

# KELLY & VISOTCKY, LLC

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**RICHARD P. VISOTCKY**

Borough of Tuckerton  
420 East Main Street  
Tuckerton, NJ 08087

**PLEASE TAKE NOTICE** that Clamtown Group, LLC has made application to the Tuckerton Land Use Board for Preliminary and Final Major Site Plan Approval so as to construct a 8,000 square foot commercial building, of which a portion will be used as a recreational gym, which property is located at the corner of East Main Street and Locust Street, Tuckerton, New Jersey, a/k/a Block 9, Lot 7 on the Official Tax Map of the Borough of Tuckerton.

This Application is part of a bifurcated application in which the Applicant previously received unanimous approval for a Use variance to permit the use of a commercial building including the gym on a lot located in a split zone in both the B-2 and R-100 SC zoning districts. The commercial building and gym are not permitted uses in the R-100 SC Zone. The Use Variance to allow same was approved by the Land Use Board under Resolution #2023-11 on November 16, 2023.

The proposed construction will be limited to the portion of the lot located in the B-2 Zone, while the portion of the lot located in the R-100 SC Zone will remain vacant in its natural wooded state. The Applicant is not seeking relief from the Zoning requirements by way of any bulk variances, but reserves the right to seek any variances and design waivers that may be required by the Board at the time of the Public Hearing.

A public hearing will be conducted by the Land Use Board on the above application at a meeting scheduled for Thursday, May 21, 2026, at 7:00 PM at the Tuckerton Borough Municipal Building, 420 E Main Street, Tuckerton, New Jersey or as soon thereafter as the matter is reached. Any person interested in this application may be present and be heard, either in person or by agent or attorney.

The application and supporting documents are on file with the office of the Secretary of the Borough of Tuckerton Land Use Board, 420 E Main Street, Tuckerton, New Jersey, and are available for inspection from 9:00 AM to 4:00 PM, Monday thru Friday, except legal holidays.

Kelly & Visotcky, LLC

Dated: May 7, 2026

By:   
Richard P. Visotcky, Esquire  
Attorney for Applicant