addition, the following general conditions shall apply:

1. The applicant must submit proof of payment of all currently due taxes to the Little Egg Harbor Township Planning Board.

2. The applicant must post all bonds and guaranties as required and recommended by this Board and said Planning Board engineer. Moreover, the Applicant must post all required engineering inspection fees.

3. All representations and statements made by the Applicant, as well as Applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review of this Board's own motion.

4. In the event the Planning Board determines that it reasonably relied upon any misstatement or misrepresentation, then and in that case any approvals previously given may be rescinded and any improvements in place on the premises in question shall not be considered as being in compliance with the ordinances of the Township of Little Egg Harbor.

5. The applicant must comply with all conditions as contained in the Board Engineer's Report, and the conditions in the Board Landscape Architect's report.

6. The applicant must obtain reports with signed certifications from the Township of Little Egg Harbor Planning Board Engineer, Zoning Officer, and Building Department certifying compliance with all conditions of the Resolution.

7. No building permit will be issued until all escrow accounts have sufficient monies to pay all outstanding Planning Board professional fees. In the event a building permit is issued and there are outstanding escrow monies due for Planning Board professional fees, a stop-work order will be filed against the applicant/contractor until such escrow fees have been confirmed by the Board Secretary as paid in full.

8. In the event there is an *existing* violation, the applicant shall have thirty (30) days from the date of the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time proscribed will result in the issuance of a summons.

9. The applicant shall comply with all regulations and obtain all necessary permits required by outside agencies, including local, state and federal.

10. The applicant has agreed to participate in the State recycling program. The program provides credits to the Township of Little Egg Harbor when trees and tree parts are cleared from properties and processed into wood chips (at the site) and then recycled for use as product on-site or off-site. The applicant agrees to file the appropriate forms with Little Egg Harbor Township so

that the Township will receive recycling credits pursuant to *N.J.A.C. 7:26A-1.4*.

11. The applicant has agreed and is required to provide additional information, including soil borings and permeability test results, to the Board Engineer to confirm the underground infiltration systems will function as designed.

12. The applicant shall comply with any and all conditions of Resolution 2011-10, unless specifically superseded by this approval.

**BE IT FURTHER RESOLVED** the applicant's request for board approval of an amended site plan, pursuant to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby are approved.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

**BE IT FURTHER RESOLVED** that a notification of this favorable Resolution shall be published in an official newspaper of the Little Egg Harbor Township within ten (10) days of the adoption of this resolution.

  
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**KENNETH LANEY, Chair**

CERTIFICATION

I, **Robin Schilling**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on October 6, 2016, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on September 1, 2016, a quorum being present and voting in the majority.

  
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**Robin Schilling, Board Secretary**